HOUSTON PLANNING COMMISSION

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M. Sonny Garza, *Vice Chair*
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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
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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

AGENDA

Thursday, September 18, 2025
2:30 p.m.

Meeting Policies and Regulations

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

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

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

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

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

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

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

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

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

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

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

11. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission
AGENDA

Thursday, September 18, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of September 4, 2025 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (Maria Tobar)
b. Replats (Maria Tobar)
c. Replats requiring Public Hearings with Notification (John Cedillo, Aracely Rodriguez, Dorianne Powe-Phlegm and Ken Calhoun)
d. Subdivision Plats with Variance Requests (Tammi Williamson, Geoff Butler, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests (Tammi Williamson)
f. Reconsiderations of Requirement (John Cedillo, Geoff Butler)
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 (Geoff Butler)

II. Establish a public hearing date of October 16, 2025

a. Bradford Village
b. Enjoy Properties
c. Estates at Laura Koppe Road
d. Fairview Patio Homes
e. Hazard Street Vista
f. Nantucket Villas
g. Newport Green Acres
h. Spring Stuebner Commerce Center
i. Springdale Estates
j. Springdale Hill
k. Springdale Place
l. Umuakum Estates
m. Vaughn Street Project

III. Consideration of a Blue Star Inn Hotel/Motel located at 8401 South Sam Houston East Parkway (Devin Crittle)

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, 4 SEPTEMBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:34 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	*Absent*
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	*Absent*
Linda Porras-Pirtle	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar "Zaf" Tahir	Present
Meera D. Victor	*Absent*
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
Hugo Sanchez for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Adrian Garcia	Present
Vonn Tran, Secretary	Present

Ex Officio Members Carol Lewis • Carol Haddock • Yuhayna H. Mahumd

Legal Department Kim Mickelson

Houston Public Works John Brown • Suhail Kanwar

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, Final MTFP Meeting will be in two weeks on 18th September, here at City Hall Annex beginning at 1PM.
The 2025 PSEFI (Professional Surveyors Educations Foundation, Inc.) Platting Workshop is set for Thursday, October 23, 2025, from 8:00 am-4:00pm at the Third Ward Multi-Service Center, Room 129, Auditorium, 3611 Ennis Street, 77004. For registration, please visit houstonplanning.com

APPROVAL OF MINUTES

Consideration of August 21. 2025 (MTFP) Major Thoroughfare and Freeway Plan Amendment Request Public Hearing Meeting Minutes
Commission action: Approved.

Motion: Khaleeq	Second: Viera-Bland	Vote: Unanimous

Consideration of August 21, 2025 Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Porras-Pirtle	Second: Jones	Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-42)

b. REPLATS (43-74)

Staff recommendation: Approve Item No's. 1 – 74, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 3, 4, 8 and 14, which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Hines	Vote: Carried
Second: Jones	Abstaining: Heisch

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 3, 4, 8 and 14, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Sigler	Vote: Carried
Second: Viera-Bland	Abstaining: Heisch

ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

75 CARR STREET ESTATES
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: Viera-Bland	Vote: Unanimous

76 EDFIELD MANOR
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Deferred.
Speaker(s): Steven James, Chief of Staff for Evan Shabaz, Toni Lewis, Darlene Manor, Vernon Lewis, Jackie Cross – opposed, HPW Staff Brown, Hector Rodrigues
Motion: Garza Second: Baldwin Vote: Unanimous

77 FLIGHTLINE NORTHWEST
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): James Murphy
Motion: Hines Second: Heisch Vote: Unanimous

78 GODOS FOODS
Staff recommendation: Defer per Council Member's request.
Commission action: Deferred.
Speaker(s): Perdita Chavis, Mayor Pro Tem Castex-Tatum, Arwin McMillan – applicant
Motion: Khaleeq Second: Viera-Bland Vote: Unanimous

79 HALLMARK RESERVE
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: Jones Second: Sigler Vote: Unanimous

80 MILWAUKEE VILLAGE
Staff recommendation: Defer PH\Var\Special Exception notice incomplete.
Commission action: Defer for additional information.
Speaker(s): None
Motion: Baldwin Second: Porras-Pirtle Vote: Unanimous

81 MONTRIDGE SQUARE
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

82 RESERVE AT TRINITY – Withdraw

83 ROLLING FORK PUD WATER PLANT
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: Heisch Second: Mandapaka Vote: Unanimous

84 SHELDON WOODS SEC 1 PARTIAL REPLAT NO 2
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mandapaka Second: Garza Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

85 AVANTE HOMES AT HENNESSY
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mandapaka Second: Khaleeq Vote: Unanimous

86 NEW CANEY MUNICIPAL UTILITY DISTRICT WATER PLANT NO 4
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: Viera-Bland Vote: Unanimous

87 SAN JACINTO MEMORIAL SITE EXPANSION
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Sigler Second: Baldwin Vote: Unanimous

88 SMC GROUP
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Viera-Bland Second: Tahir Vote: Unanimous

89 TELUGU BHAVANAM
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Garza Second: Heisch Vote: Unanimous

90 TEXAS PETROLEUM GROUP GREENS ROAD
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None
Motion: Baldwin Second: Viera-Bland Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

91 BASSETT RESIDENCES
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): Carlos Espinoa, available for questions
Motion: Garza Second: Viera-Bland Vote: Unanimous

92 IMHOF STORAGE
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Deferred.
Speaker(s): None
Motion: Jones Second: Mandapaka Vote: Unanimous

93 KUYKENDAHL VILLAGE SEC 1
Staff recommendation: Defer per Harris County request.
Commission action: Deferred.
Speaker(s): None
Motion: Mandapaka Second: Hines Vote: Carried Abstaining: Heisch

94 WINZER GROVE

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): Inice Warren, Jose Mendoza – applicant

Motion: Garza Second: Khaleeq Vote: Unanimous

g. EXTENSIONS OF APPROVAL

95	Benders Creek Section 2	Approved
96	Castone Estates	Approved
97	Dorchester Terrace	Approved
98	Harris County Municipal Utility District no 230 Water Plant No. 1	Approved
99	Quartet Development	Approved
100	Sabine Estates	Approved
101	Sunny Flea Market Airline Development	Approved
102	Synova Section 7	Approved
103	Synova Drive Street Dedication and Reserves Section 2	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 95 – 103.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Khaleeq Second: Viera-Bland Vote: Carried Abstaining: Heisch, 98

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

104 803 PRATCHESTER DRIVE

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

Motion: Sigler Second: Porras-Pirtle Vote: Unanimous

105 5355 Queebsloch Drive

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): Melanie Promecene – applicant, Donna Kacmar

Motion: Jones | Second: Garza | Vote: Unanimous

106 7445 Avenue H and 805 75th Street

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

Motion: Baldwin | Second: Tahir | Vote: Unanimous

II. Establish a public hearing date of October 2, 2025

Commission action: Accepted the October 2nd public hearing date for Item II, a-i.
Speaker(s): None

a. Coastal Enclave Replat No. 1
b. Ferndale Landing
c. Huldy Street Villas
d. Luca Residence
e. New Flores Estate
f. Plaza Estates at Solo
g. Reserve at Ruth Street
h. Talton Twins
i. Westhaven Estates Section 1 partial Replat No. 11

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

III. Public Hearing and Consideration of an Express Inn and Suites at 6200 Hillcroft Avenue

Staff recommendation: Disapprove.
Commission action: Disapproved.
Speaker(s): Chris Brown, Nabeel Ali– applicant, Richard De La Cuadra, Marvin Pierre, Ayshz Nzzimi – opposed

Motion: Baldwin | Vote: Unanimous
Second: Khaleeq | Opposed: None

IV. Excuse the absence of Bill Baldwin

No need to excuse Commissioner Baldwin's absence, he is present.

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:28 PM.

_____	_____
Lisa M. Clark, Chair	Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Avalon at Cypress West Sec 5	C3P	
2	Avante Homes At Hennessey	C3F	
3	Ayatt Hidden Village	C3P	
4	Blue Creek Trails GP	GP	
5	Blue Creek Trails Sec 2	C3F	
6	Bonaire Estates	C3F	
7	Bridgeland Prairieland Village Sec 51	C3F	
8	Broze Road Sec 1	C3P	
9	Broze Road Sec 2	C3P	
10	Bunny Store at Eastex	C2	DEF1
11	Chapter at Janisch	C2	
12	Diamond Plaza Place	C2	
13	Dumont Place	C3F	
14	Faith Family Church Campus	C2	
15	Five R Ranch	C3F	
16	Flightline Northwest	C3F	
17	Fort Bend County MUD no 50 Lift Station	C2	
18	Hallmark Reserve	C3F	
19	Hattrick	C2	DEF1
20	Heights Villas at Link	C2	
21	Homestead Crossing	C3F	
22	JDS Hopfe Road Sec 5	C3F	
23	Johnson Place Estates	C3F	
24	Jubilee LJ Scholars Way Street Dedication Sec 1	SP	
25	Krug Estates	C2	DEF1
26	Lakes of Bella Terra Reserve Sec 12	C2	
27	Monte De Santidad	C2	
28	Remi Lake Houston	C2	
29	Sam Road Farm	C2	
30	Sherwood Townhomes	C3F	
31	Sila Sec 20	C3P	
32	Sila Sec 21	C3P	
33	Sorella Sec 11	C3P	
34	Spring High School	C3F	
35	Spring View Village	C3P	DEF2
36	Telge Ranch West Sec 3	C3P	
37	Trails on Elmview	C3F	DEF1
38	Winzer Grove	C3F	
B. Replats			
39	Alba Manor	C2R	
40	Alto Paramo	C2R	

41	Anderson Road Park	C3R	
42	District 22 Development	C2R	
43	East Houston Views	C3R	
44	Estate Garden Estate	C2R	DEF1
45	Hinton Gardens	C2R	
46	Houston Classical Charter School	C2R	
47	Kickapoo Estates	C2R	
48	McGarr Addition	C2R	DEF2
49	MD Brothers Kermier	C2R	
50	Mill Plaza	C2R	DEF1
51	Montlew Crossing	C2R	
52	Oak View Heights	C3R	DEF1
53	Parkway Utility District Water Plant no 2	C2R	
54	Thiago Heights	C2R	DEF2
55	Town Site of Aldine partial replat no 2	C2R	DEF1
56	Wavell Pointe	C2R	
57	Webster Plaza	C2R	

C. Replats requiring Public Hearings with Notification

58	Arbor Development	C3N	
59	Comfy Gateway at Sterlingshire	C3N	
60	Edfield Manor	C3N	DEF1
61	Estates at Homewood Lane	C3N	
62	Estates at Mcalpine Place	C3N	
63	Freepark Plaza	C3N	
64	Godos Foods	C3N	DEF1
65	Jeanetta Reserve	C3N	
66	Milwaukee Village	C3N	DEF1
67	University of St Thomas Student Housing at Branard Street	C3N	
68	Woodland Heights Living	C3N	

D. Subdivision Plats with Variance Requests

69	Ace and Ivy River Oaks	C2R	
70	Bauer Hockley Mason Tract GP	GP	
71	Generation Park East GP	GP	
72	Northwest 99 Business Park GP	GP	
73	Oakhill Reserve GP	GP	
74	Oakhill Reserve Sec 3	C3P	
75	Rods Campus on the Pond	C2R	
76	San Jacinto Memorial Site Expansion	C2	DEF2
77	SMC Group	C2	DEF1
78	Telugu Bhavanam	C2	DEF1
79	Texas Petroleum Group Greens Road	C2	DEF1

E. Subdivision Plats with Special Exception Requests

80	Blue Creek Trails Peek Road Street Dedication and Reserves	C3P	
81	Blue Creek Trails Sec 1	C3F	

F. Reconsideration of Requirement

82	Imhof Storage	C2R	DEF1
83	Kuykendahl Village Sec 1	C3R	DEF1

G. Extension of Approval

84	Benders Creek Sec 1	C3P
85	Greenville Estates replat no 1	C3F
86	Harris County MUD No 171 Water Well No 7	C2
87	Harris County MUD No 514 Lift Station no 2	C2
88	Kamryn Chance	C2
89	Lacey Estates	C3F
90	Ralston Lakes Sec 3	C3F
91	Riverway on Lehman	C3F
92	Sunset Heights Plaza	C2R
93	Swift Fairbanks	C2R
94	UT MD Anderson Cancer Center East Campus replat no 1 and extension	C2R

H. Name Changes

None

I. Certificates of Compliance

95	21132 Dunn Street	COC

J. Administrative

None

K. Development Plats with Variance Requests

96	1702 Hardy Street	DPV
97	1817 Sharp Place	DPV

Hotel/Motel Variance Requests

III.	Blue Star Inn Hotel/Motel located at 8401 South Sam Houston East Parkway	HMV

Item No.	Subdivision Plat Name	App No.	App Type	Co	Location City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
A. Consent Subdivision Plats											
1	Avalon at Cypress West Sec 5	2025-1637	C3P	Harris	ETJ	405D	25.50	8.11	78	Jacob Guerrero	Meta Planning + Design LLC
2	Avante Homes At Hennessey	2025-1589	C3F	Harris	ETJ	290A	1.00	0.19	12	Nicolas Rodriguez	E.I.C. Surveying Company
3	Ayatt Hidden Village	2025-1593	C3P	Harris	ETJ	289G	9.00	5.08	30	Ayatt Musid	Ayatt LLC
4	Blue Creek Trails GP	2025-1631	GP	Fort Bend	ETJ	525Q	176.40	0.00	0	Jacob Guerrero	Meta Planning + Design LLC
5	Blue Creek Trails Sec 2	2025-1567	C3F	Fort Bend	ETJ	525Q	40.35	8.66	140	Ralph Lopez	BGE, Inc.
6	Bonaire Estates	2025-1546	C3F	Harris	City	455T	0.98	0.02	16	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
7	Bridgeland Prairieland Village Sec 51	2025-1618	C3F	Harris	ETJ	365N	11.09	0.94	33	Kelsey Thorne	Pape-Dawson
8	Broze Road Sec 1	2025-1624	C3P	Harris	ETJ	334N	30.80	30.10	0	Jacob Guerrero	Meta Planning + Design LLC
9	Broze Road Sec 2	2025-1627	C3P	Harris	ETJ	334N	66.38	61.94	0	Jacob Guerrero	Meta Planning + Design LLC
10	Bunny Store at Eastex	2025-1532	C2	Harris	City	494A	2.23	2.23	0	Lisett Campos	Advance Surveying, Inc.
11	Chapter at Janisch	2025-1517	C2	Harris	City	452H	0.50	0.01	13	Juan Castillo	CAS Consultants, LLC
12	Diamond Plaza Place	2025-1533	C2	Montgomery	ETJ	296E	13.36	13.36	0	David King	KING'S LAND SURVEYING SOLUTIONS, LLC
13	Dumont Place	2025-1620	C3F	Harris	City	574J	16.52	4.55	144	Danna Sivan	LJA Engineering, Inc.- (Houston Office)
14	Faith Family Church Campus	2025-1617	C2	Harris	ETJ	339W	12.26	12.26	0	Sara Karouni	Windrose
15	Five R Ranch	2025-1597	C3F	Harris	ETJ	379J	5.84	0.00	5	Chris Rhodes	Civil-Surv Land Surveying, L.C.
16	Flightline Northwest	2025-1628	C3F	Harris	City	375E	1.84	1.84	0	Jodi Jojorian	Windrose

17	Fort Bend County MUD no 50 Lift Station	2025-1639	C2	Fort Bend	ETJ	525R	0.24	0.24	0	Ralph Lopez	BGE, Inc.
18	Hallmark Reserve	2025-1614	C3F	Harris	City	491R	5.26	5.26	0	Saeed Eslaminejad	Total Surveyors, Inc.
19	Hattrick	2025-1507	C2	Harris	ETJ	249X	5.54	5.54	0	Carlos Batiz	Texas Professional Surveying
20	Heights Villas at Link	2025-1609	C2	Harris	City	453T	0.36	0.01	7	Nahom Tesfa	New Era Development & Land Services
21	Homestead Crossing	2025-1548	C3F	Harris	City	454H	0.16	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
22	JDS Hopfe Road Sec 5	2025-1642	C3F	Harris	ETJ	285Z	36.58	7.28	128	MATT BANKS	Quiddity Engineering - Katy
23	Johnson Place Estates	2025-1459	C3F	Harris	City	455G	0.16	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
24	Jubilee LJ Scholars Way Street Dedication Sec 1	2025-1590	SP	Harris	ETJ	324Q	4.13	0.00	0	June Tang	LJA Engineering, Inc.- (Houston Office)
25	Krug Estates	2025-1499	C2	Harris	ETJ	287P	3.95	0.00	2	Eugene Krug	C & C Surveying, Inc
26	Lakes of Bella Terra Reserve Sec 12	2025-1587	C2	Fort Bend	ETJ	524H	2.55	2.55	0	Joe Kilgore	REKHA ENGINEERING, INC.
27	Monte De Santidad	2025-1559	C2	Harris	ETJ	407R	1.40	1.40	0	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
28	Remi Lake Houston	2025-1558	C2	Harris	ETJ	416M	10.60	10.60	0	PLATTING GREY WOLF	Grey Wolf Engineers
29	Sam Road Farm	2025-1595	C2	Fort Bend	ETJ	527Z	1.00	0.00	5	Thien Nguyen	Texas Land Maps
30	Sherwood Townhomes	2025-1584	C3F	Harris	City	449T	1.19	0.25	15	David Gonzalez	HRS and Associates, LLC
31	Sila Sec 20	2025-1599	C3P	Harris	ETJ	298D	13.95	0.65	88	Grace Lipetska	BGE, Inc.
32	Sila Sec 21	2025-1600	C3P	Harris	ETJ	298D	17.79	1.95	116	Grace Lipetska	BGE, Inc.
33	Sorella Sec 11	2025-1610	C3P	Harris	ETJ	286N	13.77	0.12	76	Brannon Boozer	LJA Engineering, Inc.- (Houston Office)

34	Spring High School	2025-1603	C3F	Harris	ETJ	292M	208.89	208.8	0	Chris Rhodes	Civil-Surv Land Surveying, L.C.
35	Spring View Village	2025-1451	C3P	Harris	ETJ	331W	9.68	2.85	90	David King	KING'S LAND SURVEYING SOLUTIONS, LLC
36	Telge Ranch West Sec 3	2025-1588	C3P	Harris	ETJ	327M	7.36	0.87	43	Aaron Alford	IDS Engineering Group
37	Trails on Elmview	2025-1564	C3F	Harris	City	450T	1.00	0.30	18	Prakash Luetel	ICMC GROUP INC
38	Winzer Grove	2025-1585	C3F	Harris	City	412S	2.39	0.18	37	Sergio Salazar	Pioneer Engineering, LLC

B. Replats

39	Alba Manor	2025-1638	C2R	Harris	City	452Q	0.35	0.00	8	Melissa Lopez	CE Engineers & Development Consultants, INC
40	Alto Paramo	2025-1606	C2R	Harris	City	533P	0.23	0.00	6	Orlando Teran	Teran Group, LLC
41	Anderson Road Park	2025-1497	C3R	Harris	City	571Y	21.40	21.40	0	Troy Rucker	Weisser Engineering & Surveying
42	District 22 Development	2025-1641	C2R	Harris	City	452U	0.26	0.00	5	Melissa Lopez	CE Engineers & Development Consultants, INC
43	East Houston Views	2025-1636	C3R	Harris	City	455Q	1.25	0.18	14	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
44	Estate Garden Estate	2025-1527	C2R	Harris	City	452C	0.13	0.00	2	josh griffin	Survey Solutions of Texas
45	Hinton Gardens	2025-1607	C2R	Harris	City	453P	0.18	0.01	2	Nahom Tesfa	New Era Development & Land Services
46	Houston Classical Charter School	2025-1604	C2R	Harris	ETJ	527G	6.97	6.97	0	Robert Kness	Kimley-Horn
47	Kickapoo Estates	2025-1544	C2R	Harris	ETJ	283Q	4.98	0.00	3	To be determined	SEM SERVICES
48	McGarr Addition	2025-1347	C2R	Harris	City/	329T	2.43	1.00	1	Avery Hollabough	Atwell LLC
49	MD Brothers Kermier	2025-1573	C2R	Harris	ETJ	323D	4.00	4.00	0	Mohammed Daheri	The Interfield Group
50	Mill Plaza	2025-1519	C2R	Harris	City	453L	0.54	0.54	0	josh griffin	Survey Solutions of Texas

51	Montlew Crossing	2025-1632	C2R	Harris	City	492V	0.43	0.00	4	Richard Mazzarino	Total Surveyors, Inc.
52	Oak View Heights	2025-1577	C3R	Harris	City	452A	2.96	0.20	48	Melissa Lopez	CE Engineers & Development Consultants, INC
53	Parkway Utility District Water Plant no 2	2025-1591	C2R	Harris	ETJ	457A	3.43	3.43	0	Jaynae Young	Quiddity Engineering
54	Thiago Heights	2025-1464	C2R	Harris	City	454L	0.30	0.00	4	Nahom Tesfa	New Era Development & Land Services
55	Town Site of Aldine partial replat no 2	2025-1479	C2R	Harris	ETJ	373X	2.75	2.75	0	DAVID BARBER	Texas Professional Surveying
56	Wavell Pointe	2025-1583	C2R	Harris	City	412N	0.17	0.00	2	Ramiro Ramirez	Chesterfield Development Services
57	Webster Plaza	2025-1608	C2R	Harris	City	493V	0.11	0.11	0	Nahom Tesfa	New Era Development & Land Services

C. Replats requiring Public Hearings with Notification

58	Arbor Development	2025-1338	C3N	Harris	City	493X	0.41	0.41	0	Melissa Lopez	CE Engineers & Development Consultants, INC
59	Comfy Gateway at Sterlingshire	2025-1463	C3N	Harris	City	455B	0.18	0.00	2	Nahom Tesfa	New Era Development & Land Services
60	Edfield Manor	2025-1373	C3N	Harris	City	533V	0.23	0.23	0	Melissa Lopez	CE Engineers & Development Consultants, INC
61	Estates at Homewood Lane	2025-1478	C3N	Harris	City	455G	0.16	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
62	Estates at Mcalpine Place	2025-1369	C3N	Harris	City	494J	0.48	0.01	11	josh griffin	Survey Solutions of Texas
63	Freepark Plaza	2025-1447	C3N	Harris	City	535P	3.30	3.30	0	Kurt Papp	Texas Land Maps
64	Godos Foods	2025-1311	C3N	Harris	City	572J	0.38	0.38	0	Boycie Javier	A & M Services
65	Jeanetta Reserve	2025-1438	C3N	Harris	City	490X	0.34	0.34	0	Basheer Albishah	Century Engineering, Inc

66	Milwaukee Village	2025-1333	C3N	Harris	City	453U	0.24	0.00	2	JAVIER CARTA MARTINEZ	CARTA GOMEZ INTERNATIONAL LLC
67	University of St Thomas Student Housing at Branard Street	2025-1399	C3N	Harris	City	493S	2.04	2.04	0	Chris Rhodes	Civil-Surv Land Surveying, L.C.
68	Woodland Heights Living	2025-1309	C3N	Harris	City	493B	0.26	0.00	2	Tony Monaco	Total Surveyors, Inc.

D. Subdivision Plats with Variance Requests

69	Ace and Ivy River Oaks	2025-1515	C2R	Harris	City	492T	1.69	1.66	0	Sara Karouni	Windrose
70	Bauer Hockley Mason Tract GP	2025-1486	GP	Harris	ETJ	326A	66.80	0.00	0	Jacob Guerrero	Meta Planning + Design LLC
71	Generation Park East GP	2025-1596	GP	Harris	ETJ	417F	2196.60	0.00	0	Jake Patrick	Patrick Planning Services, LLC
72	Northwest 99 Business Park GP	2025-1565	GP	Harris	ETJ	286W	236.20	0.00	0	Jacob Guerrero	Meta Planning + Design LLC
73	Oakhill Reserve GP	2025-1629	GP	Harris	ETJ	287J	99.30	0.00	0	Robert Wanninger	LJA Engineering, Inc.- (Houston Office)
74	Oakhill Reserve Sec 3	2025-1619	C3P	Harris	ETJ	287J	28.40	3.31	127	Robert Wanninger	LJA Engineering, Inc.- (Houston Office)
75	Rods Campus on the Pond	2025-1582	C2R	Harris	ETJ	290Q	7.33	7.33	0	Roberto Obregon	RODS Surveying, Inc.
76	San Jacinto Memorial Site Expansion	2025-1436	C2	Harris	ETJ	497H	17.69	17.69	0	Hunter Chaconas	Windrose
77	SMC Group	2025-1498	C2	Montgomery	ETJ	296E	3.01	3.01	0	James Robertson	Weisser Engineering & Surveying
78	Telugu Bhavanam	2025-1259	C2	Harris	ETJ	404N	40.64	40.64	1	Jessica McShan	Survtech Corporation
79	Texas Petroleum Group Greens Road	2025-1358	C2	Harris	City	374P	1.27	1.27	0	Jackson Twomey	Century Engineering, Inc

E. Subdivision Plats with Special Exception Requests

80	Blue Creek Trails Peek Road Street Dedication and Reserves	2025-1569	C3P	Fort Bend	ETJ	525Q	25.02	15.71	0	Ralph Lopez	BGE, Inc.
81	Blue Creek Trails Sec 1	2025-1553	C3F	Fort Bend	ETJ	525Q	33.92	11.78	97	Ralph Lopez	BGE, Inc.

F. Reconsideration of Requirement

82	Imhof Storage	2025-1570	C2R	Harris	ETJ	284N	10.00	10.00	0	Brian Boudreaux	Conley Land Services, LLC
83	Kuykendahl Village Sec 1	2025-1554	C3R	Harris	ETJ	290F	17.31	2.23	136	Lauren Fehr	BGE, Inc.

G. Extension of Approval

84	Benders Creek Sec 1	2024-1744	C3P	Harris	City	574B	12.20	1.26	77	Kenneth Schaefer	LJA Engineering, Inc.- (Houston Office)
85	Greenville Estates replat no 1	2024-1951	C3F	Harris	City	574U	2.42	0.20	38	Joseph Martin	The Interfield Group
86	Harris County MUD No 171 Water Well No 7	2024-2200	C2	Harris	ETJ	404R	0.97	0.88	0	Ralph Lopez	BGE, Inc.
87	Harris County MUD No 514 Lift Station no 2	2024-1934	C2	Harris	ETJ	298C	0.26	0.26	0	Ralph Lopez	BGE, Inc.
88	Kamryn Chance	2024-2074	C2	Harris	ETJ	497D	1.52	1.52	0	Summer Qaddumi	The Interfield Group
89	Lacey Estates	2024-1600	C3F	Harris	ETJ	329F	4.32	1.39	24	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
90	Ralston Lakes Sec 3	2024-1824	C3F	Harris	ETJ	416Q	19.96	2.15	115	Blake Roberts	LJA Engineering, Inc.- (Houston Office)
91	Riverway on Lehman	2024-1889	C3F	Harris	City	452G	1.95	0.04	42	John Santasiero	Total Surveyors, Inc.
92	Sunset Heights Plaza	2024-1866	C2R	Harris	City	453N	0.85	0.85	0	Mike Panjwani	Century Engineering, Inc
93	Swift Fairbanks	2024-1937	C2R	Harris	ETJ	370Y	4.26	4.26	0	Shahid Maknojia	The Interfield Group

94	UT MD Anderson Cancer Center East Campus replat no 1 and extension	2024-1960	C2R	Harris	City	533J	3.39	3.39	0	Kevin Warren	Windrose

H. Name Changes

None

I. Certificates of Compliance

95	21132 Dunn Street	25-0025	COC	Harris	ETJ	256S				Rogelio Castro	Rogelio Castro

J. Administrative

None

K. Development Plats with Variance Requests

96	1702 Hardy Street	25075969	DPV	Harris	City	493H				Hermann Krohn	Gluck Homes LLC
97	1817 Sharp Place	25077925	DPV	Harris	City	492Q				Jennifer Pool	JRP Company

Hotel/Motel Requests

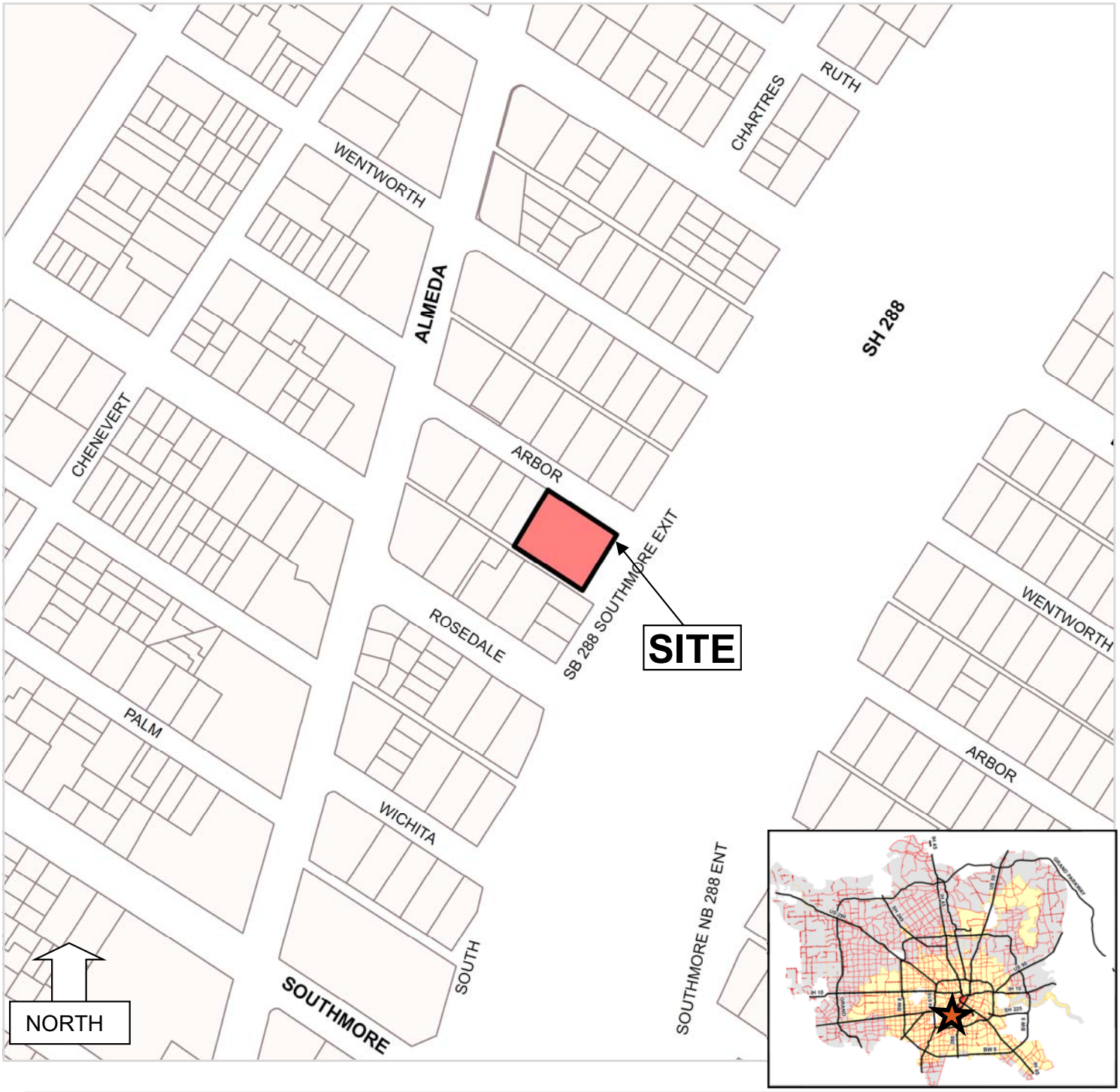
III	Blue Starr Inn located at 8401 S. Sam Houston E. Parkway	25071706	HMV	Harris	City	531A				Nirmal Gandhi	Gandhi Designes LLC

Houston Planning Commission ITEM: 58

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Arbor Development

Applicant: CE Engineers & Development Consultant, INC



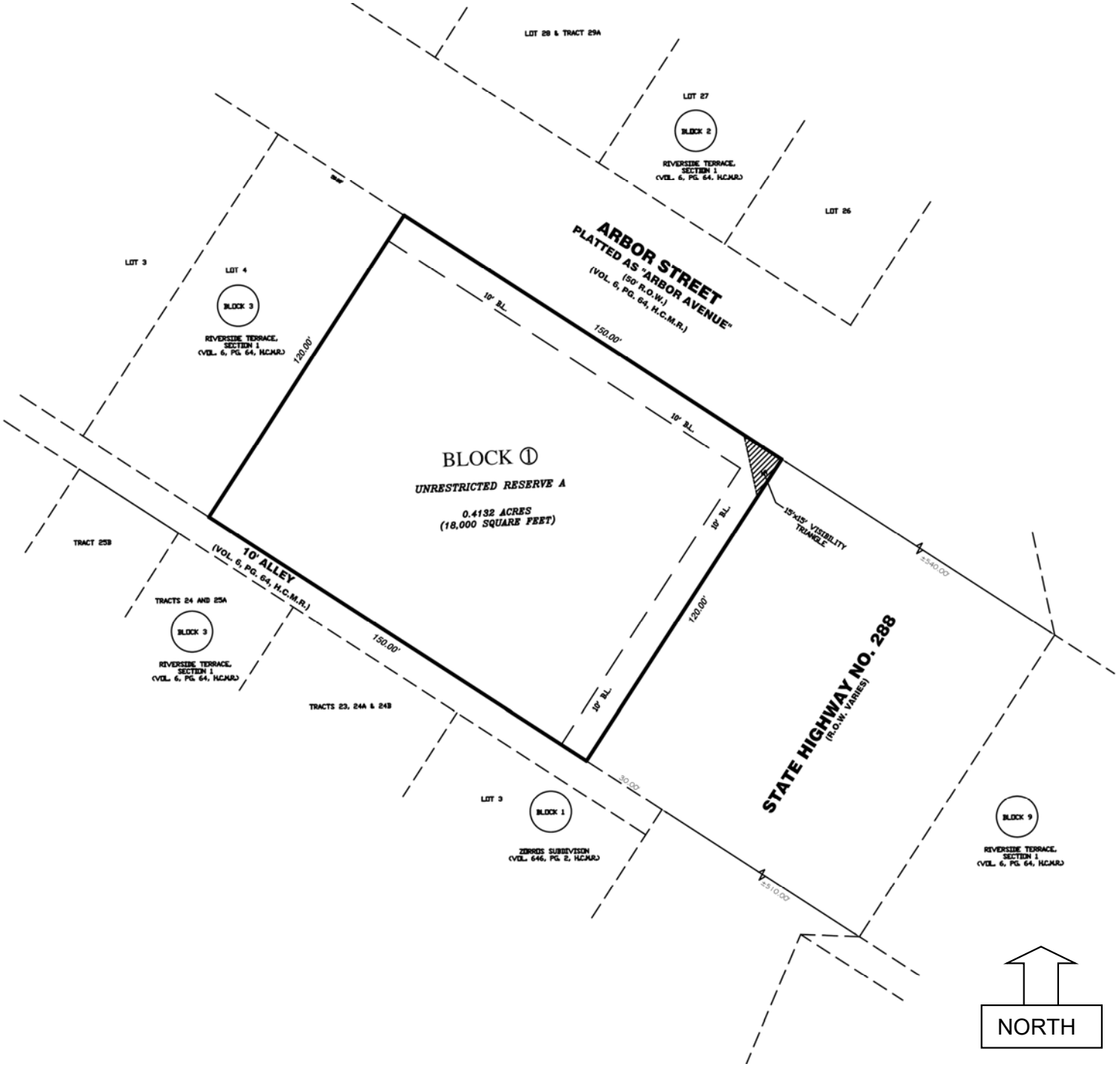
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 58

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Arbor Development

Applicant: CE Engineers & Development Consultant, INC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 58

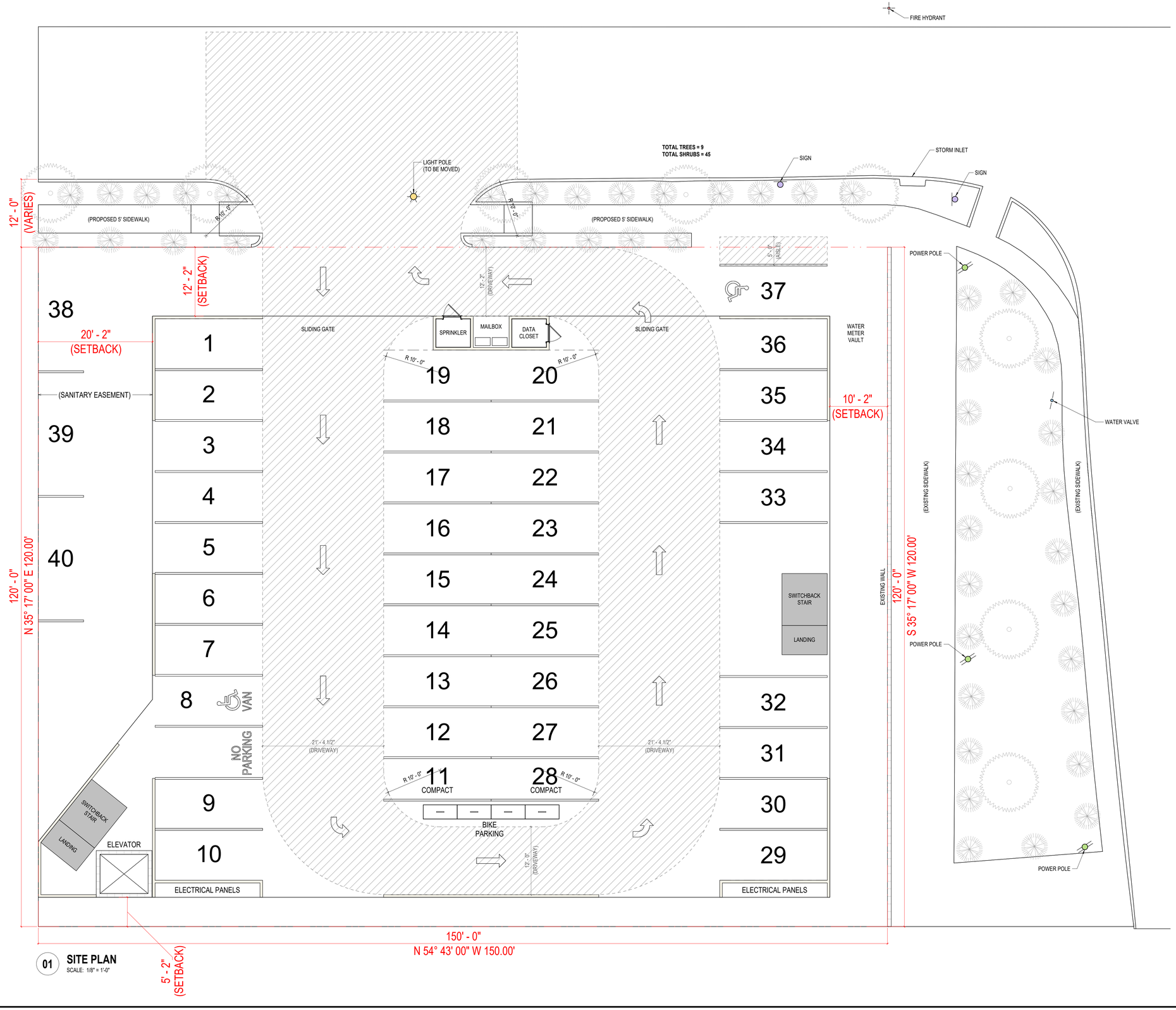
Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Arbor Development

Applicant: CE Engineers & Development Consultant, INC



C – Public Hearings with Variance Aerial



01 **SITE PLAN**
SCALE: 1/8" = 1'-0"

INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE
24285 KATY FREEWAY, SUITE 300
KATY, TX 77494
346-387-7177

PROJECT NAME:
ARBOR ST APARTMENTS
24 UNITS 3-STORY MULTI FAMILY

PROJECT ADDRESS:
2008 & 2014 ARBOR ST., HOUSTON,TX

CLIENT:
SAURABH KAJARIA ET. AL.
865-242-0612
SAURABH@FIRSTLIGHTINFRASTRUCTURE.COM

NO.	DATE	REVISIONS

DATE: 08/25/2025
ISSUE: CONCEPT
PROJECT NUMBER: 231101
DRAWN BY: CTN

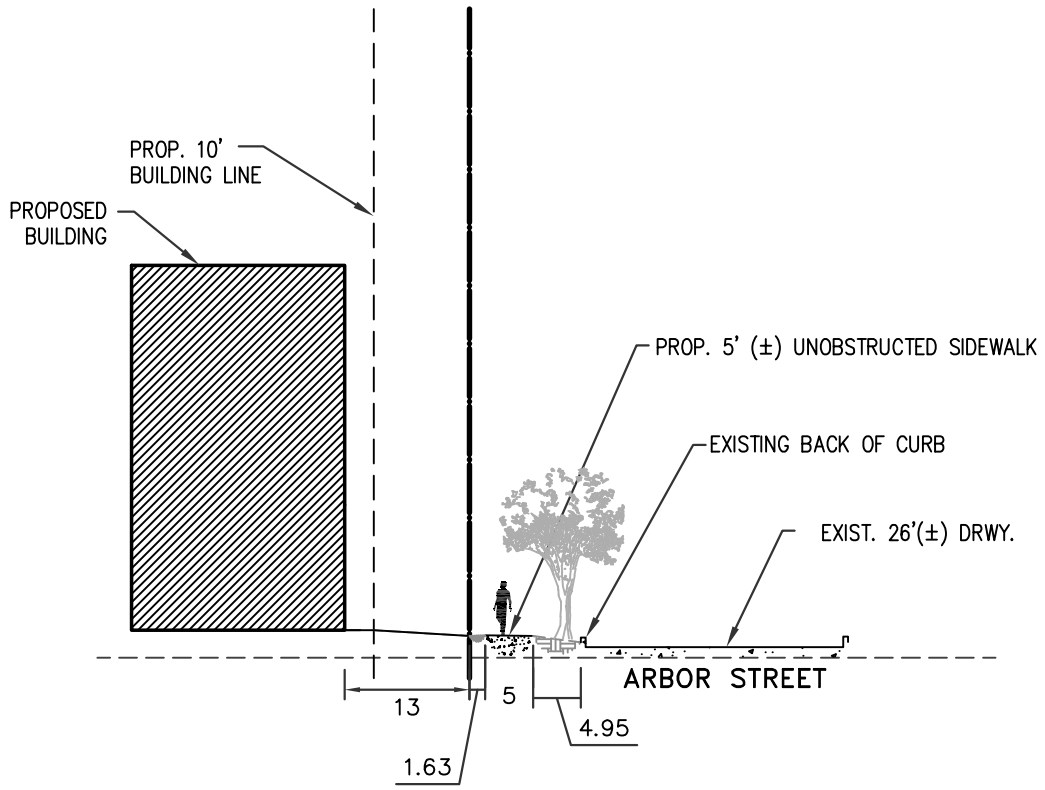
SITE PLAN

A001

Copyright c 2017 INVESTWELL ARCHITECTS, LLC drawings and specifications as instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

SCALE: 1"= 10'

0 10 20 40



CROSS SECTION @ ARBOR STREET

SCALE: 1"=10'

ARBOR DEVELOPMENT

OWNERS

ARBOR DEVELOPMENT COMPANY, LLC
A TEXAS LIMITED LIABILITY COMPANY

TITLE	CROSS SECTION PLAN @ ARBOR STREET
PROJECT	ARBOR DEVELOPMENT
DATE: 08/11/25	**JOB #:** 25-1015
DRAWN BY: ML	
CHECKED BY: ML	
SHEET NO.	CSP-1



02 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE

Note: Conceptual only and not for construction and is subject to change.



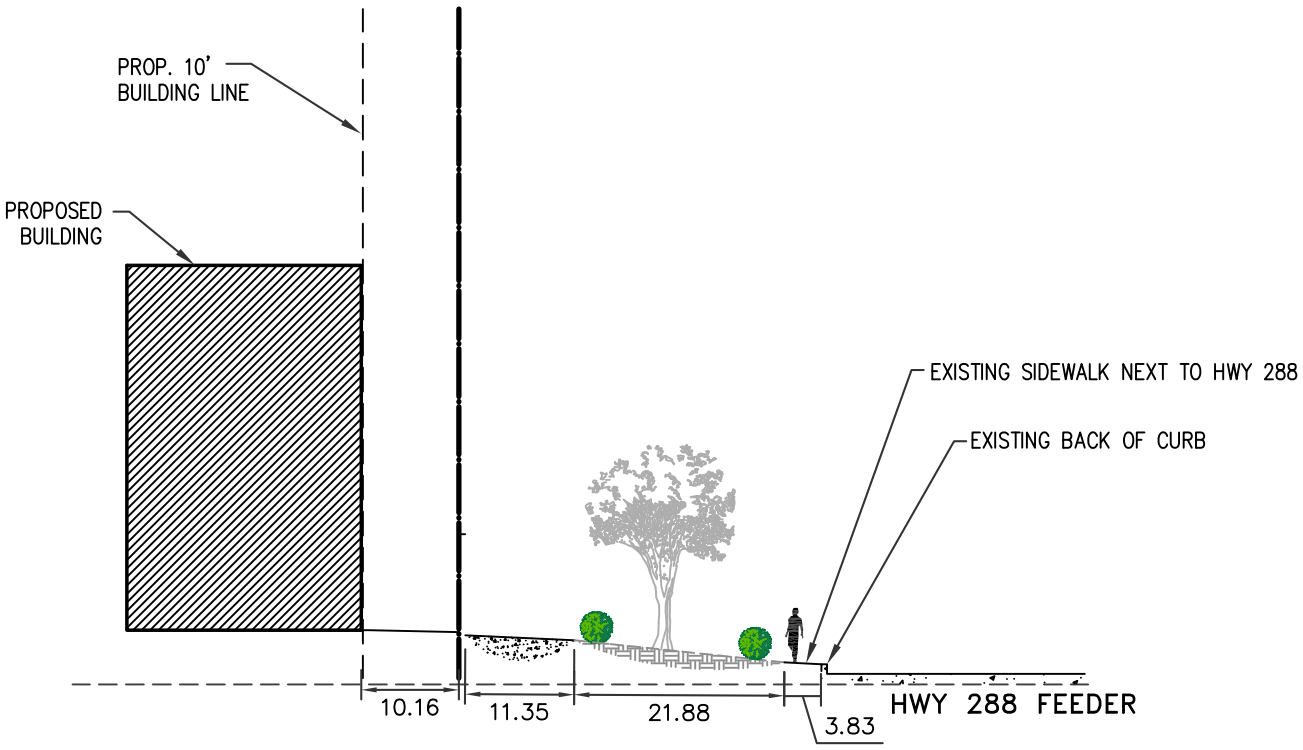
01 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE

Note: Conceptual only and not for construction and is subject to change.

SCALE: 1"= 10'

0 10 20 40



CROSS SECTION @ HWY 288

SCALE: 1"=10'

ARBOR DEVELOPMENT

OWNERS

ARBOR DEVELOPMENT COMPANY, LLC
A TEXAS LIMITED LIABILITY COMPANY

TITLE	CROSS SECTION PLAN @ ARBOR STREET
PROJECT	ARBOR DEVELOPMENT
DATE: 08/11/25	**JOB #:** 08/26/25
DRAWN BY: ML	
CHECKED BY: ML	
SHEET NO.	CSP-1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1338
Plat Name: Arbor Development
Applicant: Melissa Lopez
Date Submitted: 7/14/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for a 10' Building Line along State Highway 288 instead of the ordinance required 25’ Building Line for development along a major thoroughfare.

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

(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 proposed development is a small apartment building with the first floor being parking and the second and third floor being residential units for apartments. We are requesting a variance since there is currently an unrecorded sanitary easement of 20’ width which the City of Houston requested to redirect through the west side of the property. With this being said, the 20’ sanitary easement takes a lot of usable space which is needed for both parking and the apartments units. Furthermore, having a 10’ building line from Hwy 288 will allow four lanes of parking and a dedicated single-lane driveway, ensuring smoother ingress/egress and reduction of traffic on Arbor Street. Maintaining the standard building line would force inefficient circulation patterns that could create safety hazards for vehicles entering from the feeder road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances in this area are not created by the applicant. Unfortunately there is no way to have the public sanitary easement cross anywhere else and is now in private property.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The developer is ensuring that the above mentioned criteria will be strictly adhered to and will follow the intent and general purpose of Chapter 42. It is understood that the commission is authorized to impose any condition on this variance request and these conditions will be met.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
By having adequate space in the rst oor by using it all parking, it will allow for cars to come in and out much easier and faster. Furthermore, the building is far away from the feeder, which it would not be any hazard and all vehicles would be coming in and out only from Arbor St. By also making the entrance into the parking lot further to the west side, more space is created from the entrance of the garage to the feeder road, which would create a safe distance for cars coming in.

(5) Economic hardship is not the sole justification of the variance.
The developer is not requesting the 10' building line variance based on an economic hardship. Having a multifamily residential building next to the highway would bring more to the live vibrancy of the city as it is growing. Additionally, the addition of the multifamily residential building would increase the neighborhood increase the community feeling as it will not be too big and it will be a modern style apartment. And with the building only being 3 stories tall, it will blend into the neighborhood as there are multiple townhomes with 3 stories and few apartment buildings in the neighborhood. Having the addition of this multifamily building will be bring more to the neighborhood and to the city's growing population.

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

August 26, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2025-1338

PLAT NAME：Arbor Development

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Riverside Terrace Sec 1. This proposal includes the replating of Lots 5 through 7, in Block 3, as recorded in Vol. 6, Pg. 64 of the Harris County Map Records. The property is located at 2008 and 2014 Arbor St; south along Arbor St and west of State Highway 288. The purpose of the replat is to create one unrestricted reserve.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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

The applicant, Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project. You may also contact the review planner 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, September 18, 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

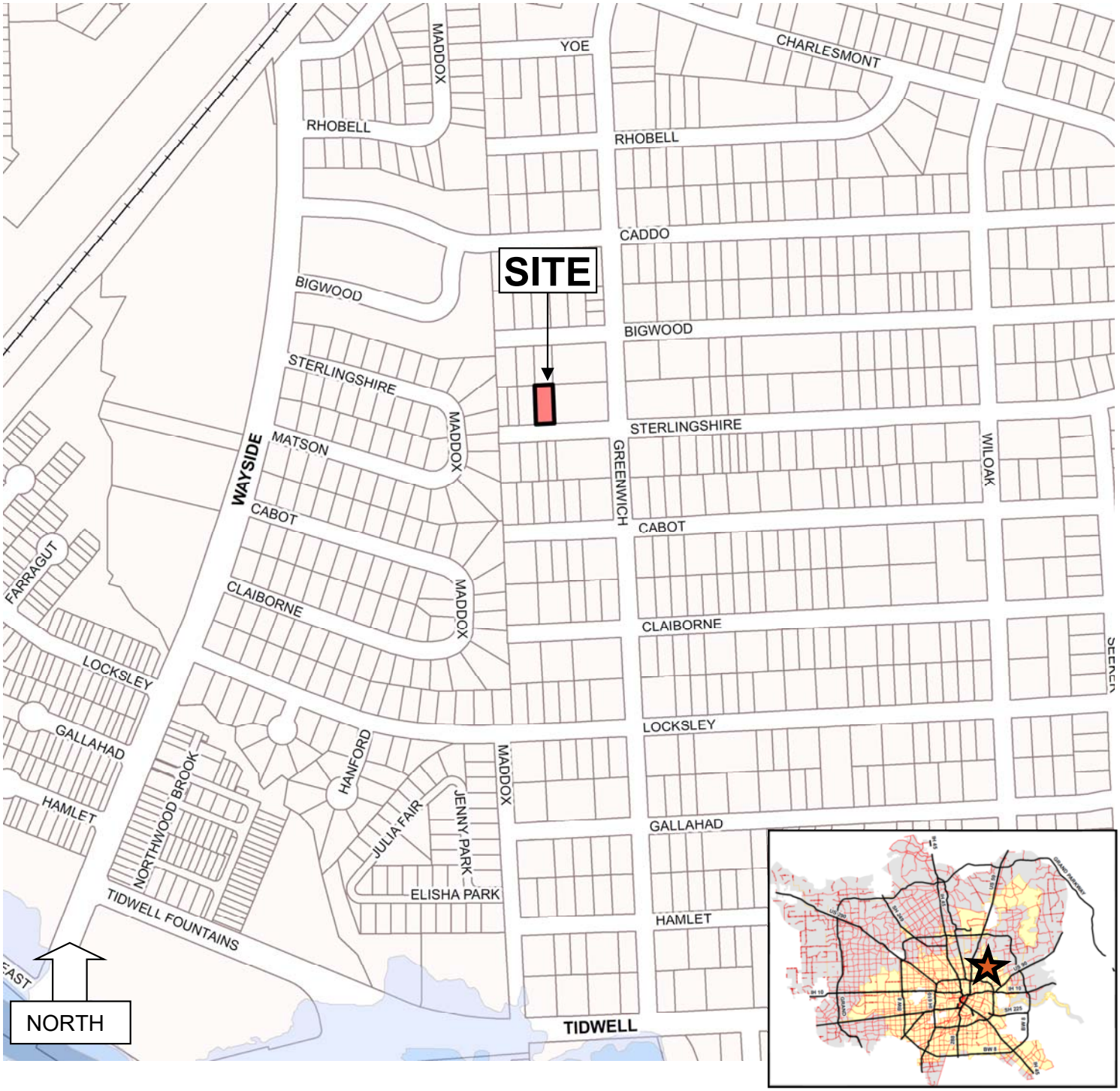
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 59

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Comfy Gateway at Sterlingshire

Applicant: New Era Development & Land Services



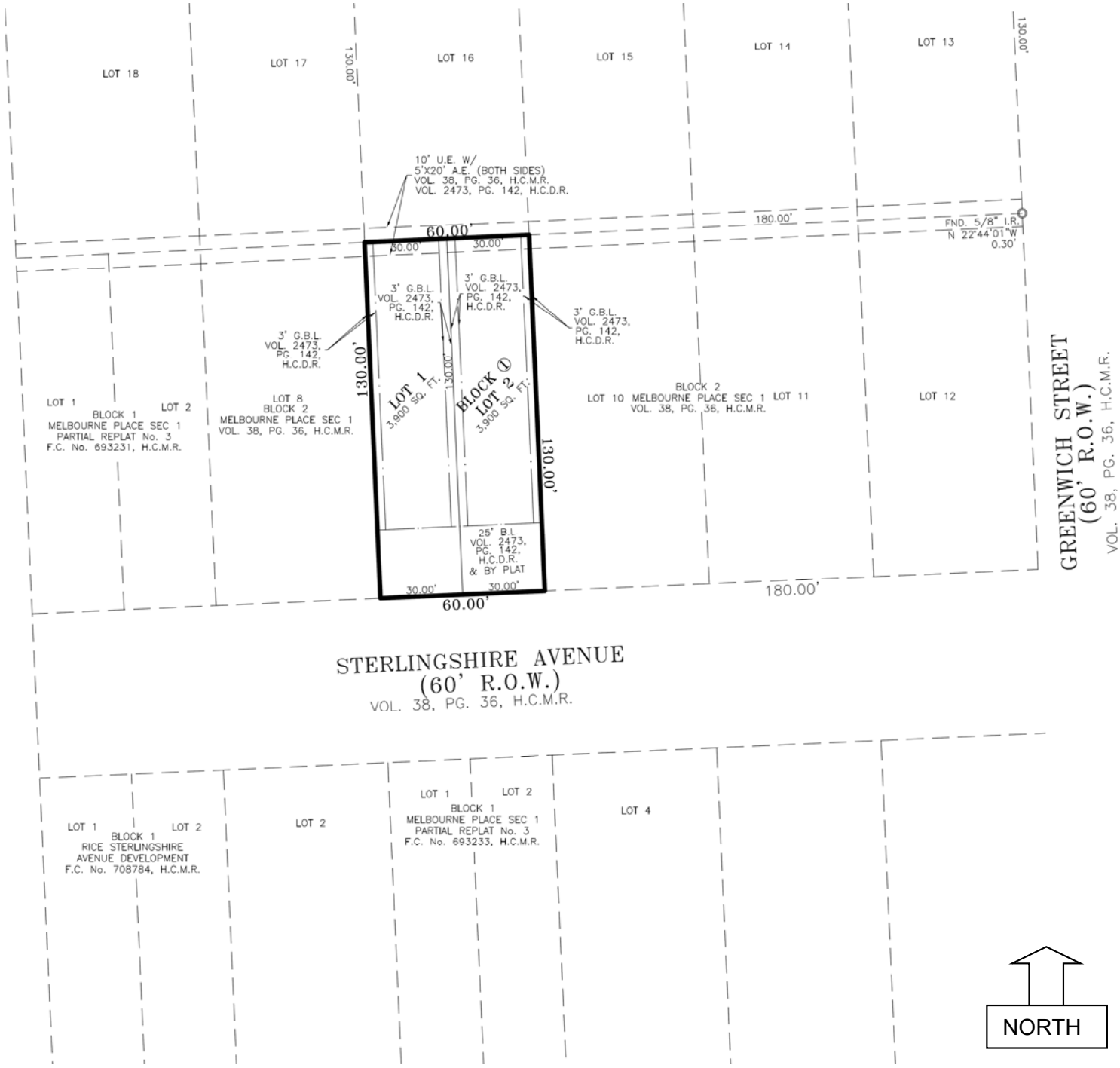
C – Public Hearings Site Location

Houston Planning Commission ITEM: 59

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Comfy Gateway at Sterlingshire

Applicant: New Era Development & Land Services



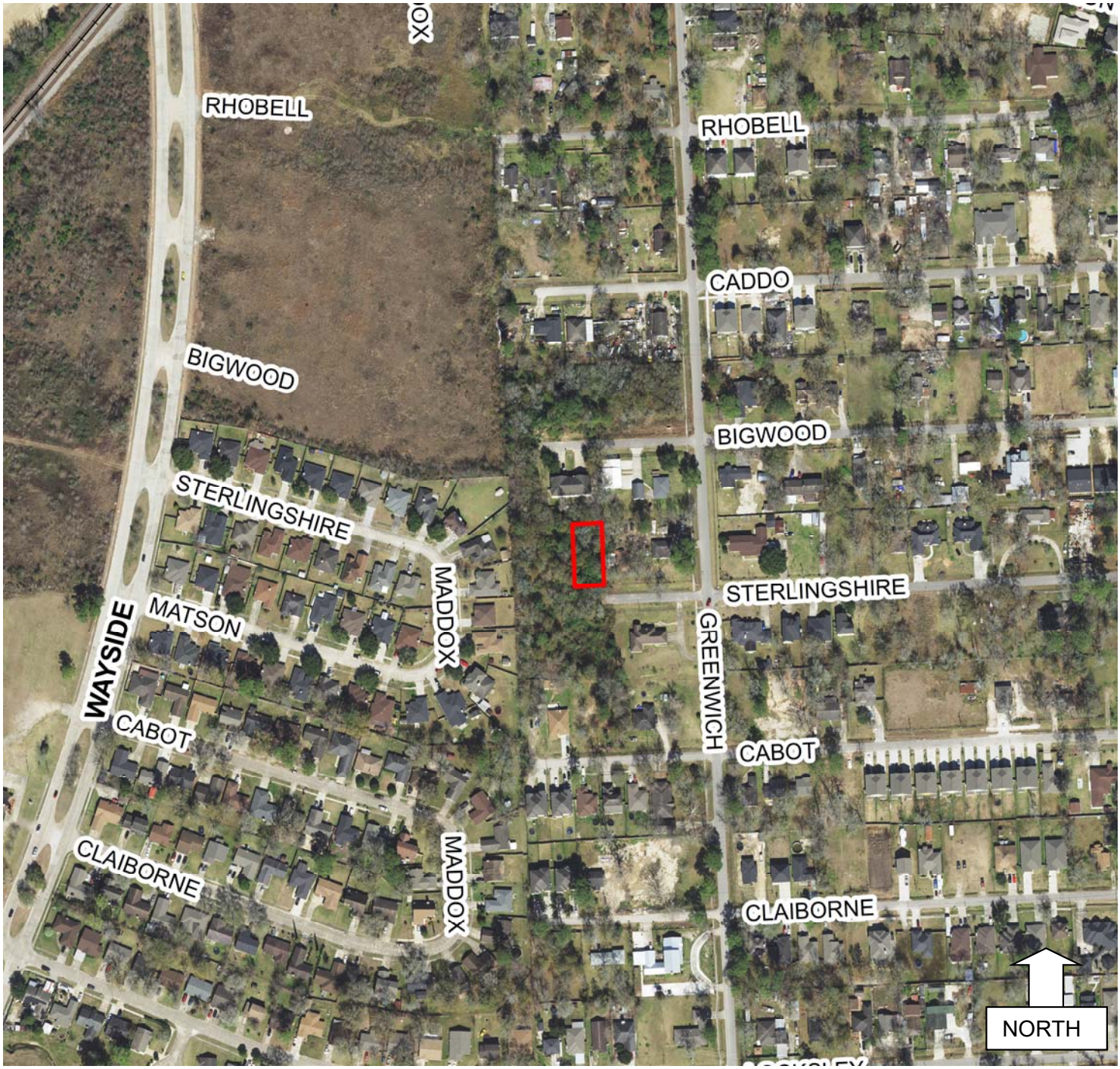
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 59

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Comfy Gateway at Sterlingshire

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

August 25, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1463

PLAT NAME：Comfy Gateway at Sterlingshire

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Melbourne Place Section One, being Lot 9, in Block 2, as recorded in Volume 38, Page 36 of the Harris County Map Records. The property is located at north along Sterlingshire Street, west of Greenwich 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,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 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, September 18, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn Controller: Chris Hollins

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

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

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

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TERMINOLOGY

- **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.
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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

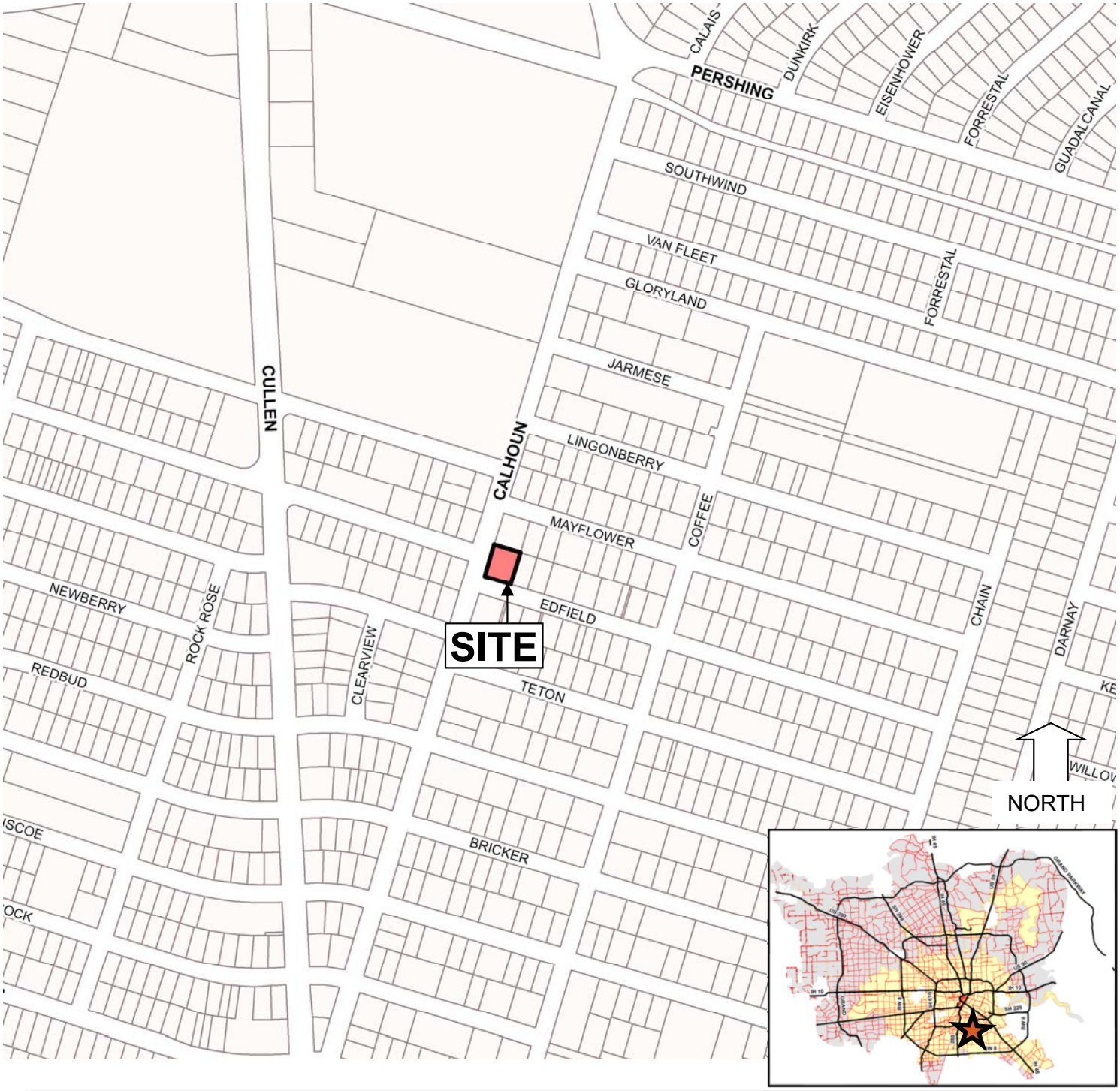
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 60

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Edfield Manor (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



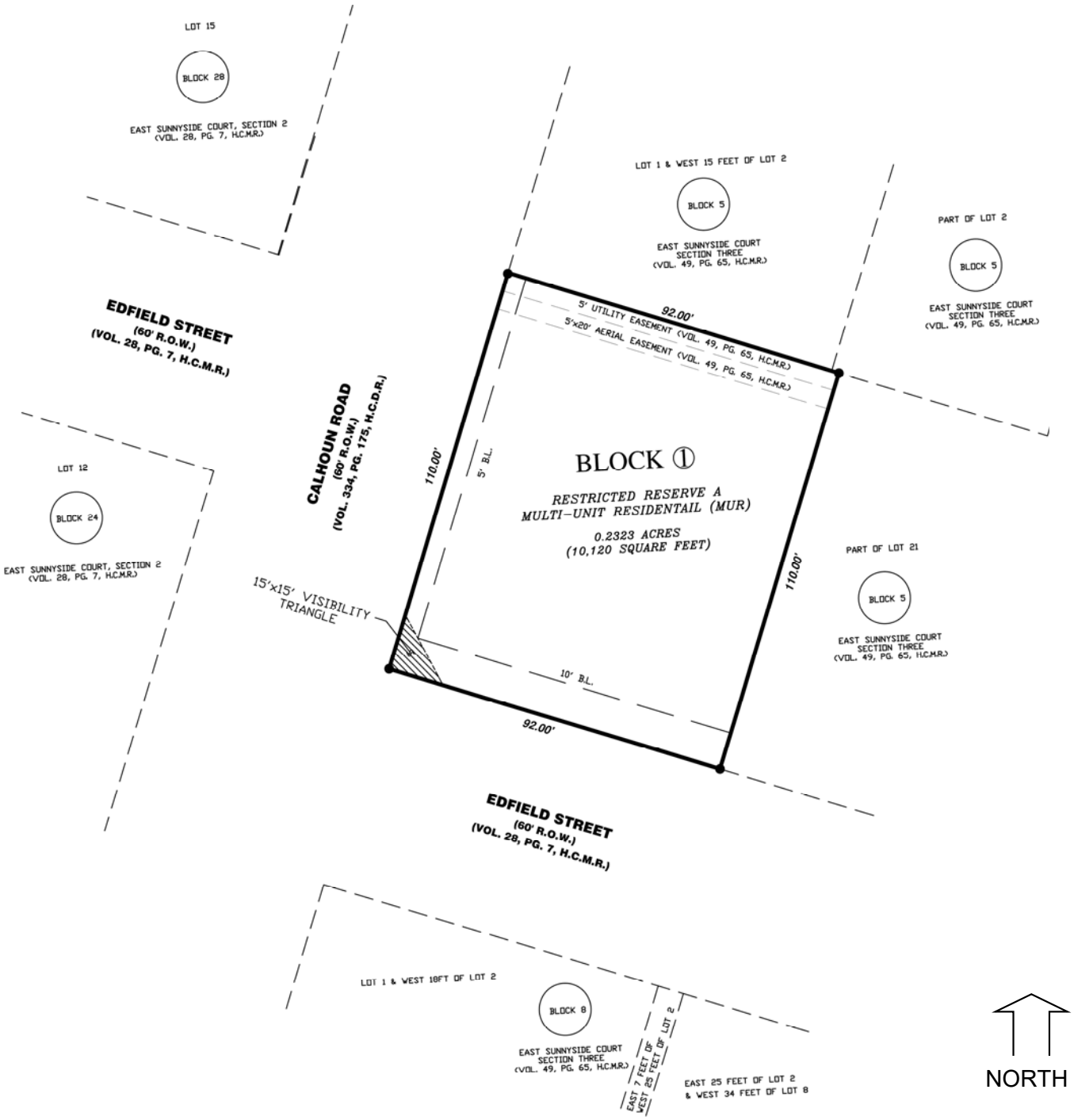
C – Public Hearings Site Location

Houston Planning Commission ITEM: 60

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Edfield Manor (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 60

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Edfield Manor (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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Public Hearing Notice

PH

July 31, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1373

PLAT NAME：Edfield Manor

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of East Sunnyside Court Section Three being Lot 22 and the west 17 feet of Lot 21, in Block 5, as recorded in Volume 49, Page 65 of the Harris County Map Records. The property is located at at the northeast intersection of Calhoun Rd and Edfield St. The purpose of the replat is to create one multi-unit residential (MUR) reserve.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project. You may also contact the review planner 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, September 4, 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

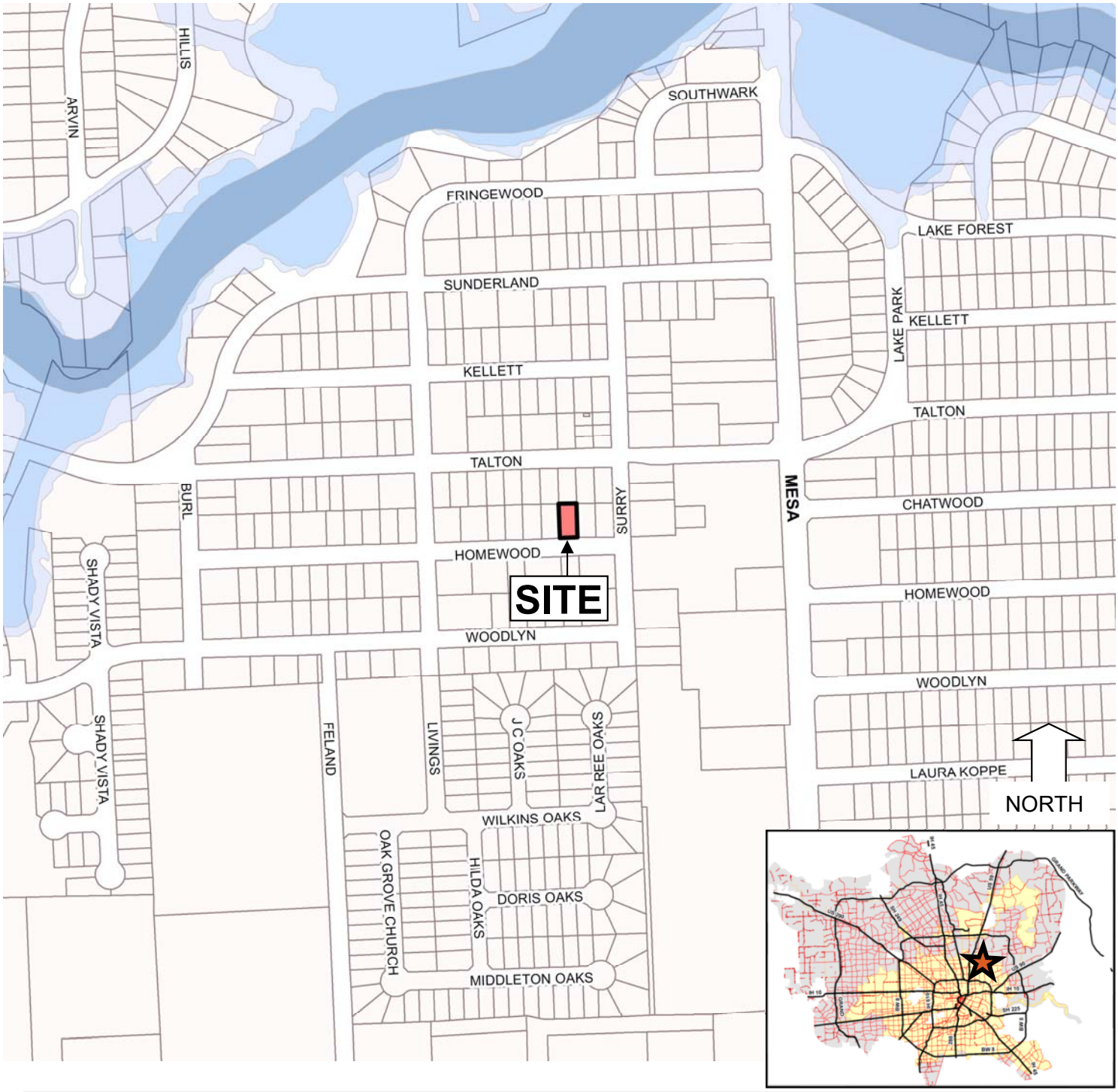
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 61

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Estates at Homewood Lane

Applicant: PLS Construction Layout, Inc



C – Public Hearings

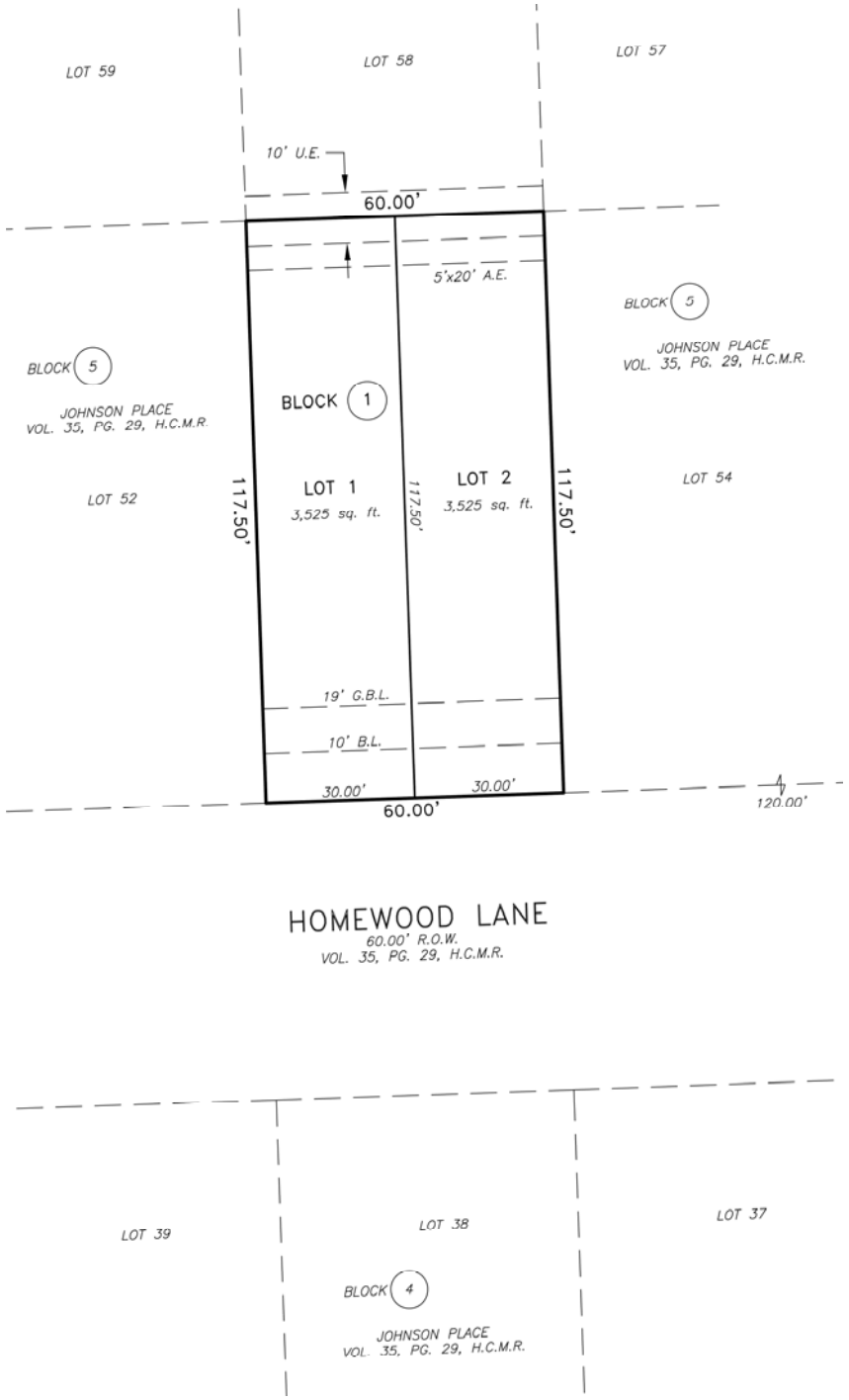
Site Location

Houston Planning Commission ITEM: 61

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Estates at Homewood Lane

Applicant: PLS Construction Layout, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 61

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Estates at Homewood Lane

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

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Public Hearing Notice

PH

August 26, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1478

PLAT NAME：Estates at Homewood Lane

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Johnson Place, being Lot 53, in Block 5, as recorded in Volume 35, Page 29 of the Harris County Map Records. The property is located at 8627 Homewood Ln; north along Homewood Ln between Surry St and Livings St. 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.

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The applicant,URIEL FIGUEROA, with PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, can be contacted at 713-480-4075 for additional information regarding this project. You may also contact the review planner 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, September 18, 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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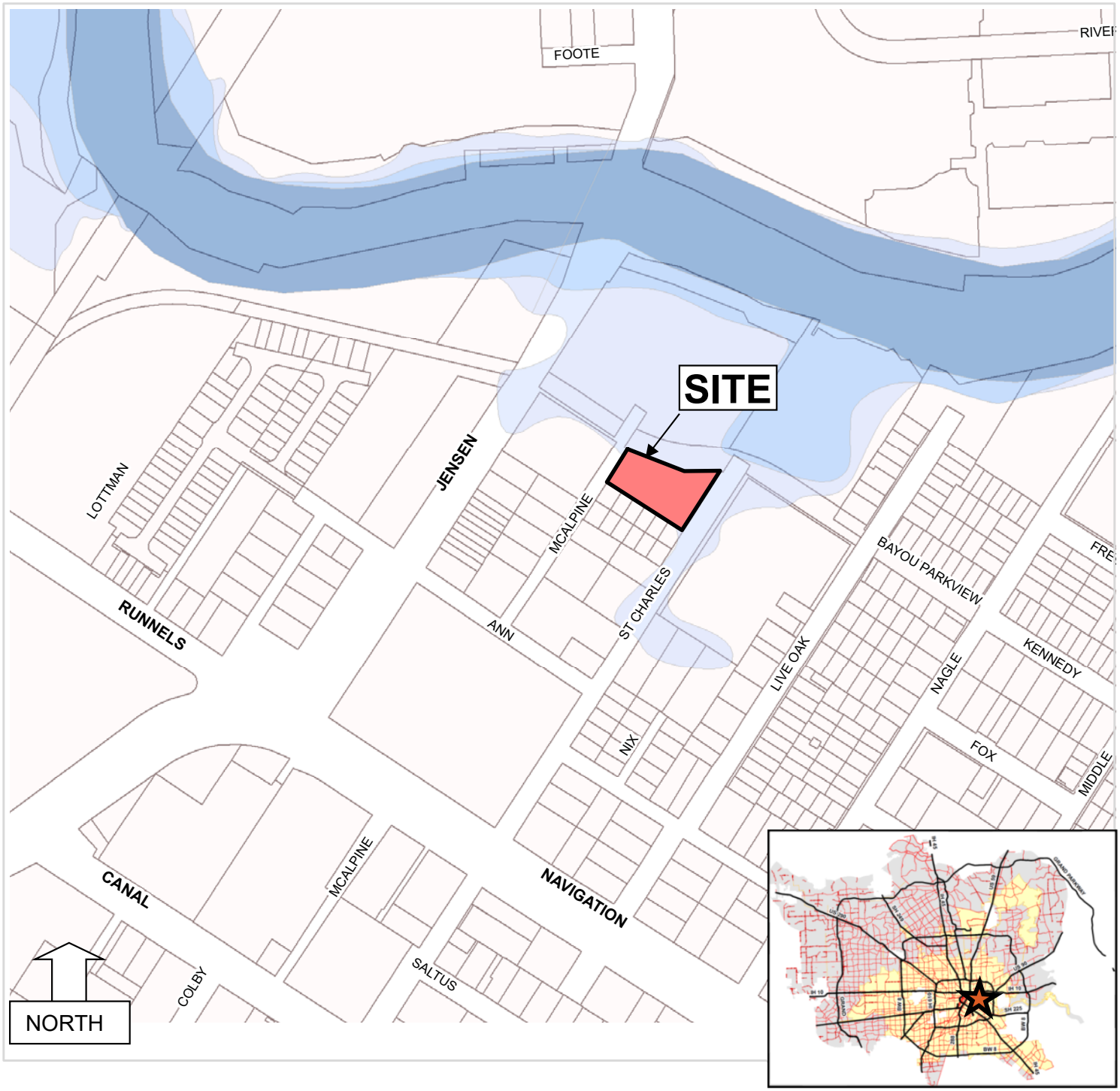
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Houston Planning Commission ITEM: 62

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Estates at Mcalpine Place

Applicant: Survey Solutions of Texas



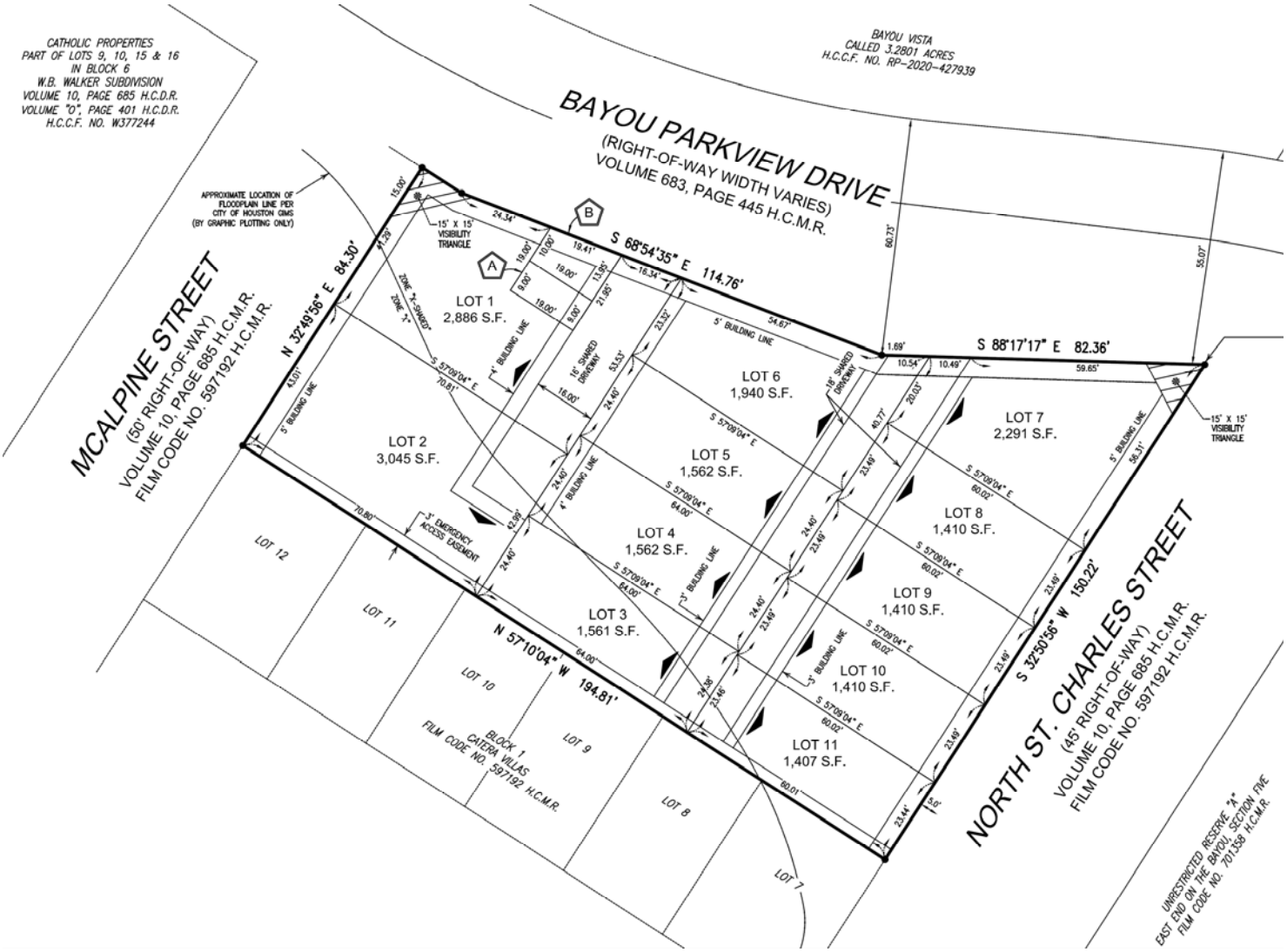
C – Public Hearings Site Location

Houston Planning Commission ITEM: 62

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Estates at Mcalpine Place

Applicant: Survey Solutions of Texas



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 62

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Estates at Mcalpine Place

Applicant: Survey Solutions of Texas



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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Public Hearing Notice

PH

August 22, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1369

PLAT NAME：Estates at Mcalpine Place

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Catera Villas being lots 13-24, block one, as recorded in film code no. 597192 of the Harris County Map Records. The property is located at south along Bayou Parkview Drive, spanning the block between Mcalpine Street and North St. Charles Street. The purpose of the replat is to create 11 lots and 2 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,Richard DeLeon, with Survey Solutions of Texas, on behalf of the developer, can be contacted at 713 834-2277 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, September 18, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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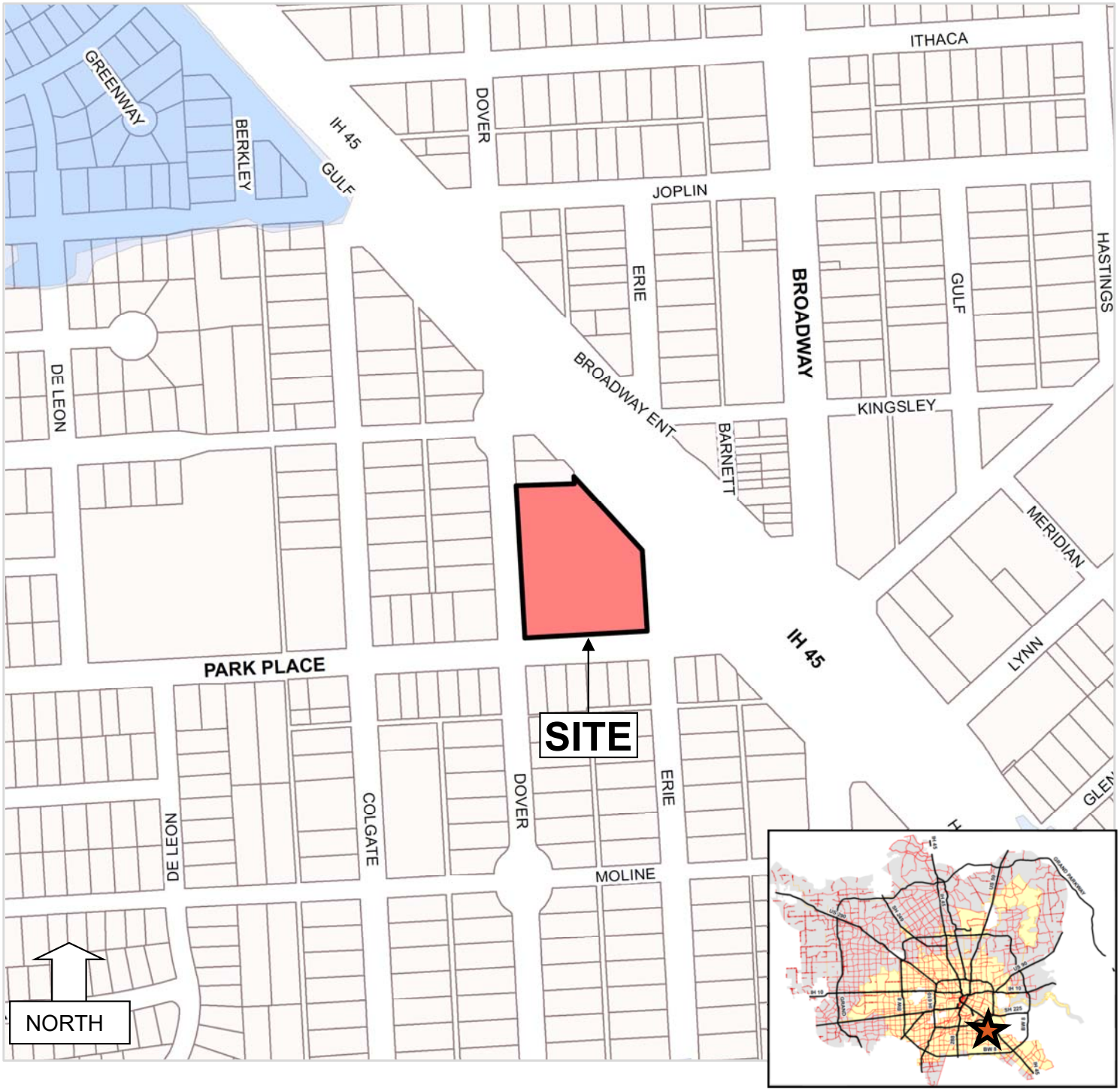
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Houston Planning Commission ITEM: 63

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Freepark Plaza

Applicant: Texas Land Maps



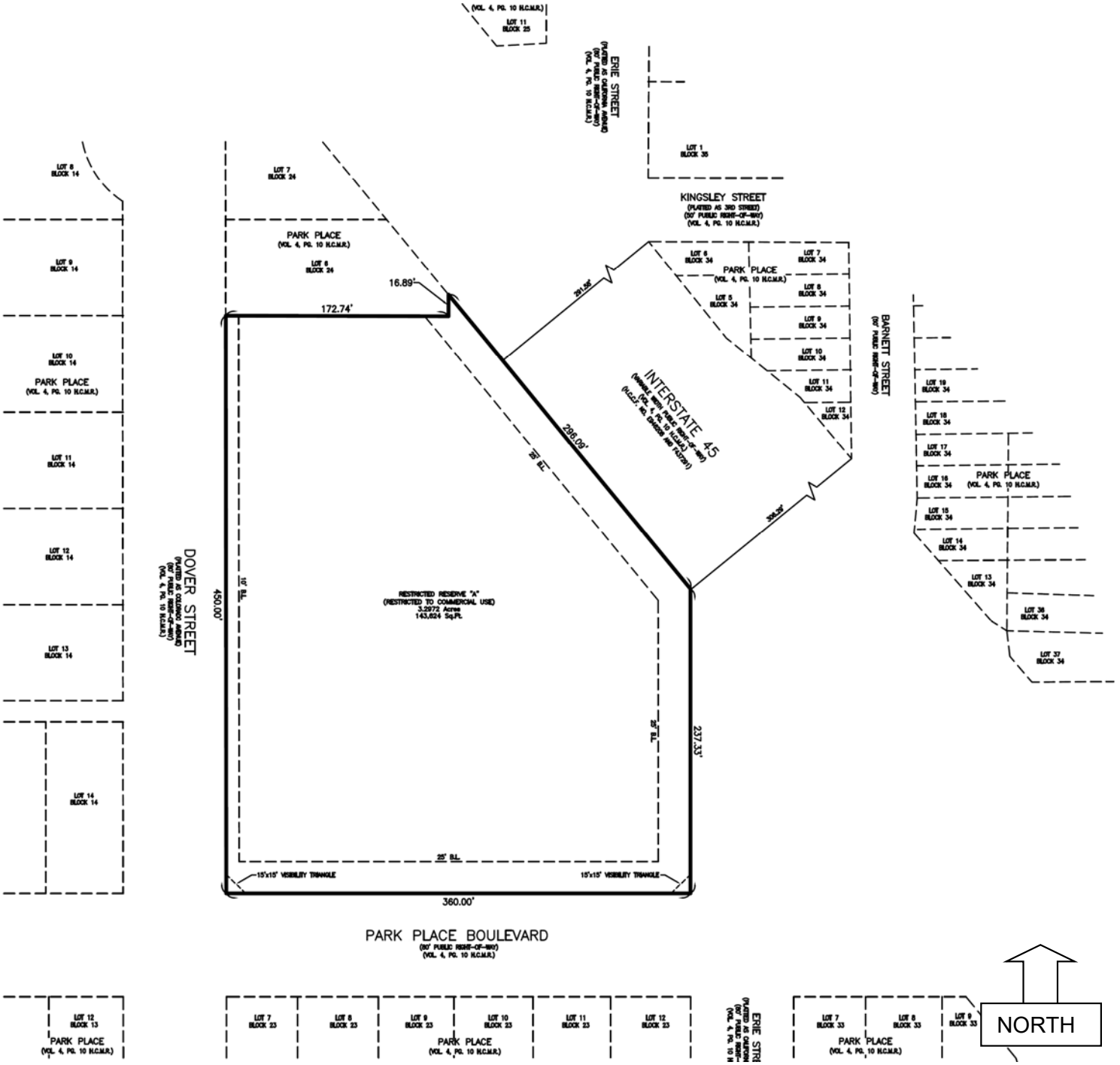
C – Public Hearings Site Location

Houston Planning Commission ITEM: 63

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Freepark Plaza

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 63

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Freepark Plaza

Applicant: Texas Land Maps



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

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Public Hearing Notice

PH

August 22, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1447

PLAT NAME：Freepark Plaza

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Park Place, being Lots 1-5, 9-17, and the adjoining abandoned alley ways (abandoned by Ordinance No. 2025-324), in Block 24, as recorded in Volume 4, Page 10 of the Harris County Map Records. The property is located at 8015 Park Place Blvd; at the northeast intersection of Park Place Blvd and Dover St, southwest of IH 45. The purpose of the replat is to create 1 restricted commercial reserve.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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

The applicant,Matthew Sigmon, with Texas Land Maps, on behalf of the developer, can be contacted at 713-298-9987 for additional information regarding this project. You may also contact the review planner 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, September 18, 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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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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- **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

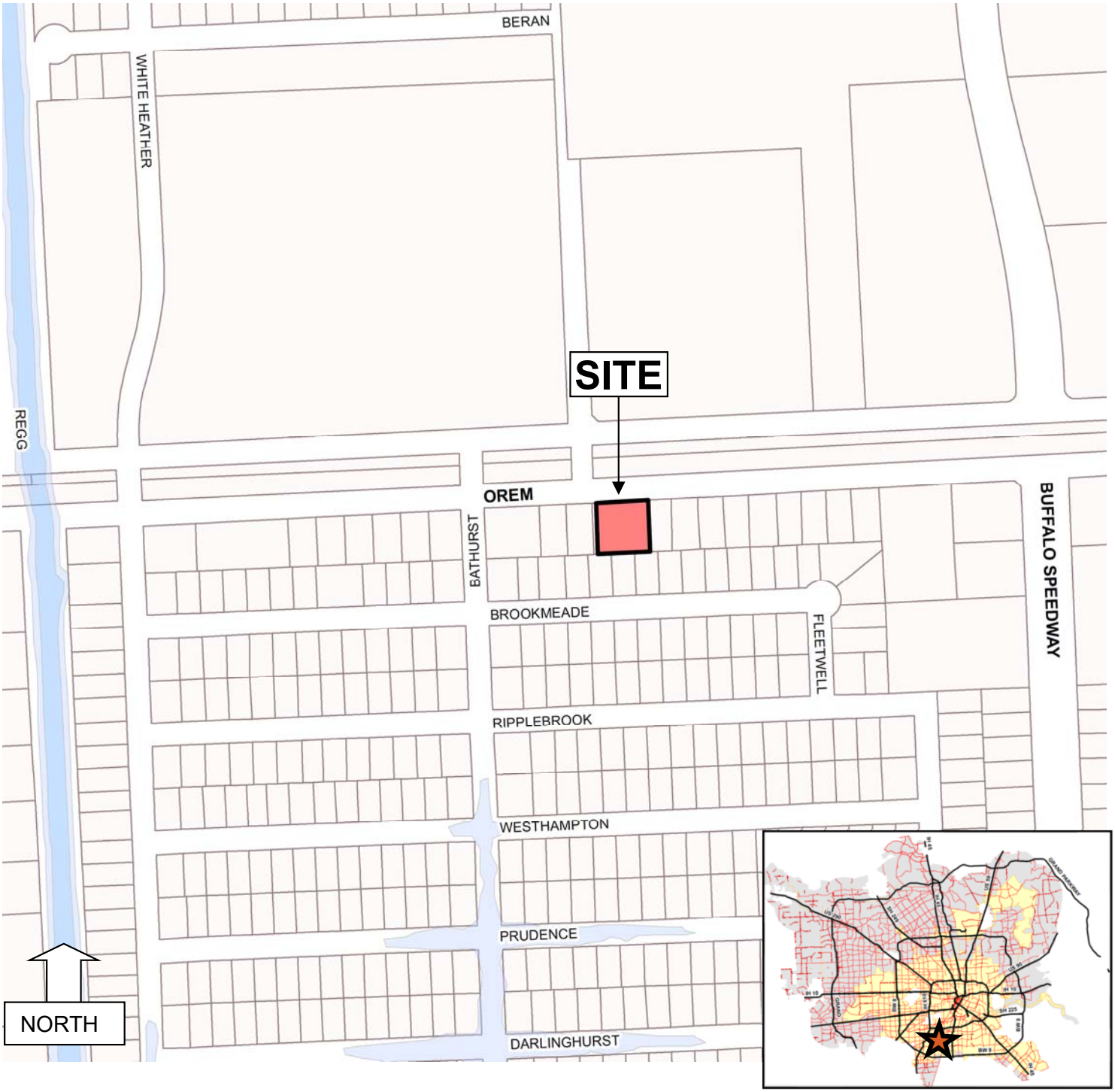
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 64

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Godos Foods (DEF 1)

Applicant: A & M Services



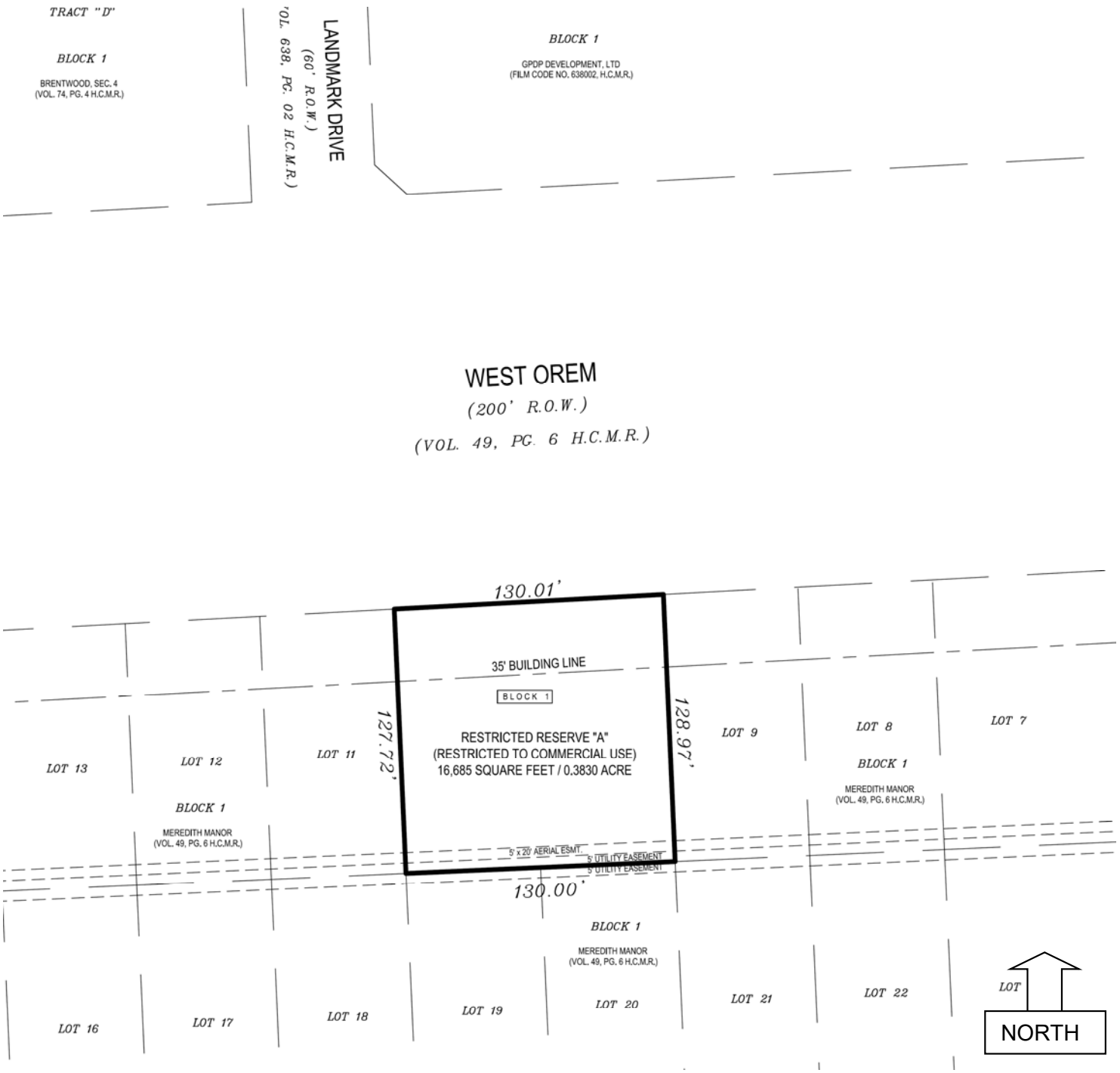
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 64

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Godos Foods (DEF 1)

Applicant: A & M Services



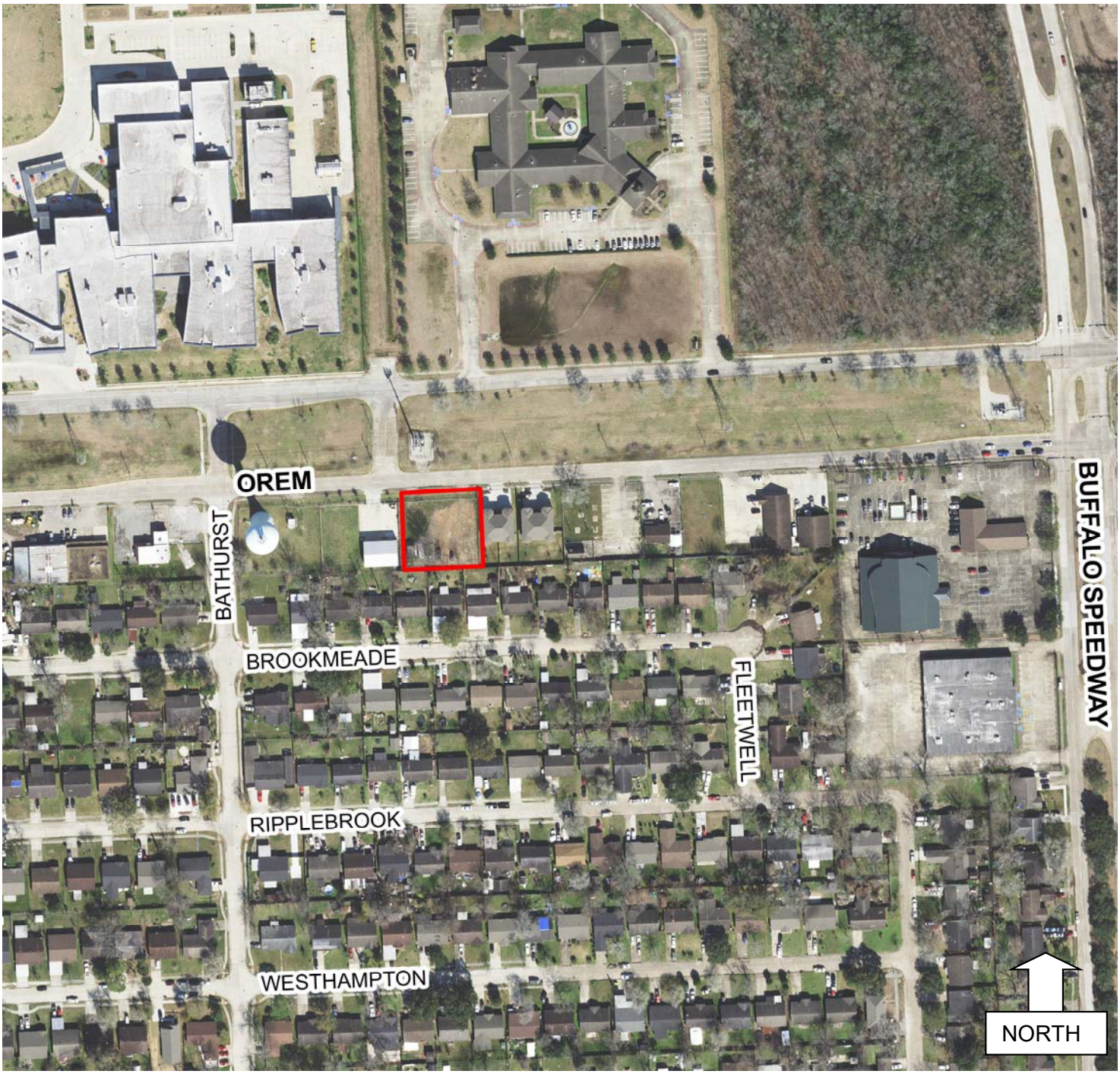
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 64

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Godos Foods (DEF 1)

Applicant: A & M Services



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1311
Plat Name: Godos Foods
Applicant: Arwen McMillan
Date Submitted: 7/13/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To replat single family residential lots into a Commercial Reserve.

Chapter 42 Section: 42-193 Rules Governing partial replats of certain property

Chapter 42 Reference:
Chapter 42-193 Rules Governing partial replats of certain property
C) Property within a subdivision plat that contains lots restricted to a single -family residential or residential use may be platted to amend a plat restriction only as provided below:
1) A plat restriction limiting the use of property to a residential or single -family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage or open space uses.

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 property is being requested to maintain as Commercial lots as it was the intention of the owners knowledge from previous owner. Owner wishes to increase the value of the area by constructing a new commercial building to thrive in the surrounding area and neighbors' businesses. The street of West Orem is a Major Thoroughfare with many commercial businesses along both sides of the street and easily accessible as not to disrupt the neighborhood. West Orem street is made up of commercial business properties and this building would be a perfect fit for this thriving business area. It will be wholesale only with very low traffic flow.
The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship for depriving the applicant of the reasonable use of the land; as the original 1955 Subplat and restrictions does designate areas/lots facing West Orem as commercial business use and the Owners intention is to carry out the commercial standard for most lots facing West Orem a Major Thoroughfare. All properties next to and across from said lot are commercial business use now and the owner simply would like to continue with the areas integrity.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant; The commercial use of this lot would simply improve the area from just a vacent lot use to maintain the business sense of the street and will maintain easy access for business use as West Orem is a Major thoroughfare and this new business would comply with surrounding business practice in the area.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained ; the granting if the variance will not disrupt any other commercial business or neighboring lots in the area. It will be a well-manicured and pleasing to the eye to please the integrity of the area.

(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; The new business development will only make the vacant lots safer and more appealing to area. It will be a gated area that provide safety to any access behind as well. Landscape plans are well in place to make this an eye pleasing and safe area for all neighbors and patrons.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance. Owner simply wishes to build on the already thriving commercial business area and maintain then integrity and add additional safety to the neighborhood.

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

August 1, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2025-1311

PLAT NAME：Godos Foods

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Meredith Manor. This proposal includes the replating of lots 10 and 11, Block 1, Vol 49, pg 6, HCMR. The property is located at 3811 and 3815 W Orem Drive, south along W. Orem Drive west of Buffalo Speedway.. The purpose of the replat is create one commercial reserve.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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

The applicant, Arwen McMillan, with A & M Services, on behalf of the developer, can be contacted at 713-818-4979 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, September 4, 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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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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Houston Planning Commission ITEM: 65

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Jeanetta Reserve

Applicant: Century Engineering, Inc



C – Public Hearings

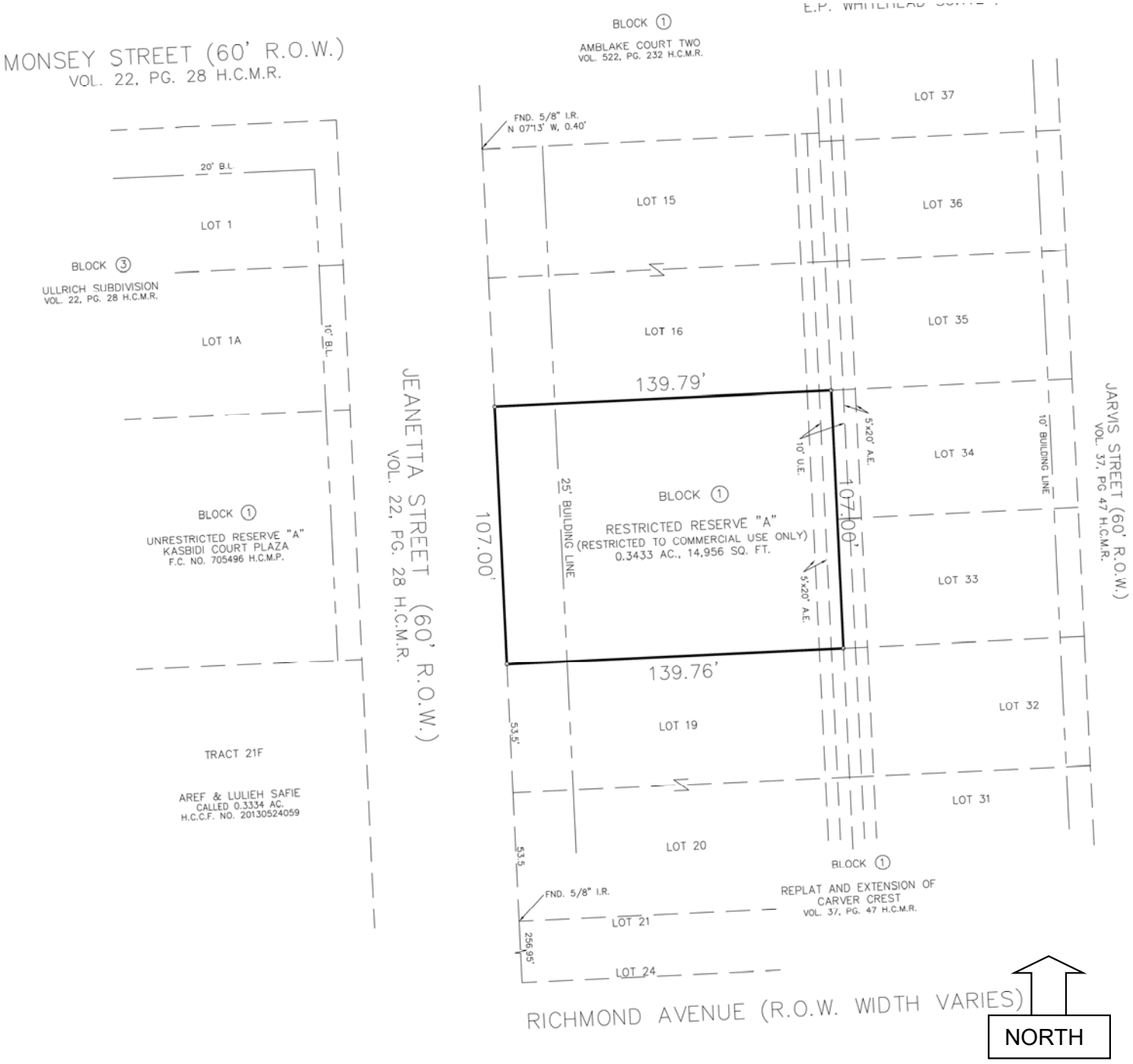
Site Location

Houston Planning Commission ITEM: 65

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Jeanetta Reserve

Applicant: Century Engineering, Inc



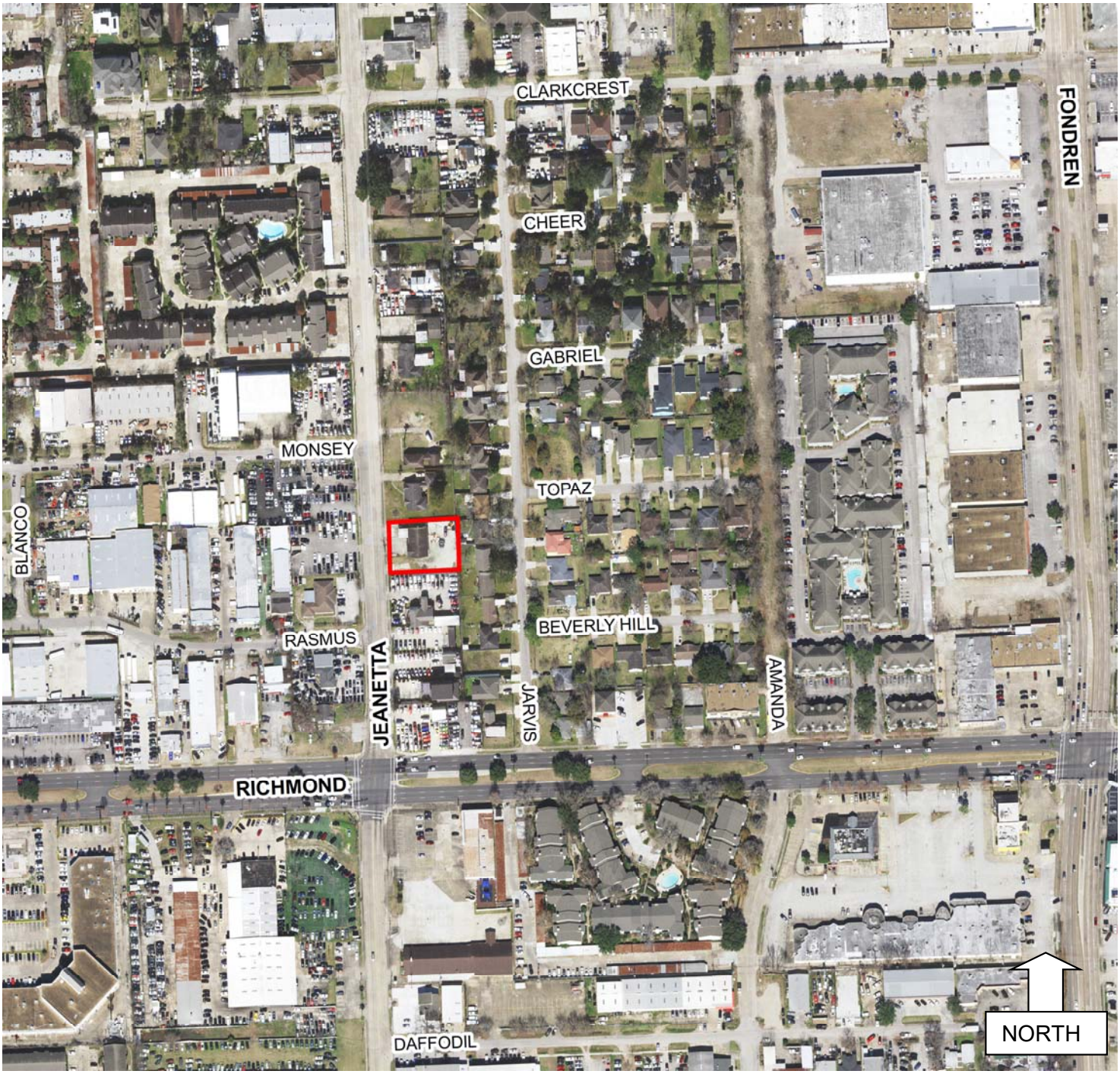
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 65

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Jeanetta Reserve

Applicant: Century Engineering, 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

August 25, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1438

PLAT NAME：Jeanetta Reserve

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Replat and Extension of Carver Crest being lots 17 and 18. block 1, as recorded in Volume 37, Page 47, of the Map Records of Harris County. The property is located at 3201 Jeanetta Street. West along Jeanetta Street and north of Richmond Avenue. The purpose of the replat is to create one commercial reserve.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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

The applicant,Daniel Massiatte, with Century Engineering, Inc, on behalf of the developer, can be contacted at 713-780-8871 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, September 18, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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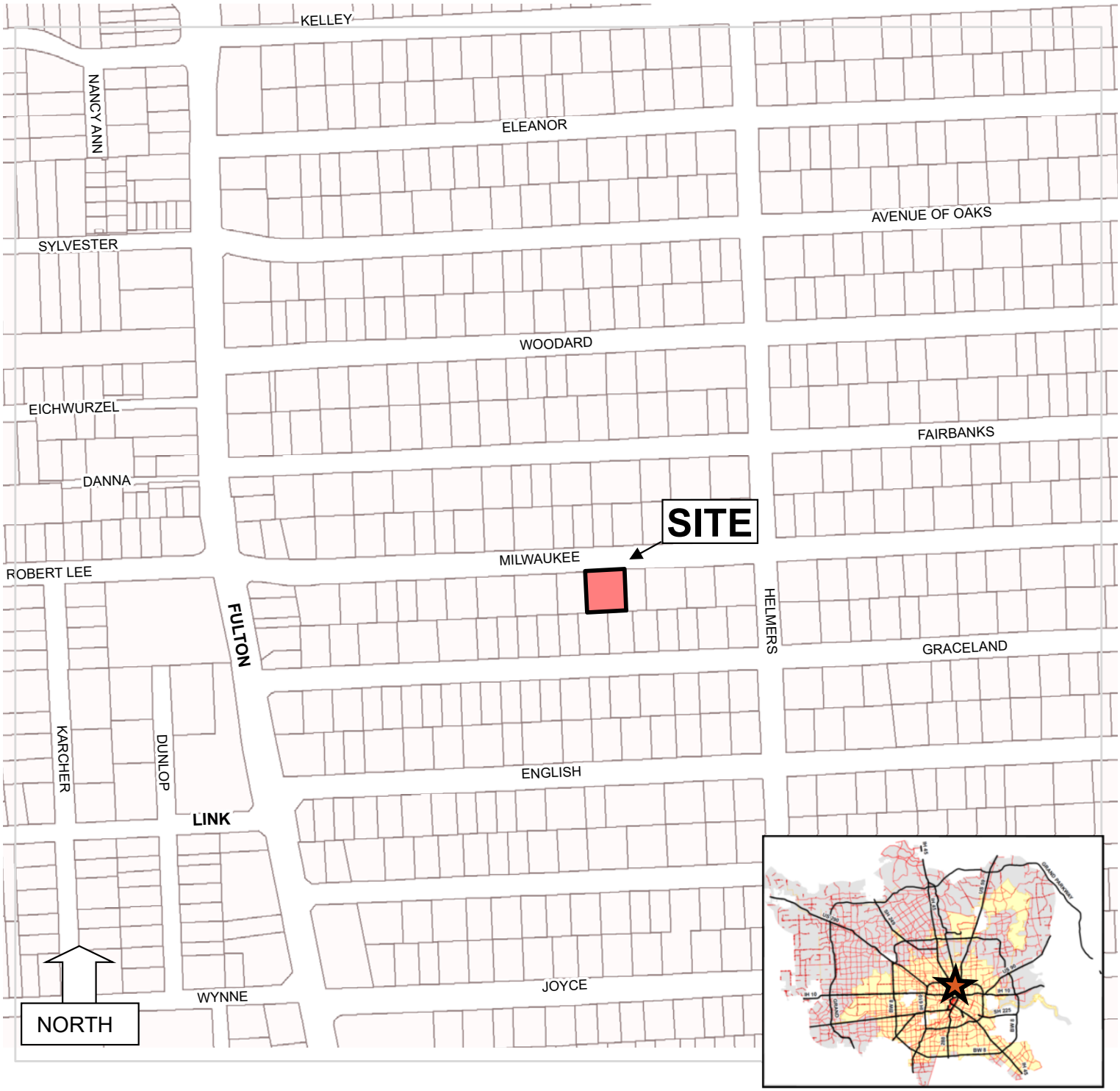
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Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Milwaukee Village (DEF 1)

Applicant: CARTA GOMEZ INTERNATIONAL, LLC



C – Public Hearings

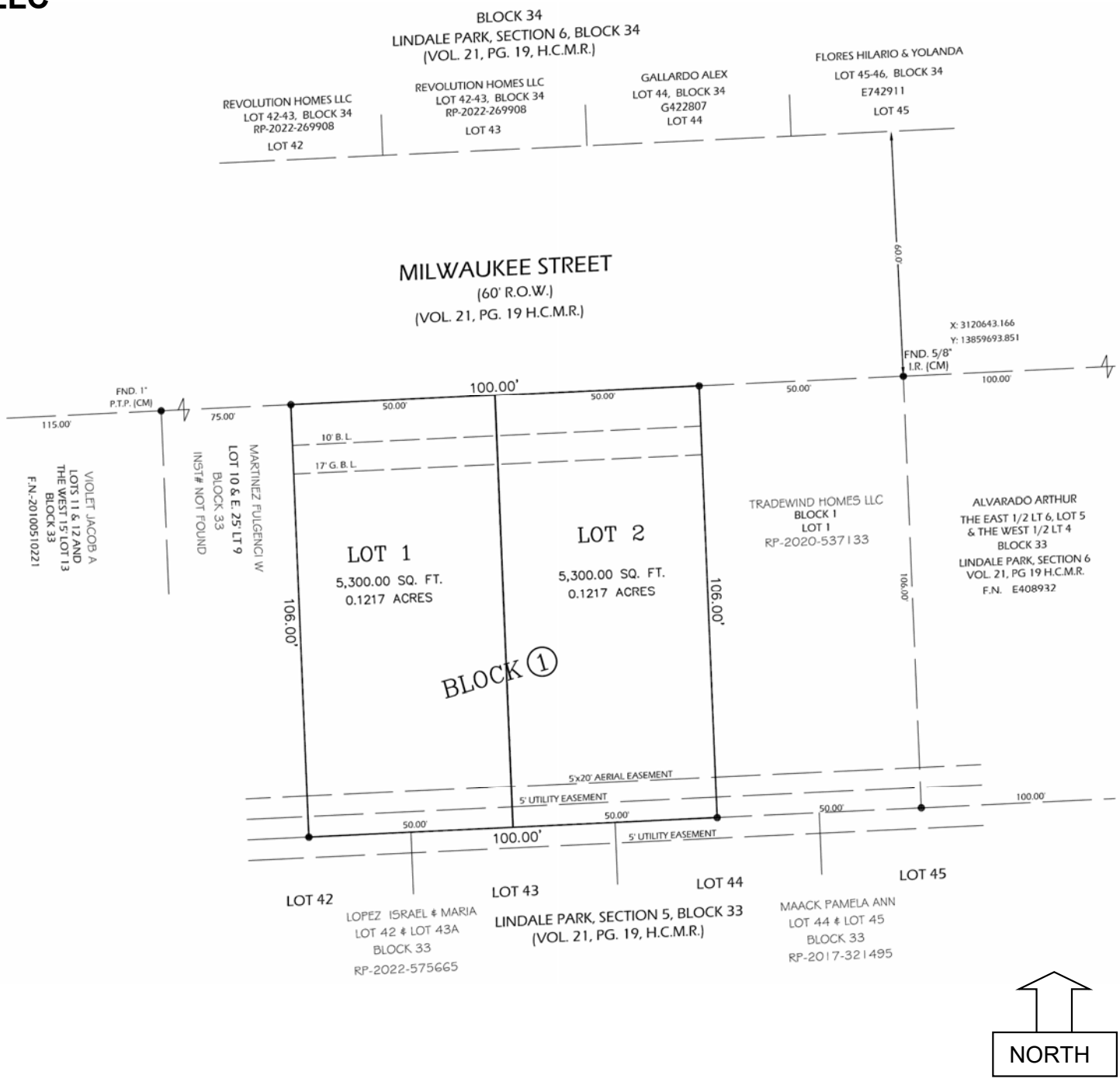
Site Location

Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Milwaukee Village (DEF 1)

Applicant: CARTA GOMEZ INTERNATIONAL, LLC



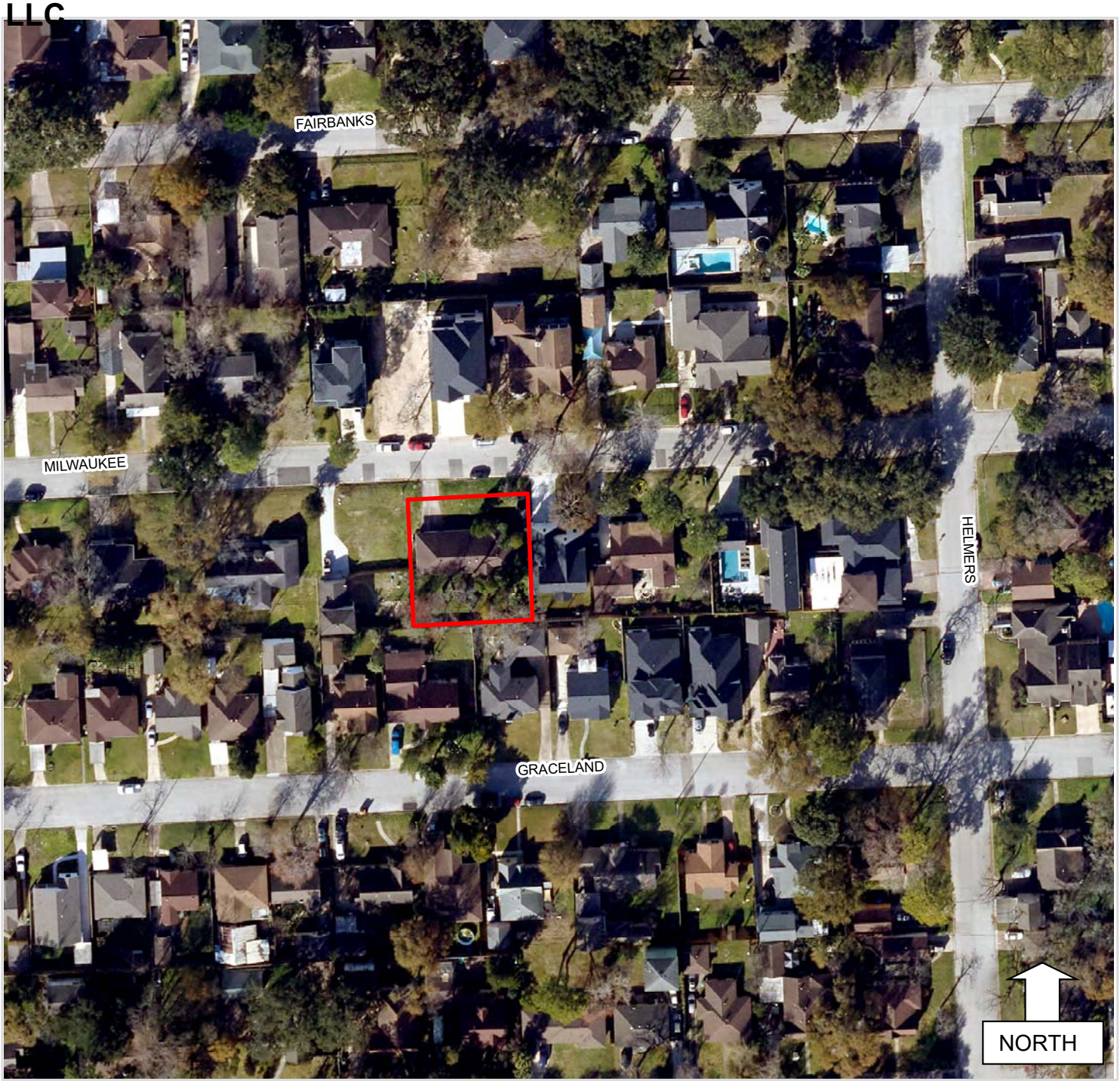
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 66

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Milwaukee Village (DEF 1)

Applicant: CARTA GOMEZ INTERNATIONAL, 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

August 1, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1333

PLAT NAME：Milwaukee Village

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Lindale Park Section 6 being Lot 8 and portions of Lots 7 and 9, in Block 33, as recorded in Volume 21, Page 19 of the Harris County Map Records. The property is located at 404 Milwaukee Street, south along Milwaukee Street, east of Fulton Street and south of North Loop 610. The purpose of the replat is to create two (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.

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The applicant,Javier Martinez, with CARTA GOMEZ INTERNATIONAL LLC, on behalf of the developer, can be contacted at 346-218-9770 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, September 4, 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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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

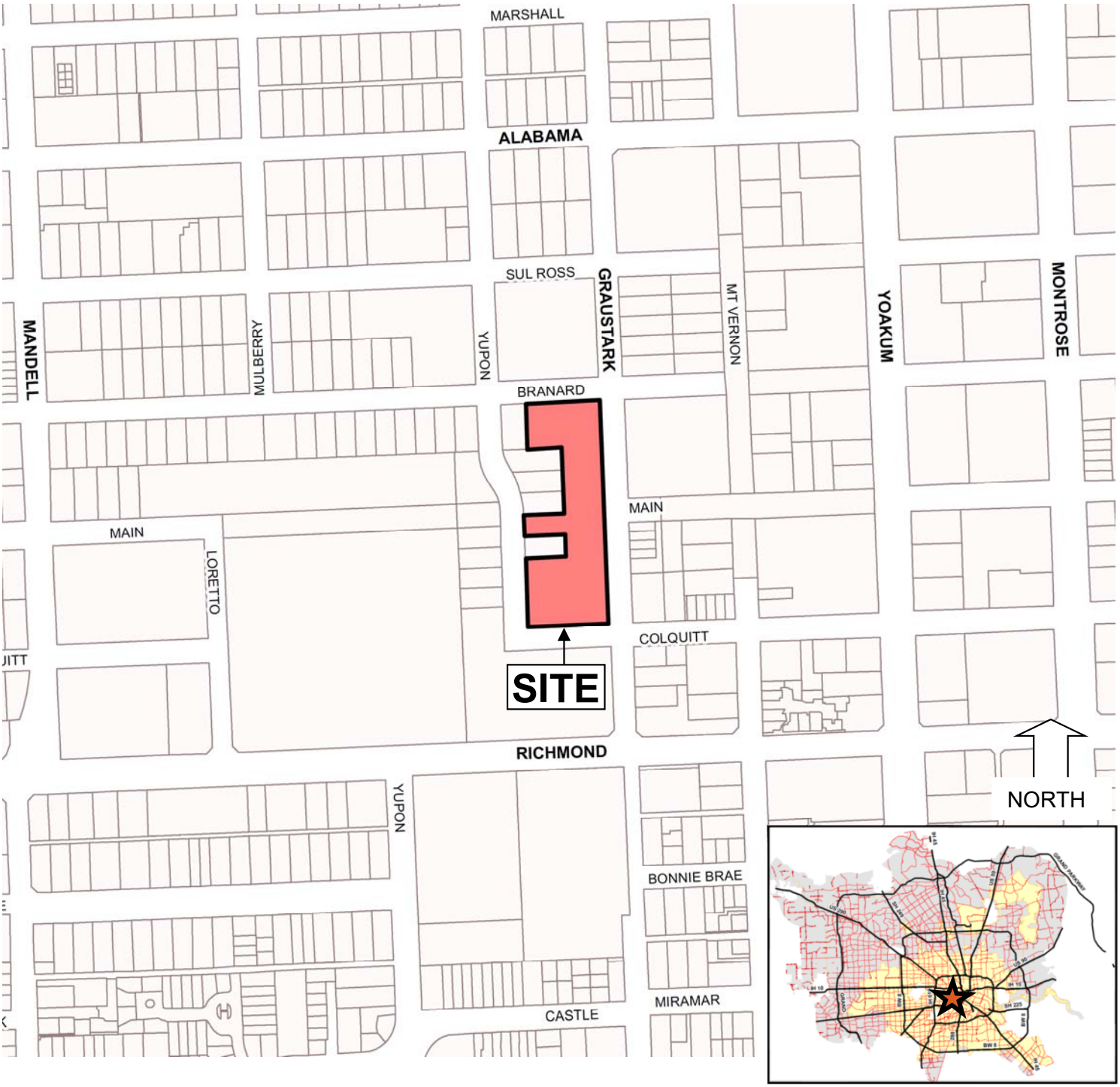
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Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: University of St Thomas Student Houston at Branard Street

Applicant: Civil-Surv Land Surveying, LC



C – Public Hearings

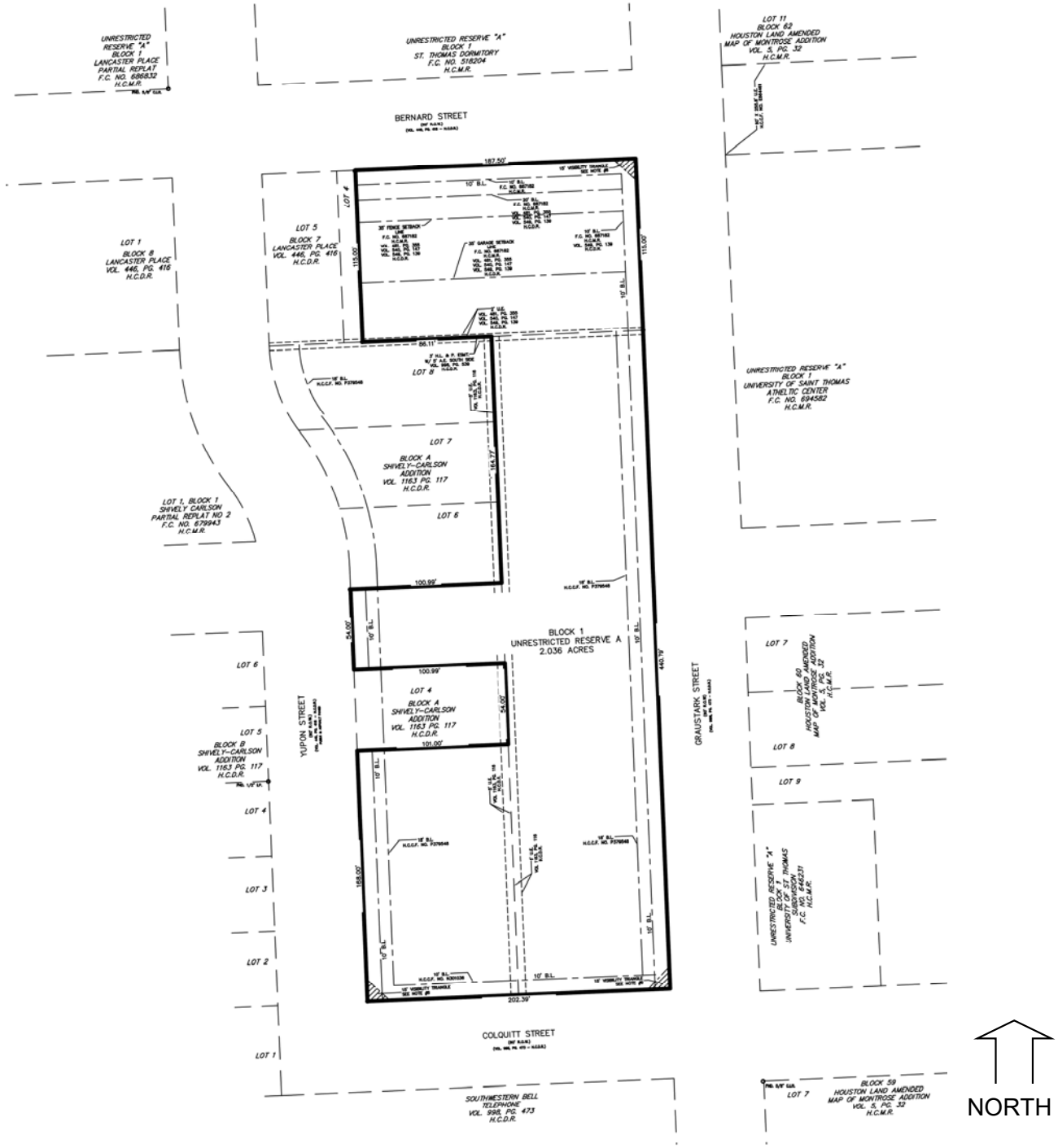
Site Location

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: University of St Thomas Student Houston at Branard Street

Applicant: Civil-Surv Land Surveying, LC



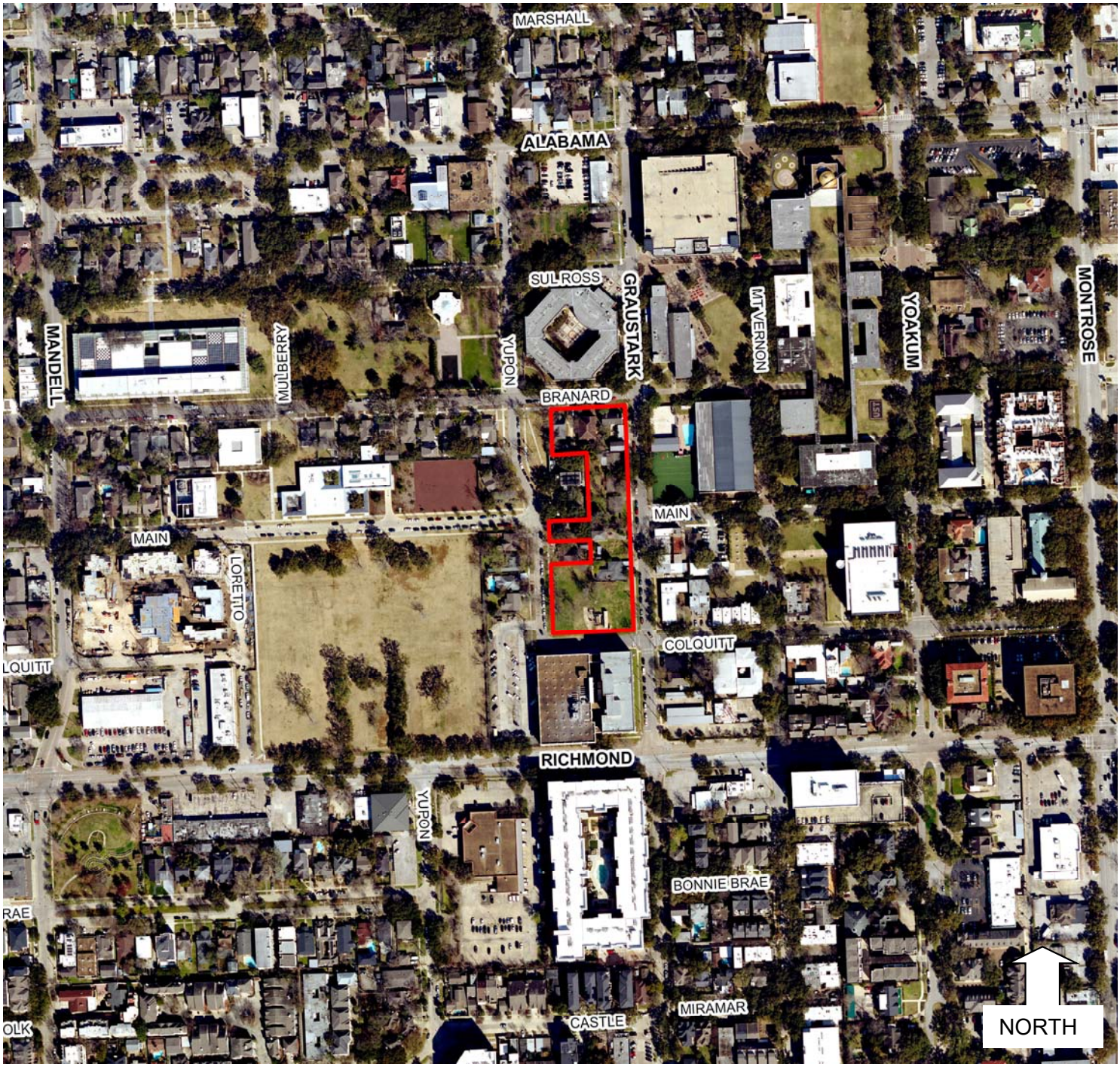
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: University of St Thomas Student Houston at Branard Street

Applicant: Civil-Surv Land Surveying, LC



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

August 25, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1399

PLAT NAME：University of St Thomas Student Housing at Branard Street

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Shively-Carlson Addition, Resubdivision of Shively-Carlson Addition and University of St Thomas Housing, being Lot 16, Block A, as recorded in Volume 998, Page 473 in H.C.D.R., also Lots 1-3, 5, and 9-15, Block A, as recorded in Volume 1163, Page 116 in H.C.D.R. and Reserve A, Block 1, as recorded in F.C. No. 687182 H.C.M.R., respectively. The property is located at 1301 Branard Street, at the southwest intersection of Branard Street and Graustark Street, north of Richmond Avenue. The purpose of the replat is to create one unrestricted reserve.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the Planning Department is mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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

The applicant,Adaris Serna, with Civil-Surv Land Surveying, L.C., on behalf of the developer, can be contacted at 713-839-9181 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, September 18, 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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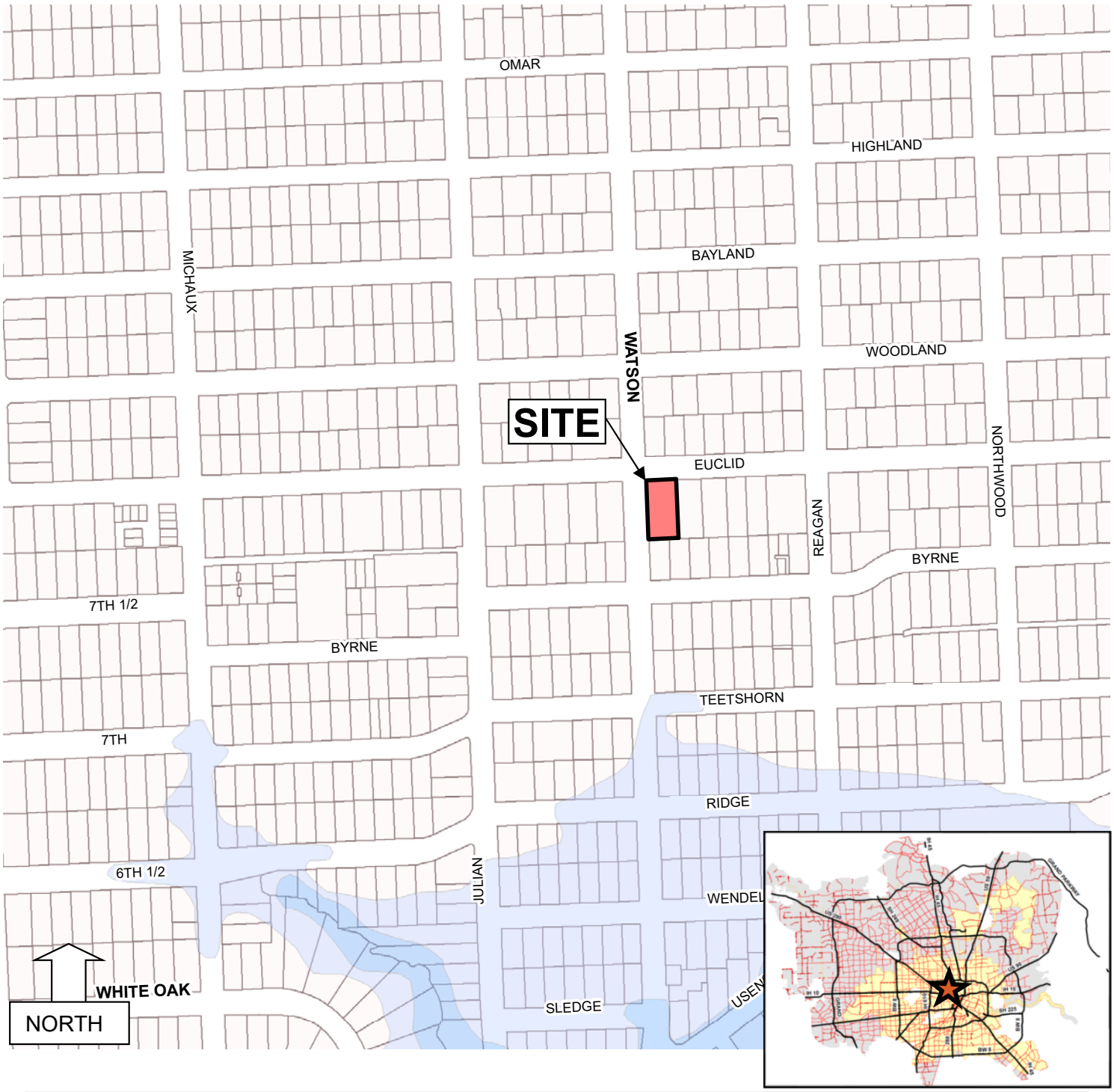
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Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Woodland Heights Living

Applicant: Total Surveyors, Inc.



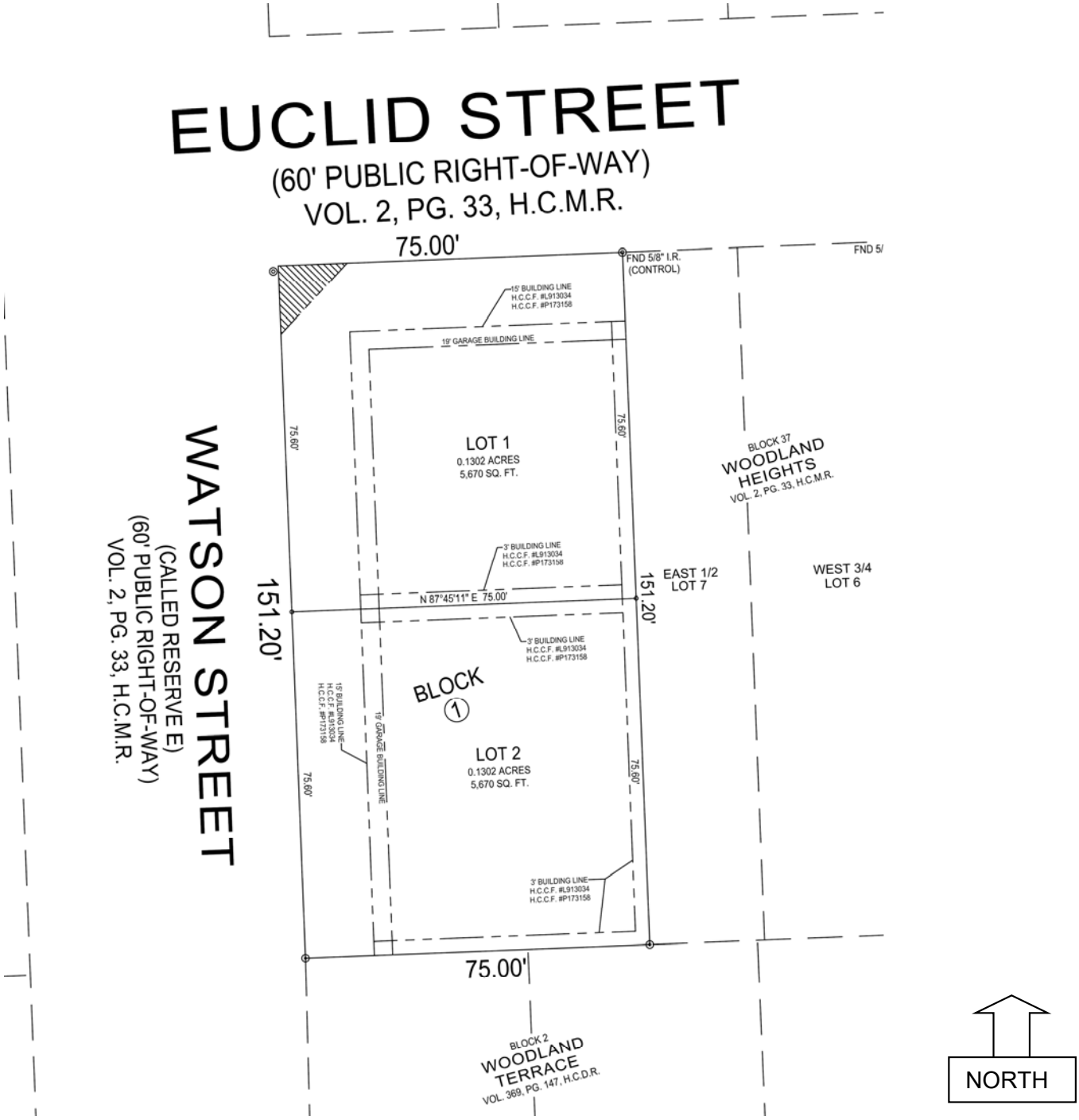
C – Public Hearings Site Location

Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Woodland Heights Living

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 09/18/2025**

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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

August 25, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1309

PLAT NAME：Woodland Heights Living

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Woodland Heights being Lot 8 and the west half of Lot 7, Block 37 as recorded in Vol 2, Page 33 of the Harris County Map Records. The property is located at 728 Euclid Street, at the southeast intersection of Euclid Street and Watson Street, south of Bayland Avenue. 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,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 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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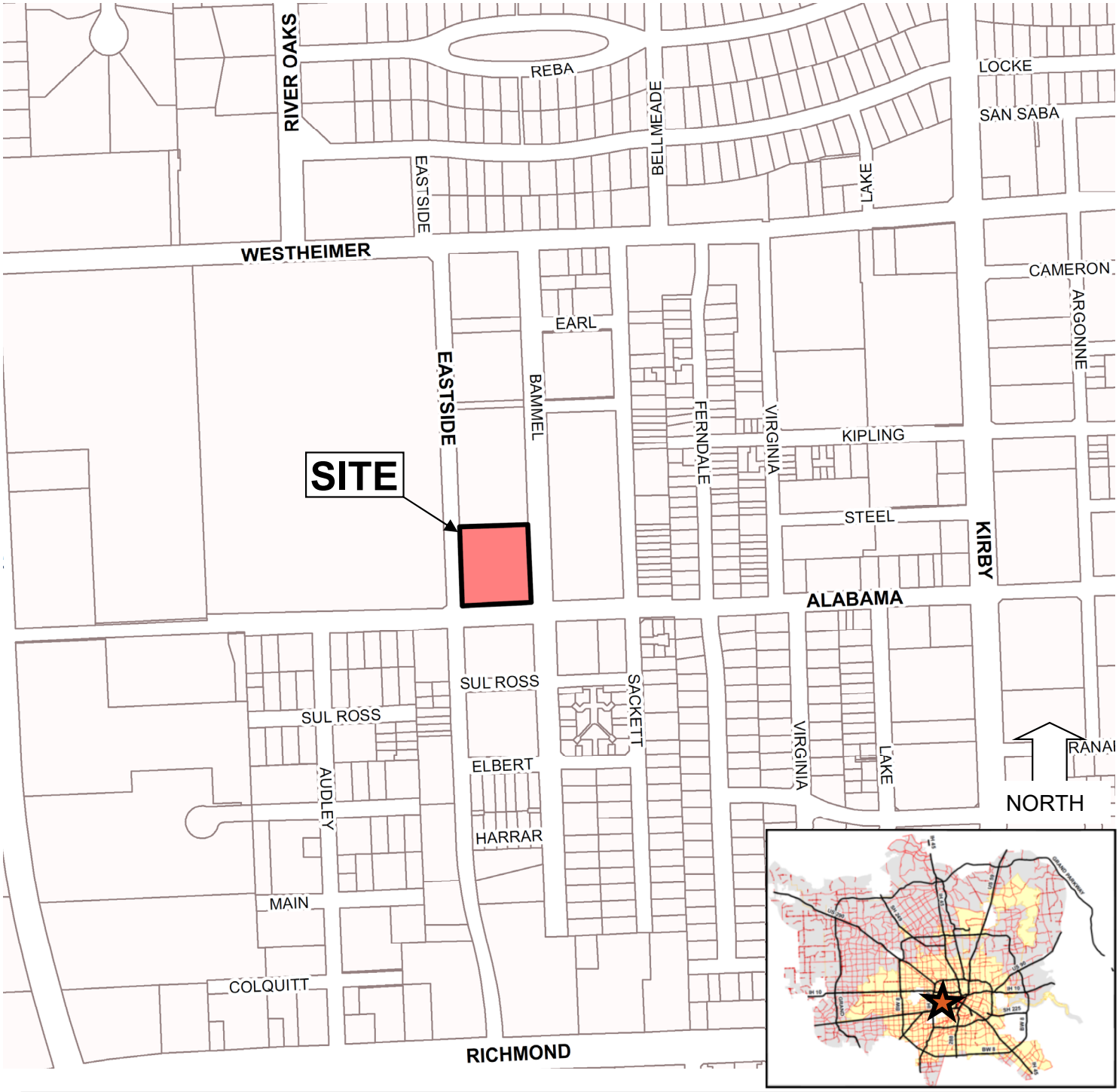
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Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Ace and Ivy River Oaks

Applicant: Windrose



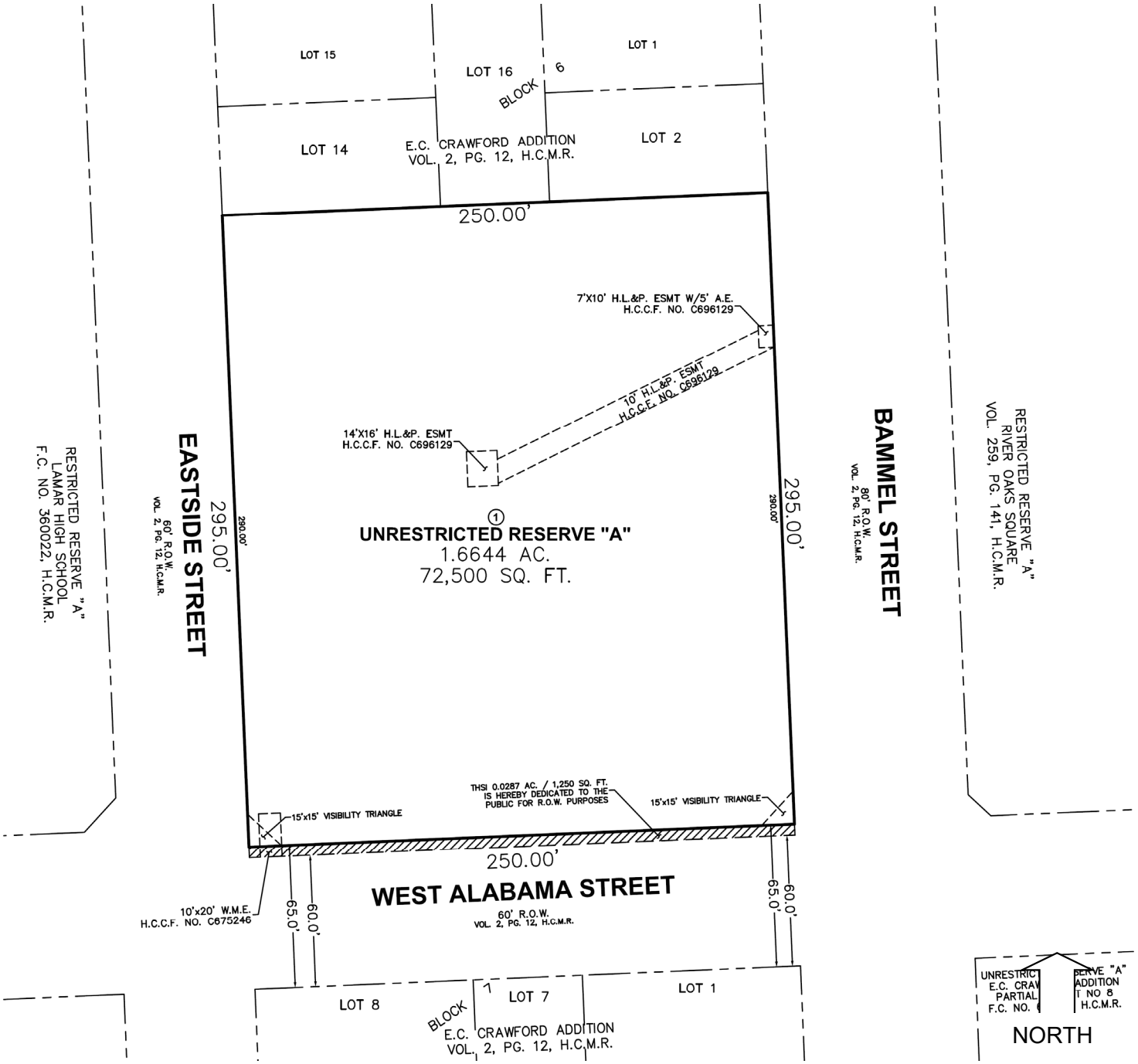
D – Variances **Site Location**

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 09/18/2025**

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Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 09/18/2025**

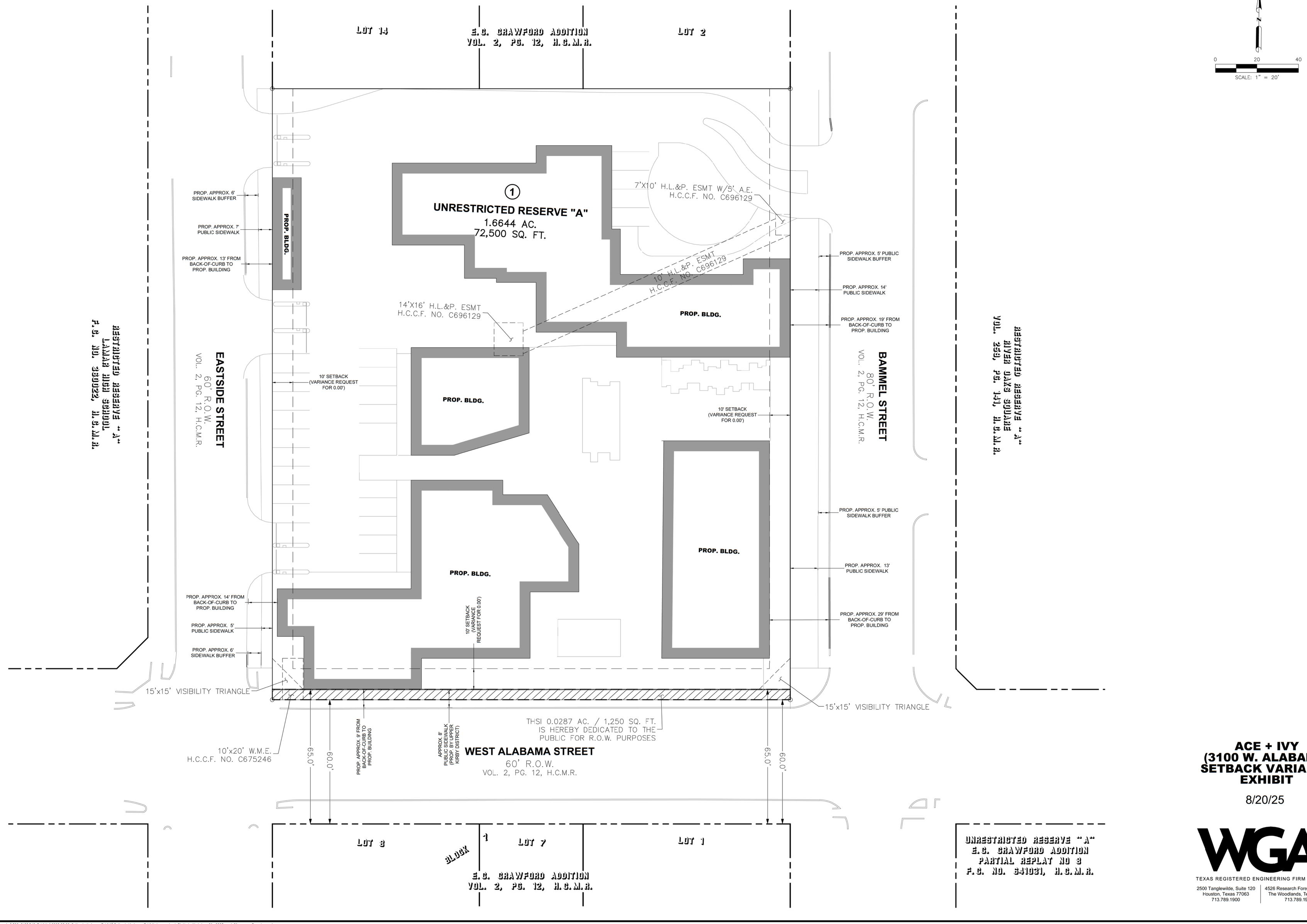
Subdivision Name: Ace and Ivy River Oaks

Applicant: Windrose



D – Variances

Aerial



ACE + IVY (3100 W. ALABAMA) SETBACK VARIANCE EXHIBIT

8/20/25

WGA

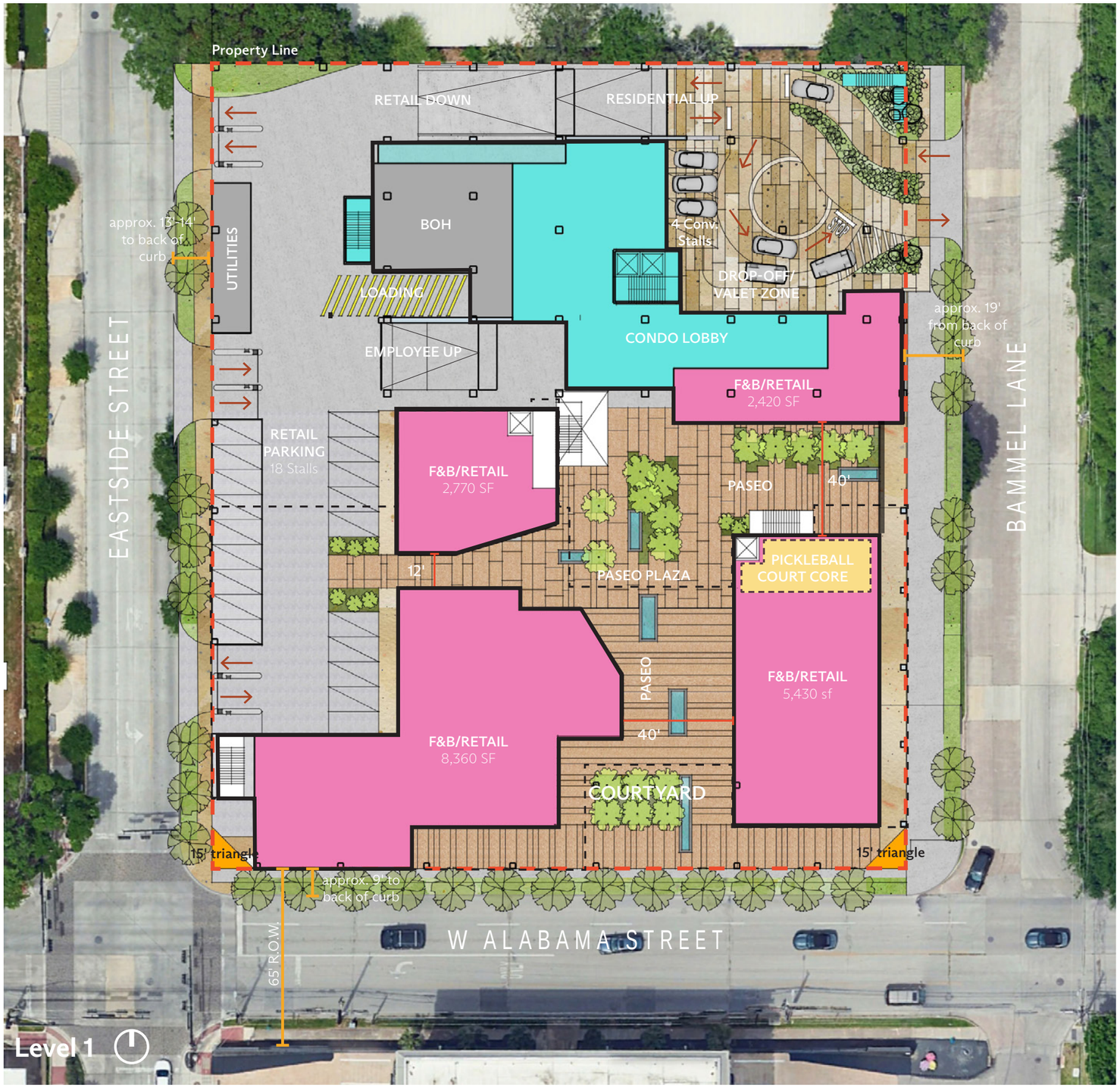
TEXAS REGISTERED ENGINEERING FIRM F-9756

2500 Tanglewilde, Suite 120
Houston, Texas 77063
713.789.1500

4526 Research Forest, Suite 360
The Woodlands, Texas 77381
713.789.1500

Drawing: Z:\00694 (House and Robertson)\003 - Ace + Ivy\500 CAD\540 Exhibits\2025.08.20 Setback Variance Exhibit\Setback Variance Exhibit.dwg Last Plotted: Wed Aug 20, 2025 - 4:29pm By: skarouni

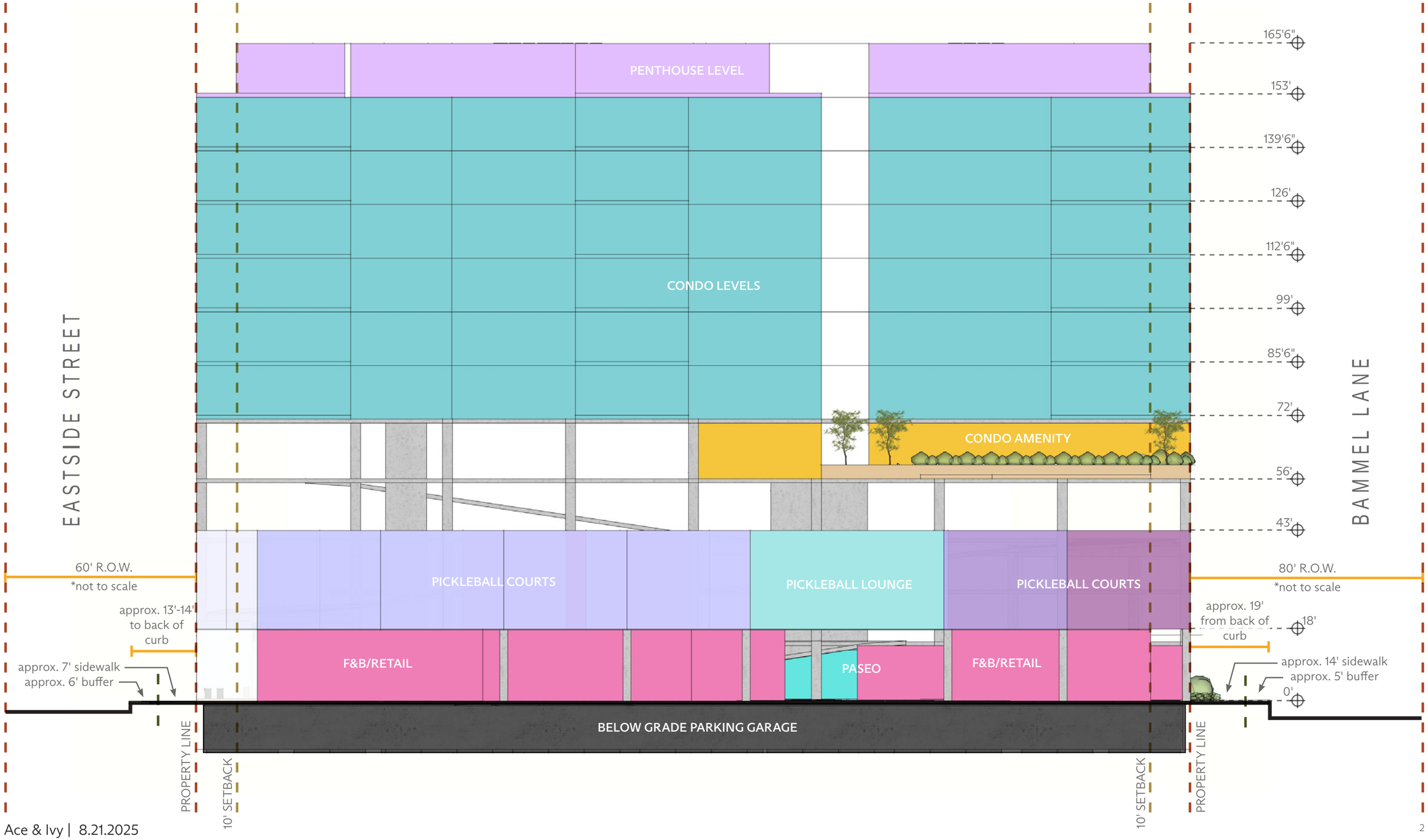
Site Plan - Level 01



60'

20' 120'

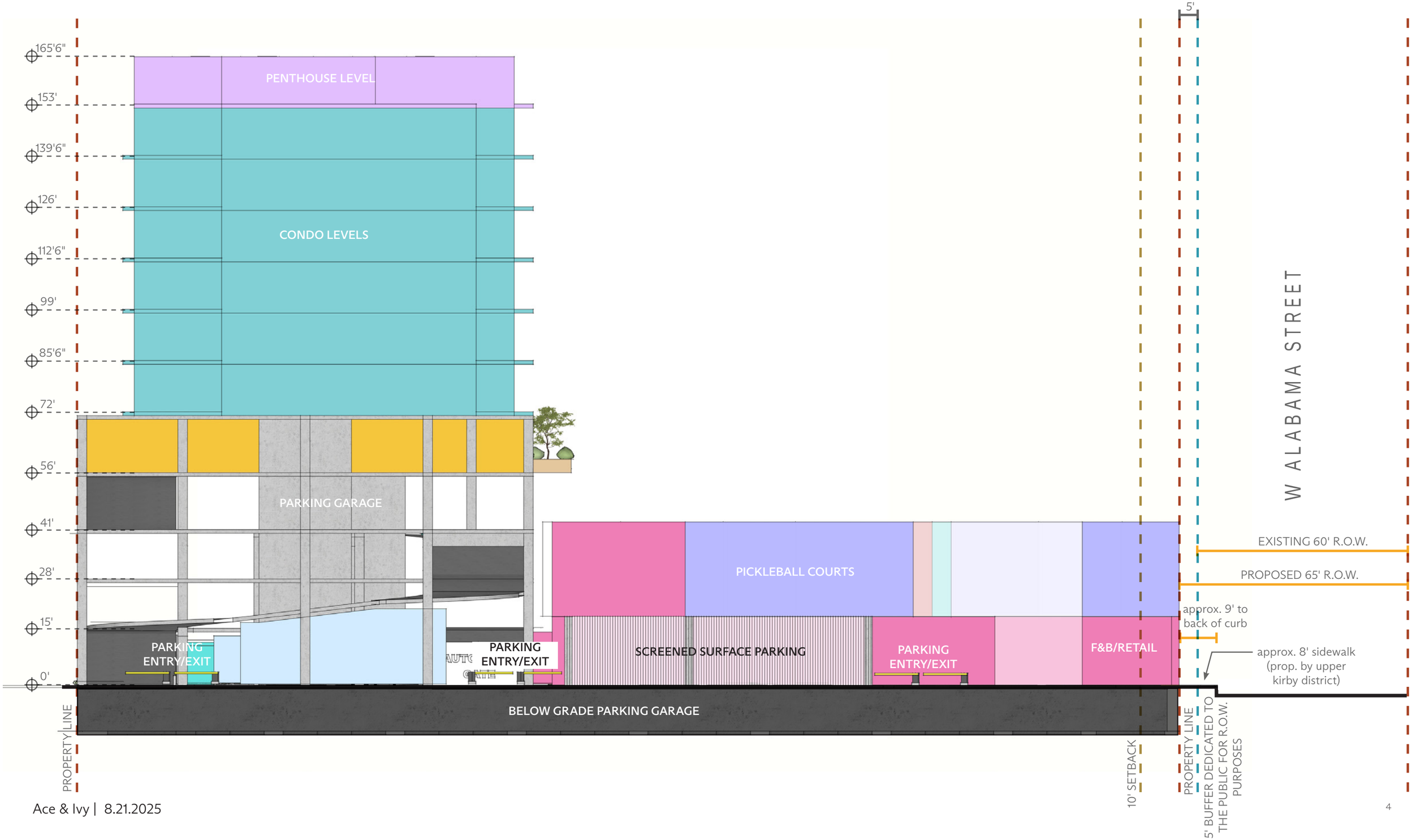
Elevation - Alabama St.



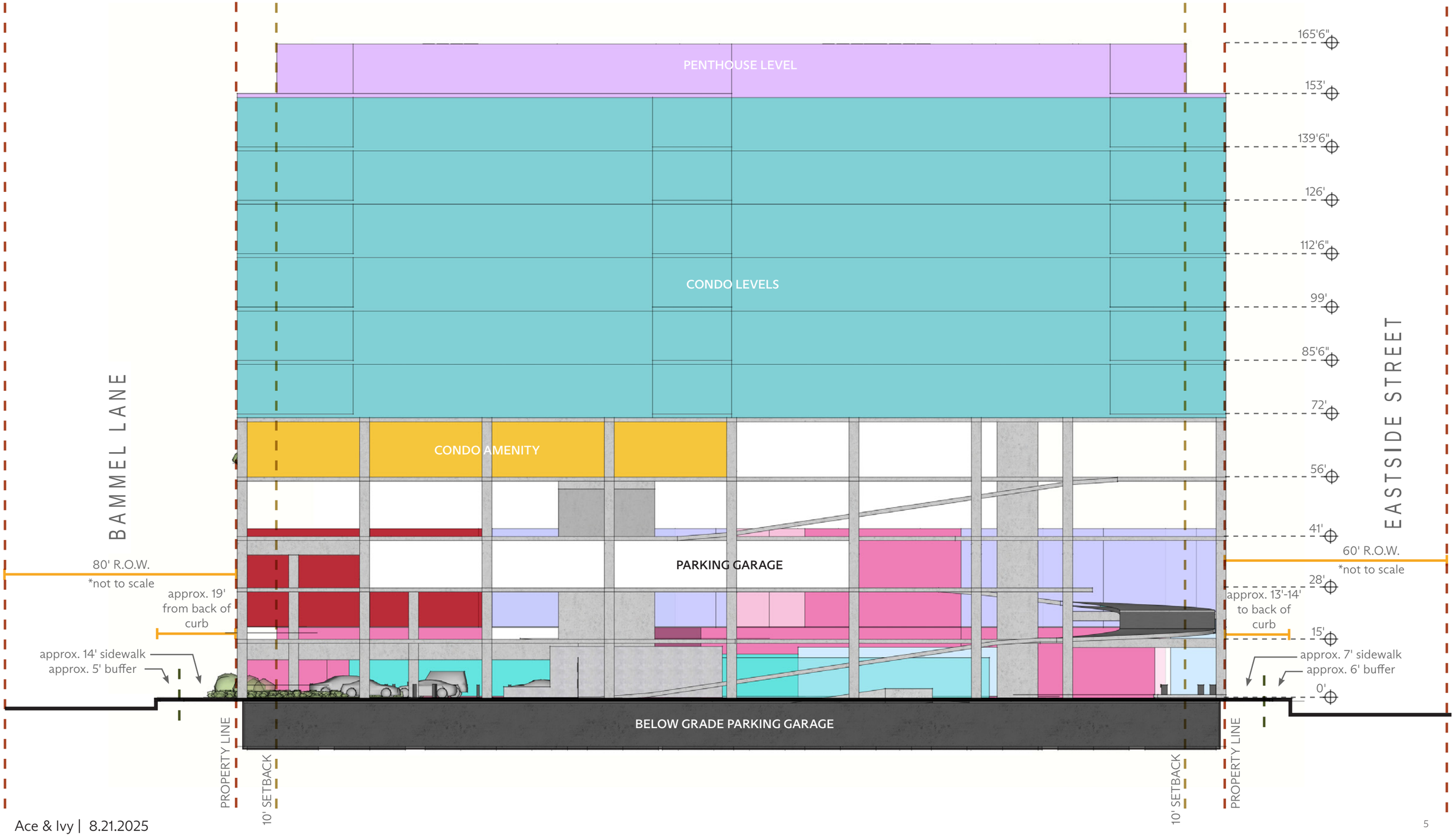
Elevation - Bammel Lane



Elevation - Eastside St.



Elevation - North Property Line



3D View


PH
CONDOS
RESI AMENITY
PARKING GARAGE
PICKLEBALL
PICKLEBALL LOBBY
F&B/RETAIL
F&B/RETAIL
W ALABAMA STRE
BAMMEL LAN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1515
Plat Name: Ace and Ivy River Oaks
Applicant: JP Anders
Date Submitted: 8/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 0' building line along Eastside Dr., Bammel Rd., and West Alabama St.

Chapter 42 Section: Sec. 42-155. - Collector and local streets—Uses other than single-family residential.

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

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The Ace and Ivy project is a mixed-use development consisting of condos, pickleball courts, and various retail establishments that aim to seamlessly integrate into the fabric of the Upper Kirby neighborhood. This development is comparable to the Cabochon Apartments just north of the tract as an upscale boutique community with a comparable number of floors and similar footprint regarding parking – but with expanded public-accessible amenities. The site is designed in a way that maximizes the amenities available to the public by maintaining an open/accessible layout while creating an attractive living space for prospective residents. The 0' building line along Eastside is necessary to allow the planned F&B/Retail building the optimal use of second-level space while keeping the street-level realm open and accessible. A 0' building line along Bammel is needed to accommodate the expanded residential space that would abut the space above the public sidewalk beginning approximately 18' above street level. No additional ROW should be needed along Bammel as it is already wide enough for current development guidelines. The developer is already dedicating a 5'/ 0.0287 AC Right of Way along West Alabama for future expansion of the road along with an additional 6' sidewalk easement. These concessions cut into the useable space that the developer has for the public-accessible amenities. Therefore, a 0' building line is being requested to allow the developer to build out the a modest section of the proposed 8,360 SF building at the corner of Eastside and West Alabama.

(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 variance is justified by the low impact of the development proposed pedestrian enhancements and amenities. These do not represent hardships. The developer has gone to great lengths to plan out a project that positively impacts not only the residents, but the greater community has a whole.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed buildings are all within the planned sidewalks. The planned paseo garden walkway and courtyard seamlessly integrates the residential tower and public-accessible amenities. Even with 0' building lines, the public Right of Way is clearly defined and protected.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The developers' plans are marketed towards "the wellness-centric individual or family". The planned amenities, both public and private, support an active, well-rounded lifestyle reflected in the site layout. Granting these requests, especially the 0' building line along West Alabama, allows the creation of an open, welcoming third space that both the public and residents can safely enjoy.

(5) Economic hardship is not the sole justification of the variance.
The variance is justified by the positive economic impact of the development as well as the proposed pedestrian enhancements. These do not represent hardships.

CITY OF HOUSTON
Planning & Development Department

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Mayor

Vonn Tran
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www.houstontx.gov

Special Request Notice

VAR/SE

August 27, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1515

PLAT NAME：Ace and Ivy River Oaks

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located along the north side of W Alabama Street, bounded by Eastside Street and Bammel Lane. 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 allow a 0' building line along Eastside Dr., Bammel Rd., and West Alabama St. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

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 Check-In Planner, Tammi Williamson, with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623.

The Planning and Development Department 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, September 18, 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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- **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

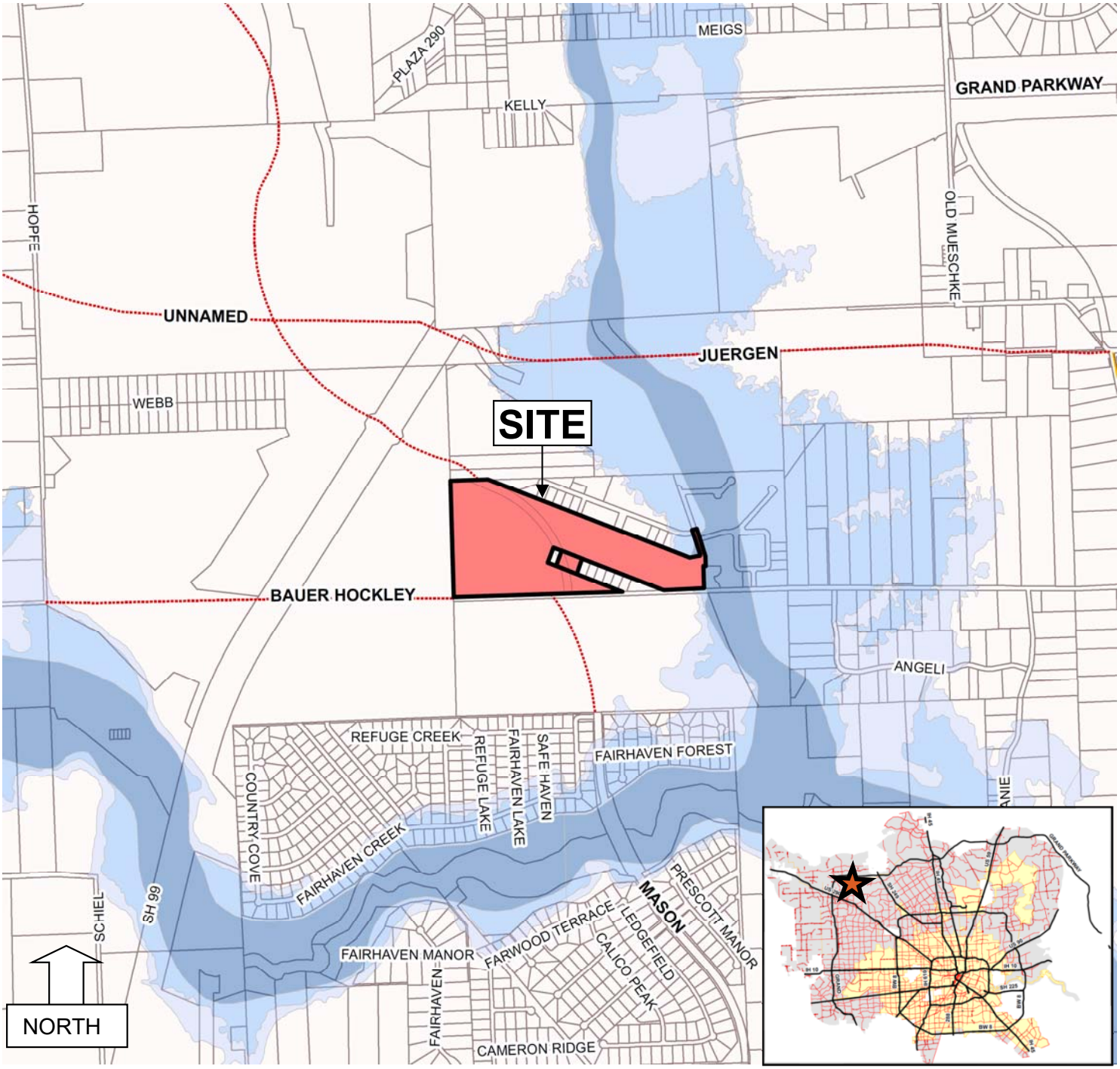
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Bauer Hockley Mason Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

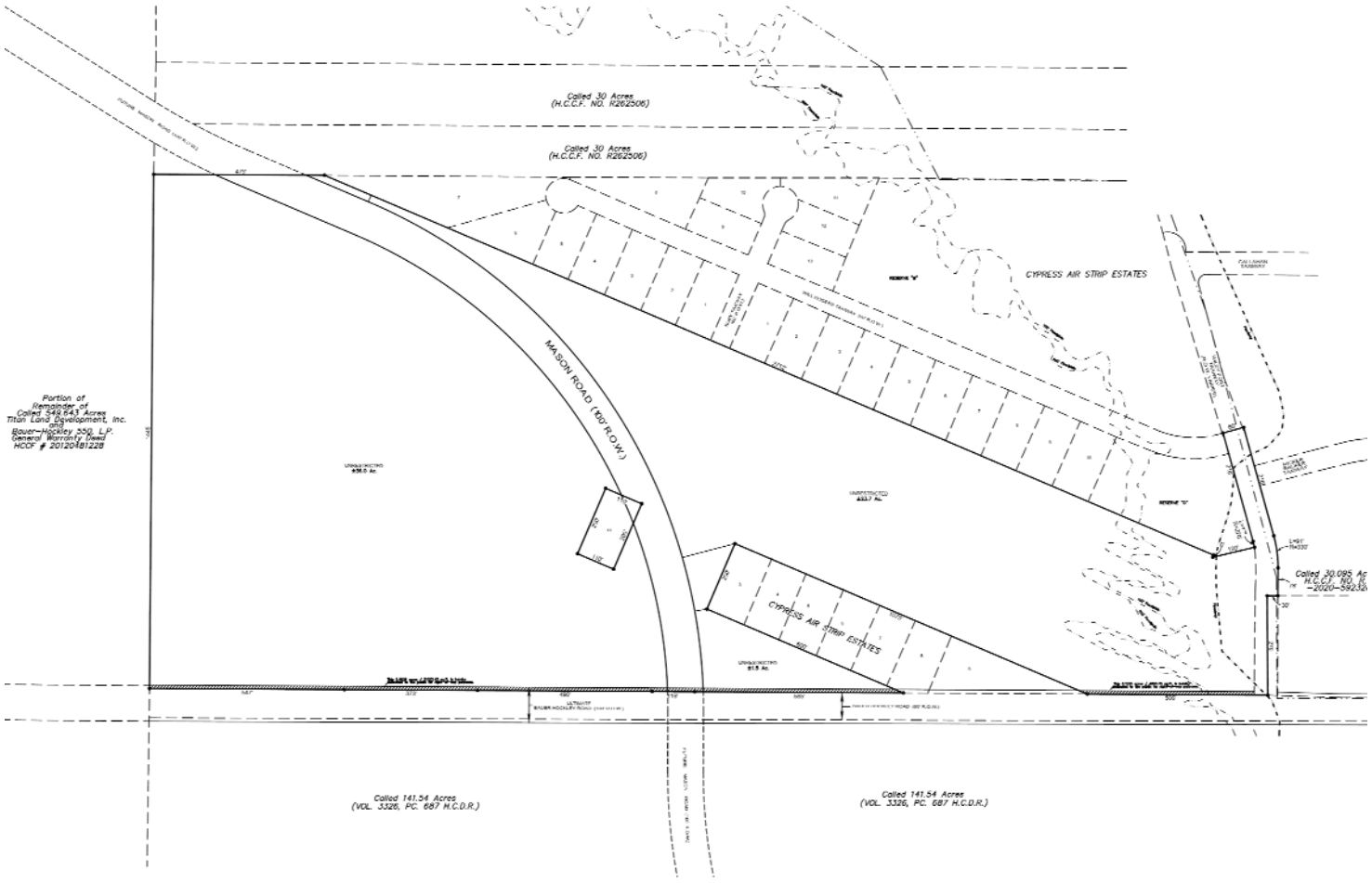
Site Location

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Bauer Hockley Mason Tract GP

Applicant: Meta Planning + Design LLC



NORTH

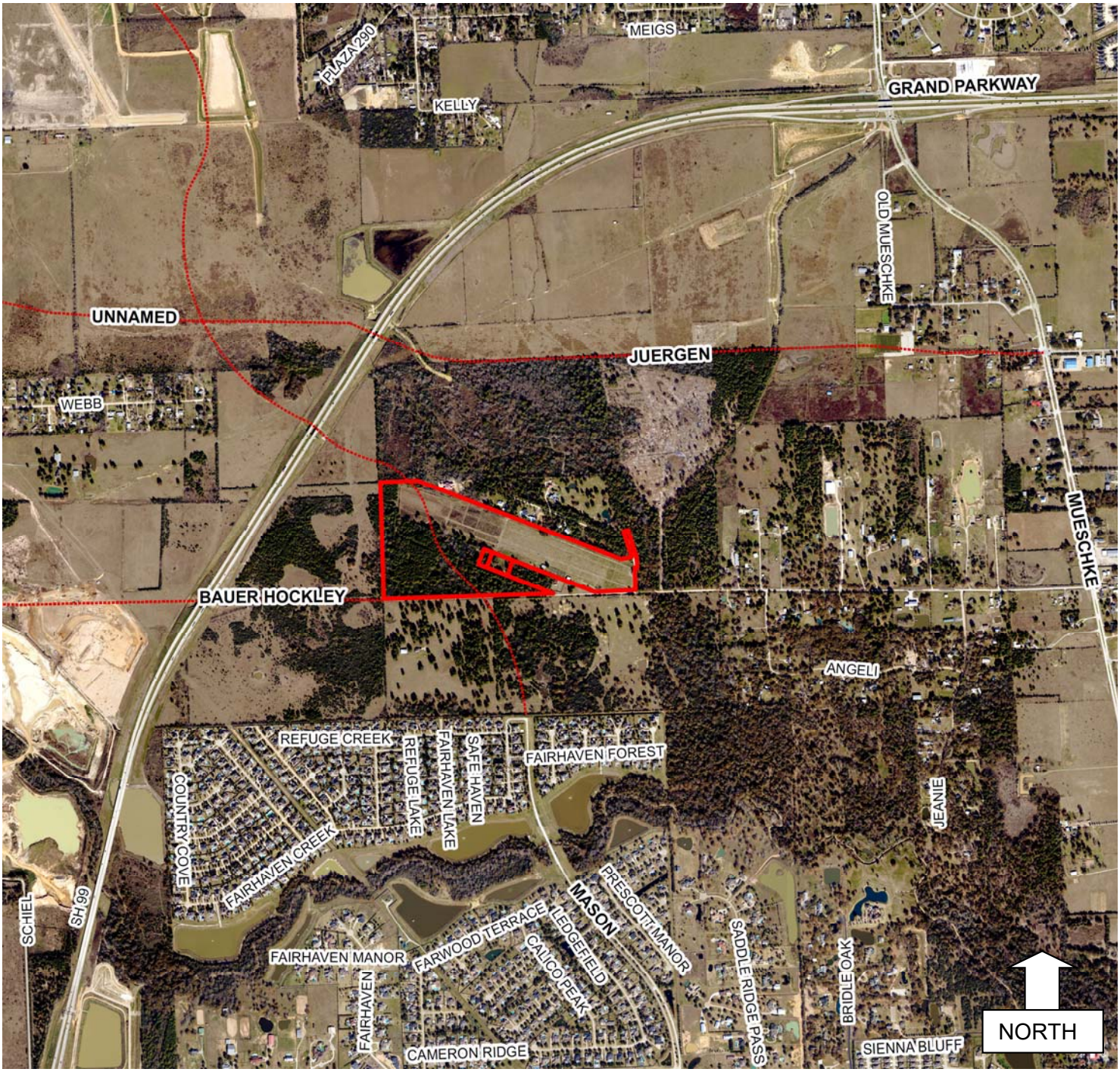
D – Variances **Subdivision**

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Bauer Hockley Mason Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1486
Plat Name: Bauer Hockley Mason Tract GP
Applicant: Jacob Guerrero
Date Submitted: 8/11/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate the existing private street, Ruby Taxiway with a cul-de-sac and to exceed the maximum intersection spacing of 1400' by allowing approximately ±2,720 feet between Grand Parkway (TX-99) and Mueshke Road, while providing no stub streets along the northeastern boundary of the subject site.

Chapter 42 Section: 128, 134

Chapter 42 Reference:
Sec. 42-128. Intersections of local streets
[…] (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Sec 42-134. Street extension
[…] A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: […]

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The Bauer Hockley Mason Tract is a proposed ±66.8-acre development located in the northwest portion of Houston's ETJ in Harris County. It lies east of the Grand Parkway (TX-99), west of the major thoroughfare Mueschke Road, and north of Bauer Hockley Road. The site is bisected by the proposed major thoroughfare, Mason Road. The subject property is adjacent to several low-density residential subdivisions, including Cypress Air Strip Estates, an unrecorded subdivision, which is located directly to the northeast. The overall intent for the site includes a mix of uses such as commercial and light industrial.

The proposed development does not include any stub streets connecting to the existing residential neighborhood located along the northeastern boundary. The

neighborhood to the northeast is an unrecorded subdivision with unplatted, privately owned and maintained streets. The existing streets do not meet current design or infrastructure standards and cannot be used as connections, as the pavement is not of adequate width and the roads are in disrepair. Additionally, these roads are currently being used as private driveways and are not capable of supporting the traffic volume that would be generated by the new subdivision.

In this case, only one street touches the subject site at approximately 1,480' along the northeastern boundary. The existing paving is currently not constructed all the way to the boundary of the subject tract, leaving a gap that would need to be constructed by the adjacent homeowner or County. If a connecting street were proposed and constructed to the GP, it would likely remain a dead-end for an indefinite period, increasing the potential for issues such as illegal dumping.

Per Chapter 42, a local through-street or stub street is required every 1,400 feet which would necessitate at least 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 ±9,609 feet between the Grand Parkway (TX-99) and Mueshke Road. Of this distance, approximately ±2,720 feet borders the existing subdivision.

The subject tract proposes to construct a portion of Mason Road, which will function as in an internal north-to-south street connection with the intent to connect Grand Parkway (TX-99) and Bauer Hockey Road, this will provide the same vehicular circulation for the area without the need to provide multiple stub streets into the unrecorded subdivisions. The requirement for a stub street is intended to facilitate future connectivity between neighborhoods, which is both undesirable and highly unlikely to be achieved in this case. The new internal north-to-south street will provide a benefit by connecting traffic to the surrounding thoroughfares on either side without cutting through the existing neighborhood.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The location of the unrecorded subdivision and the formation of adjacent property boundaries are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant.

(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 a stub street. The addition of a stub street would not provide the desired circulation because it is not practical to connect, and if connected would invite cut-though traffic.

(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 undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The disapproval of this variance may be injurious to the public health, safety, or welfare of the community, as undesirable

activities frequently occur along stub streets that are not extended, and also when connecting single family to commercial.

(5) Economic hardship is not the sole justification of the variance.
The existing unrecorded subdivision to the northeastern boundary of the General Plan is the justification for this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1486
Plat Name: Bauer Hockley Mason Tract GP
Applicant: Jacob Guerrero
Date Submitted: 8/11/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a reduced centerline radius of 1,500 feet in three curves along major thoroughfare Mason Road.

Chapter 42 Section: 132

Chapter 42 Reference:
(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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 Bauer Hockley Mason Tract is a proposed ±66.8-acre development located in the northwest portion of Houston's ETJ in Harris County. It lies east of the Grand Parkway (TX-99), west of the major thoroughfare Mueschke Road, and north of Bauer Hockley Road. A proposed extension of Mason Road, a major thoroughfare, is planned to bisect the site running north to south. This extension will eventually connect to the existing underpass of the Grand Parkway, providing access to the Lakes of Fairhaven subdivision, which is located south of the Bauer Hockley Mason Tract.

The subject property is adjacent to several low-density residential subdivisions, including Cypress Air Strip Estates, located directly to the northeast. The overall intent for the site includes a mix of uses such as commercial and light industrial, all of which will significantly impact the roadway geometry along Mason Road. There are several existing constraints that make it difficult to achieve the required 2,000-foot centerline radius per Chapter 42. These constraints include the pre-existing underpass of the Grand Parkway, the constructed portion of Mason Road within the Lakes of Fairhaven subdivision, and out parcels that are currently not owned by the developer.

To achieve a connection between the Grand Parkway and Mason Road, the proposed alignment reduces the centerline radius along Mason Road to 1,500 feet, which is a minor deviation from the required 2,000 feet. Additionally, the tangent separating the two curves is proposed to be increased to over 200 feet. While the reduced centerline radius will not negatively affect traveler safety, increasing the tangent between the curves ensures that drivers have sufficient time to prepare for the upcoming curves.

This proposed alignment also enables Mason Road to intersect Bauer Hockley Road at a 90-degree angle, which is favorable under Harris County standards. Furthermore, due to the presence of out parcels not currently owned by the developer, the proposed alignment allows for the construction of half of the boulevard section of Mason Road, this is due to the alignment being able to fit in between the two out parcels, providing just enough room for half of the road to be built at this time.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The location of the pre-existing underpass of the Grand Parkway and the constructed portion of Mason Road within the Lakes of Fairhaven are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be preserved, as the reduction in centerline radii along Mason Road is a minor deviation from the requirement. This minor deviation is required to ensure that Mason Road within the Bauer Hockley Mason Tract aligns with underpass of the Grand Parkway and the Lakes of Fairhaven development.

(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 undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The centerline radii along Botkins Road will still be safe for those travelling along the road. Additionally, it has been proposed that longer tangents between the two curves be provided- this will ensure that drivers are able to prepare for the next curve with amble time.

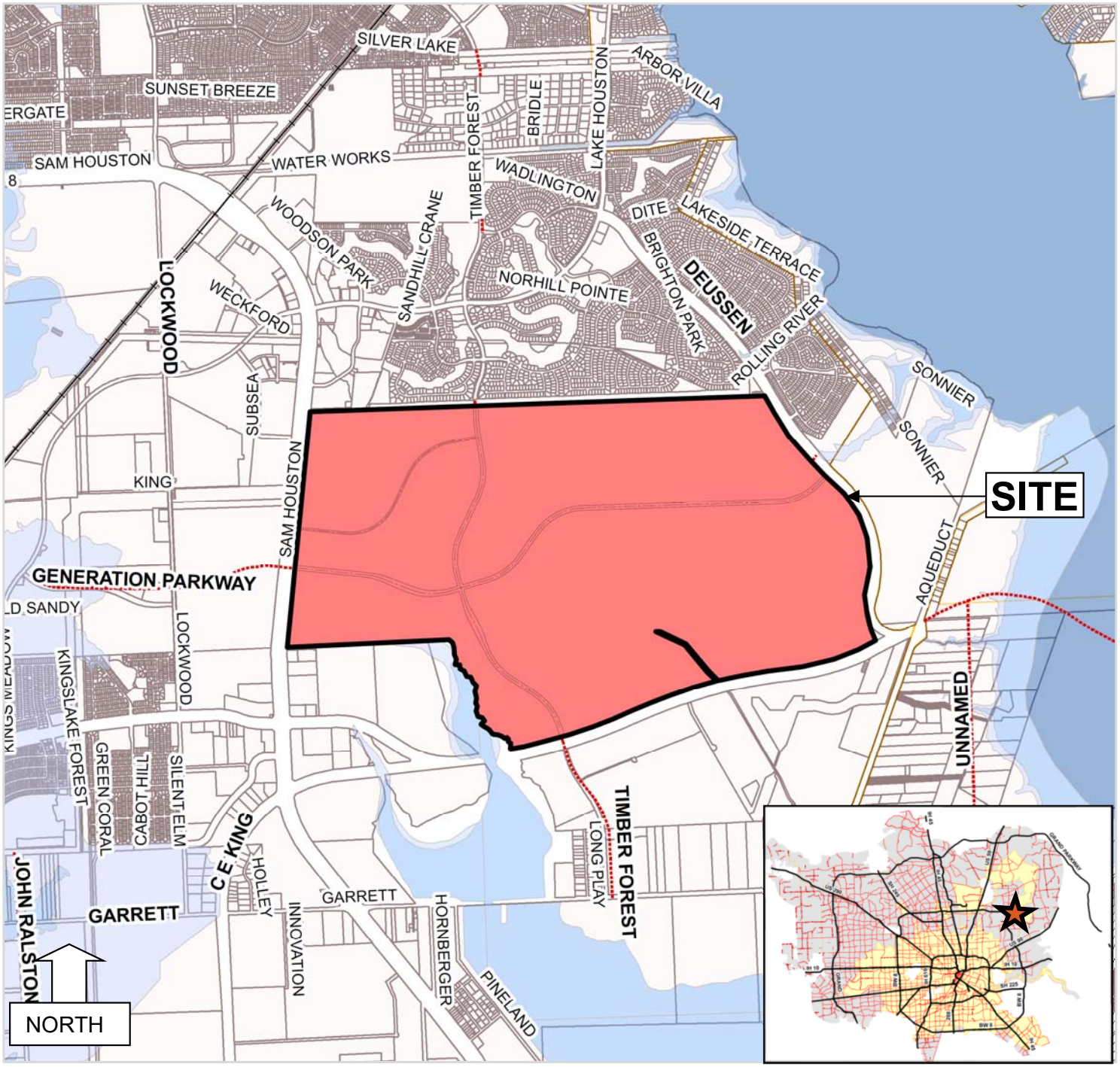
(5) Economic hardship is not the sole justification of the variance.
The existing conditions of the surrounding area are the justification for this variance.

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Generation Park East GP

Applicant: Patrick Planning Services, LLC



D – Variances

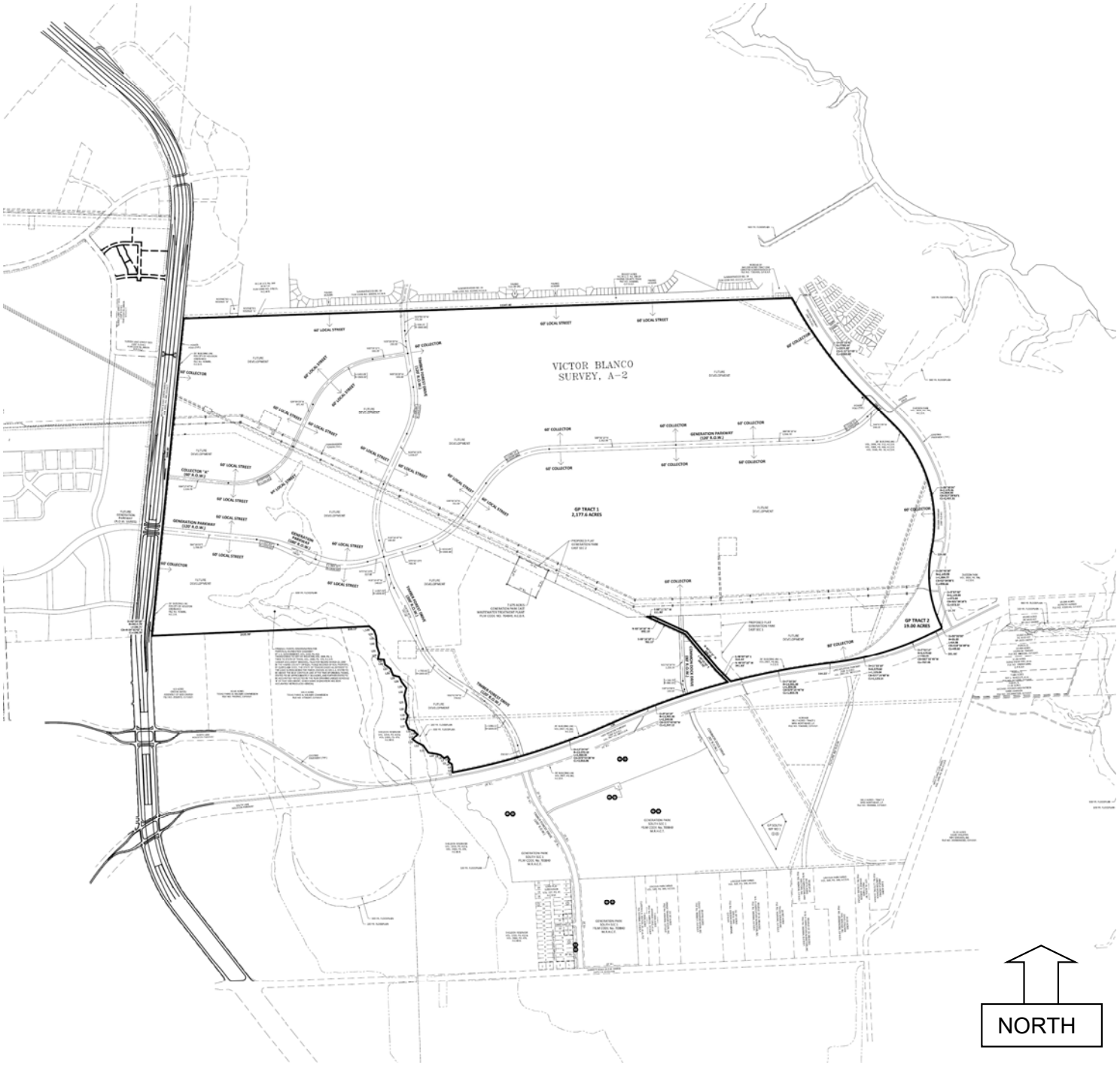
Site Location

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Generation Park East GP

Applicant: Patrick Planning Services, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 09/18/2025**

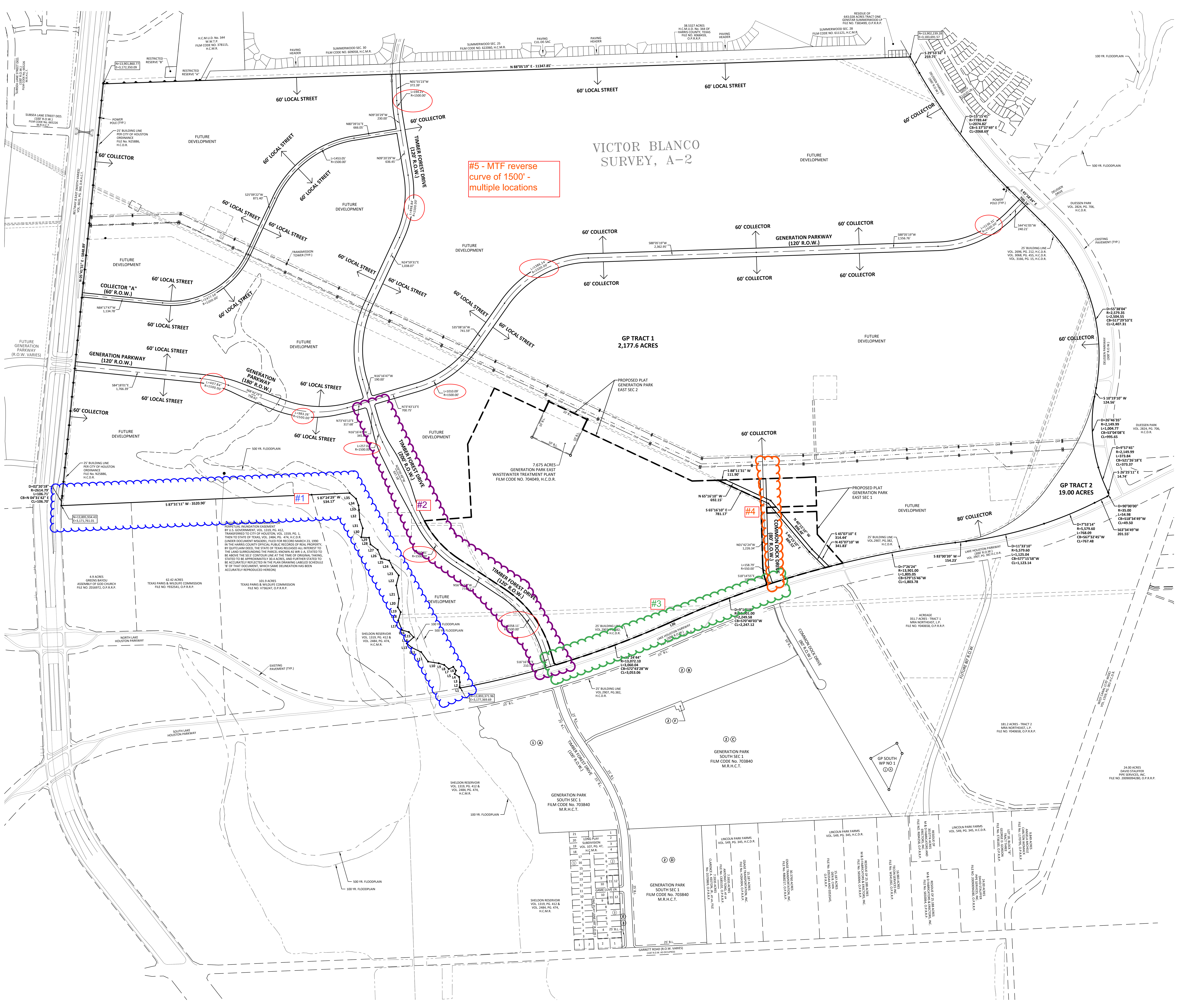
Subdivision Name: Generation Park East GP

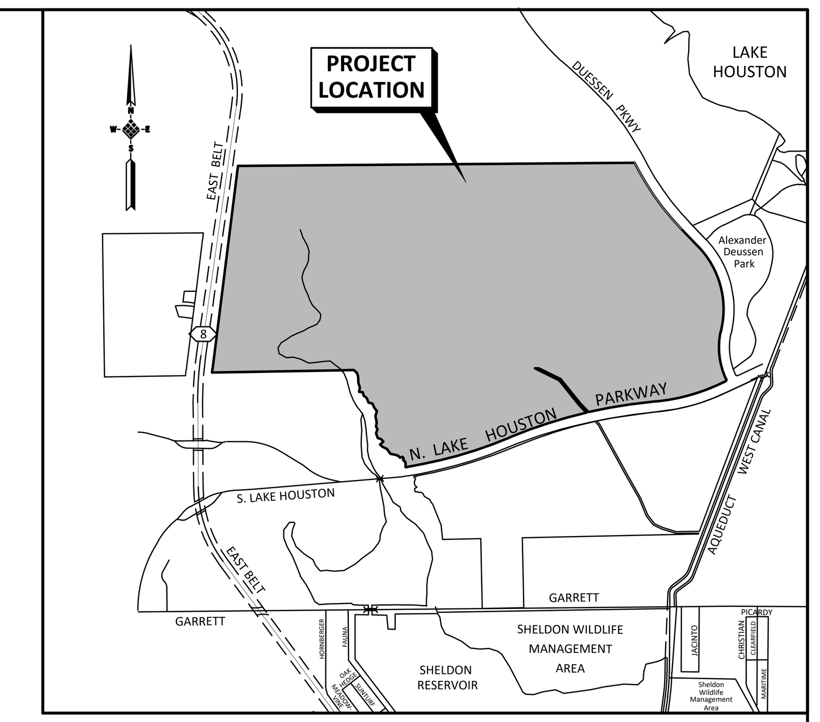
Applicant: Patrick Planning Services, LLC



D – Variances

Aerial





LOCATION MAP
N.T.S.
(KEY MAP NO. 417 K, L, M, P, Q, R)

500' 0' 500'
SCALE
1"=500'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°21'09" W	15.99'
L2	N 02°52'51" E	68.69'
L3	N 08°04'09" W	74.86'
L4	N 55°54'09" W	75.85'
L5	N 20°30'51" E	50.36'
L6	N 34°37'09" W	64.87'
L7	S 64°04'51" W	71.12'
L8	N 48°09'09" W	85.67'
L9	N 73°00'09" W	80.48'
L10	N 81°06'09" W	151.83'
L11	N 36°03'09" W	165.56'
L12	N 64°16'09" W	141.90'
L13	N 50°40'09" W	93.94'
L14	N 47°32'51" E	129.32'
L15	N 42°52'09" W	99.98'
L16	N 73°40'09" W	99.95'
L17	N 21°53'09" W	144.00'
L18	N 17°03'51" E	122.94'
L19	N 31°46'09" W	79.04'
L20	N 07°29'51" E	125.80'
L21	N 11°55'09" W	187.94'
L22	N 14°45'51" E	144.46'
L23	N 37°30'09" W	142.37'
L24	N 26°00'09" W	108.17'
L25	N 76°40'09" W	115.00'
L26	N 22°22'09" W	134.10'
L27	N 53°11'09" W	126.08'
L28	N 11°35'09" W	97.00'
L29	N 86°46'09" W	110.34'
L30	N 09°41'51" E	126.86'
L31	N 19°14'09" W	130.60'
L32	N 04°09'09" W	135.10'
L33	N 06°04'09" W	64.49'
L34	N 20°31'09" W	100.09'
L35	N 48°19'09" W	120.77'
L36	S 66°01'05" W	100.00'

GENERATION PARK EAST GP

A SUBDIVISION OF

2,196.6 ACRES

LOCATED IN

VICTOR BLANCO SURVEY, A-2
HARRIS COUNTY, TEXAS

OWNER: **GENERATION PARK MANAGEMENT DISTRICT**
1300 POST OAK BLVD., SUITE 1400, HOUSTON, TEXAS 77056-3078
PH: 713-623-4531

MRA NORTHEAST, L.P.
A TEXAS LIMITED PARTNERSHIP
1021 MAIN STREET, SUITE 1400, HOUSTON, TEXAS 77002
PH: 713-860-3000

MRA NORTHEAST #2, L.P.
A TEXAS LIMITED PARTNERSHIP
1021 MAIN STREET, SUITE 1400, HOUSTON, TEXAS 77002
PH: 713-860-3000

ENGINEER: IDS Engineering Group
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TxEng Firm 2726
TxSurv Firm 10110700

September 3, 2025 IDS PROJECT NO. 133902407 SHEET 1 OF 1

\\idseg.com\FS\Projects\1300\133902407 TO 155 GP East Sec 2 Plat\CAD\DWG\C-Gen Plan GP East.dwg [30x42] Plotted Sep 03, 2025 at 3:18pm by tbradshaw (Last Saved by: tbradshaw)

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1596
Plat Name: Generation Park East GP
Applicant: David Patrick
Date Submitted: 9/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To use curve radii of 1,500' rather than the required 2,000' in several locations along the major thoroughfares of Generation Parkway and Timber Forest Drive.

Chapter 42 Section: 42-132 (a)

Chapter 42 Reference:
Sec. 42-132. - Curves.
(a)Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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
NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Generation Park, in its entirety, is a 4,300-acre commercial master-planned mixed-use development in northeast Houston near the intersection of Beltway 8 East and North Lake Houston Parkway. The site is bounded by Beltway 8 to the west, Lake Houston Parkway to the south, and Deussen Parkway to the east. Generation Park is comprised of land that spans both sides of the Beltway making up Generation Park West and Generation Park East. The site's proximity to the Beltway and the Houston Ship Channel make it a great location for all kinds of land-uses such as large industrial users, retail, office, and multifamily. While this development will serve many large users, the developer has made it an emphasis for the entire development to be geared toward walkability with interconnected trails and parks. This philosophy will hopefully be implemented further by connecting to the abutting State Park land to the southwest should the developer get permission from the State to do so.
The existence of both natural and man-made site constraints throughout the development means the developer cannot realistically comply with the one-size-fits-all requirements in Chapter 42. The constraints that affect the subject site of Generation Park East are Carpenter's Bayou on the west side of the General Plan (GP), Texas Parks & Wildlife State Lands on the southwestern portion of the GP, and

a 370' wide pipeline and high voltage transmission corridor that traverses the entire GP from Beltway 8 to the west and Deussen Parkway to the east, the alignments and locations of existing roads bordering the GP, and the need to create sites for large commercial and industrial users.
Due to these constraints, abiding by the 2000' minimum curve radii along Generation Parkway and Timber Forest Drive are impractical and contrary to sound public policy. This is due to Carpenter's Bayou to the west, the need to cross the pipeline/transmission corridor at near 90-degree angles, and to maintain a secure site boundary for a large single industrial user that will be located on the east side of Timber Forest Drive, south of Generation Parkway and the pipeline/transmission corridor, north of Lake Houston Parkway, and west of Common Dock Drive. This area is being shown on the GP as Section 2. Furthermore, the proposed geometry is supported by the American Association of State Highway and Transportation Officials (AASHTO) guidelines of 1,039' for the proposed design speed of 45 mph. The requests for reduced curve radii can be understood by referencing Locations 7-12 on the aerial exhibit.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The rules for intersection spacing are not one size fits all. Due to the nature of the large commercial and industrial land-uses in this master-planned development, the intersection spacing requirements are not realistic or practical. In addition, the constraints of Carpenter's Bayou to the west and the transmission/pipeline corridor traversing the site make complying with the intersection spacing and minimum curve radii standards unfeasible.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of this chapter with regards to curve radii is to ensure drivers can maintain adequate site lines for vehicular safety. Due to the design speed of the major thoroughfares throughout the development, the request of 1,500' is well above the AASHTO guidelines. Due to the constraints and the nature of the large commercial and industrial land-uses in this master-planned development, the curve radii requirements are not always prudent.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The proposed road geometry is going above and beyond the AASHTO guidelines based on the design speed of these specific major thoroughfares, which will ensure public health and safety within the development.

(5) Economic hardship is not the sole justification of the variance.
The justifications for the variances are related to the nature of the land-uses for the proposed development. The requested variances are necessary due to unique natural and man-made site conditions. The rules for curve radii along major thoroughfares are not one size fits all. This development embodies what Houston stands for in promoting industry in a responsible and economical way by locating it along major highways and major thoroughfares while still maintaining a philosophy and awareness for greenspaces and natural features. This development preserves the intent of Chapter 42, complies with AASHTO safety guidelines, and supports a

development framework that balances industrial-scale users with safe, efficient circulation and road geometry.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1596
Plat Name: Generation Park East GP
Applicant: David Patrick
Date Submitted: 9/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To eliminate required stub streets along the GP's south/southwestern boundary due to the presence of Texas Parks & Wildlife State Lands and the existing Assembly of God Church at the northeast corner of North Lake Houston Parkway and Beltway 8 East (Locations 1 and 2 on aerial exhibit); To eliminate east/west local streets along Timber Forest Drive between Generation Parkway to the north and Lake Houston Parkway to the south; To eliminate north/south local streets along Lake Houston Parkway between Timber Forest Drive and Common Dock Drive (Locations 3-6 on aerial exhibit); To eliminate an east/west local street between Common Dock Drive to the west, the transmission/pipeline corridor to the north, and the proposed 80' collector to the east (Location 4 on aerial exhibit)

Chapter 42 Section: 42-128 (a)

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

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Generation Park, in its entirety, is a 4,300-acre commercial master-planned mixed-use development in northeast Houston near the intersection of Beltway 8 East and North Lake Houston Parkway. The site is bounded by Beltway 8 to the west, Lake Houston Parkway to the south, and Deussen Parkway to the east. Generation Park is comprised of land that spans both sides of the Beltway making up Generation Park West and Generation Park East. The site's proximity to the Beltway and the Houston Ship Channel make it a great location for all kinds of land-uses such as large industrial users, retail, office, and multifamily. While this development will serve many large users, the developer has made it an emphasis for the entire development to be

geared toward walkability with interconnected trails and parks. This philosophy will hopefully be implemented further by connecting to the abutting State Park land to the southwest should the developer get permission from the State to do so.
The existence of both natural and man-made site constraints throughout the development means the developer cannot realistically comply with the one-size-fits-all requirements in Chapter 42. The constraints that affect the subject site of Generation Park East are Carpenter's Bayou on the west side of the General Plan (GP), Texas Parks & Wildlife State Lands on the southwestern portion of the GP, and a 370' wide pipeline and high voltage transmission corridor that traverses the entire GP from Beltway 8 to the west and Deussen Parkway to the east, the alignments and locations of existing roads bordering the GP, and the need to create sites for large commercial and industrial users.
The first set of intersection spacing variance requests, indicated on the aerial site exhibit as Locations 1 and 2, are along the south side of Generation Parkway between Beltway 8 and Timber Forest Drive. These streets are not going to be needed in a practical sense due to the existing Assembly of God church and the Texas Parks & Wildlife State Lands to the south. However, circulation within the site will be adequately addressed with both north/south local streets and the collector street shown on the GP. While the east/west collector will go through to Timber Forest Drive, no additional east/west streets for internal circulation or stubs will be provided due to presence of Carpenter's Bayou and the Texas Parks & Wildlife State Lands.
As displayed on the aerial exhibit as Locations 3-6, there will be no dedicated local streets to address intersection spacing along the east side of Timber Forest Drive between the pipeline/transmission corridor to the north, Lake Houston Parkway to the south, and Common Dock Drive to the east. This area, shown as Section 2, will be a large industrial user and providing public streets through the site would be contrary to preserving public safety and would cause the site to be less secure by breaking up the parcel with public roads. The existing wastewater treatment plant shown on the GP will be dismantled and moved to the eastern side of Common Dock Drive. This land will be incorporated into the large industrial tract that is shown as Section 2 on the GP.
Finally, the developer requests the elimination of the required east/west local street between the transmission/pipeline corridor to the north, Common Dock Drive to the west, and Lake Houston Parkway to the south, as indicated on the aerial exhibit as Location 4, due to the site being offered to a single user. This site is not very deep from a north/south perspective due to the setbacks needed along Lake Houston Parkway and the transmission/pipeline corridor. The width of the transmission/pipeline corridor means that only one north/south collector will be provided between Lake Houston Parkway and Generation Parkway, so a local street connection between Common Dock Drive and this future collector will not be needed.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The rules for intersection spacing are not one size fits all. Due to the nature of the large commercial and industrial land-uses in this master-planned development, the intersection spacing requirements are not realistic or practical. The natural and man-made constraints mentioned previously also make it impractical to abide by the intersection spacing standards.

(3) The intent and general purposes of this chapter will be preserved and maintained;
It is the chapter's intent to provide adequate circulation for the overall area, which this request does not inhibit in any way. The subject site will have adequate circulation due to the nature of the large users and there will not be local street intersection circulation needed at Locations 1-6 due to the constraints mentioned.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Mixing industrial traffic with other land uses on local streets is unsafe for the public and should be avoided where possible.

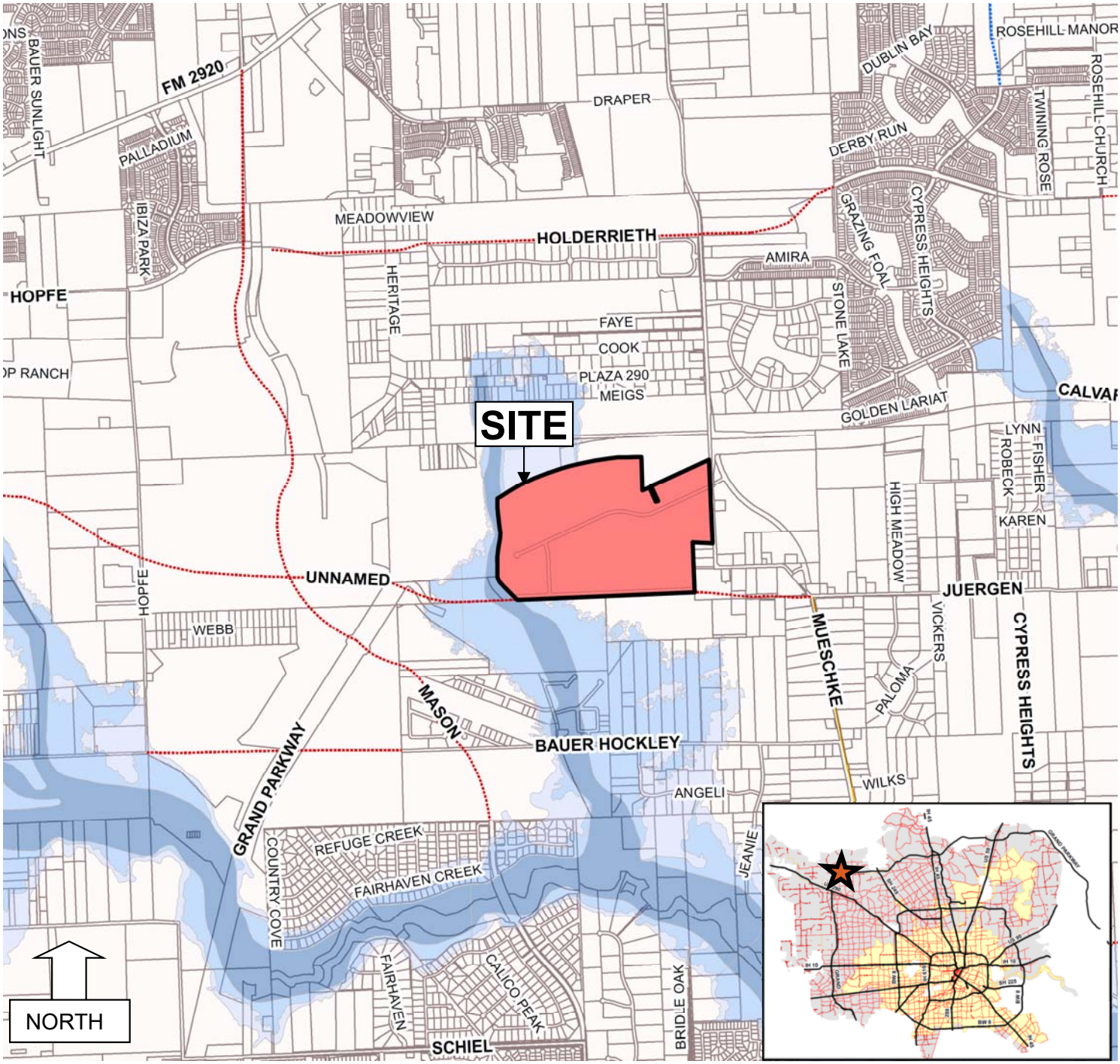
(5) Economic hardship is not the sole justification of the variance.
The justification for the variances is related to the nature of the land-uses for the proposed development. The requested variances are necessary due to unique natural and man-made site conditions. The rules for intersection spacing are not one size fits all. This development embodies what Houston stands for in promoting industry in a responsible and economical way by locating it along major highways and major thoroughfares while still maintaining a philosophy and awareness for greenspaces and natural features

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Northwest 99 Business Park GP

Applicant: Meta Planning + Design LLC



D – Variances

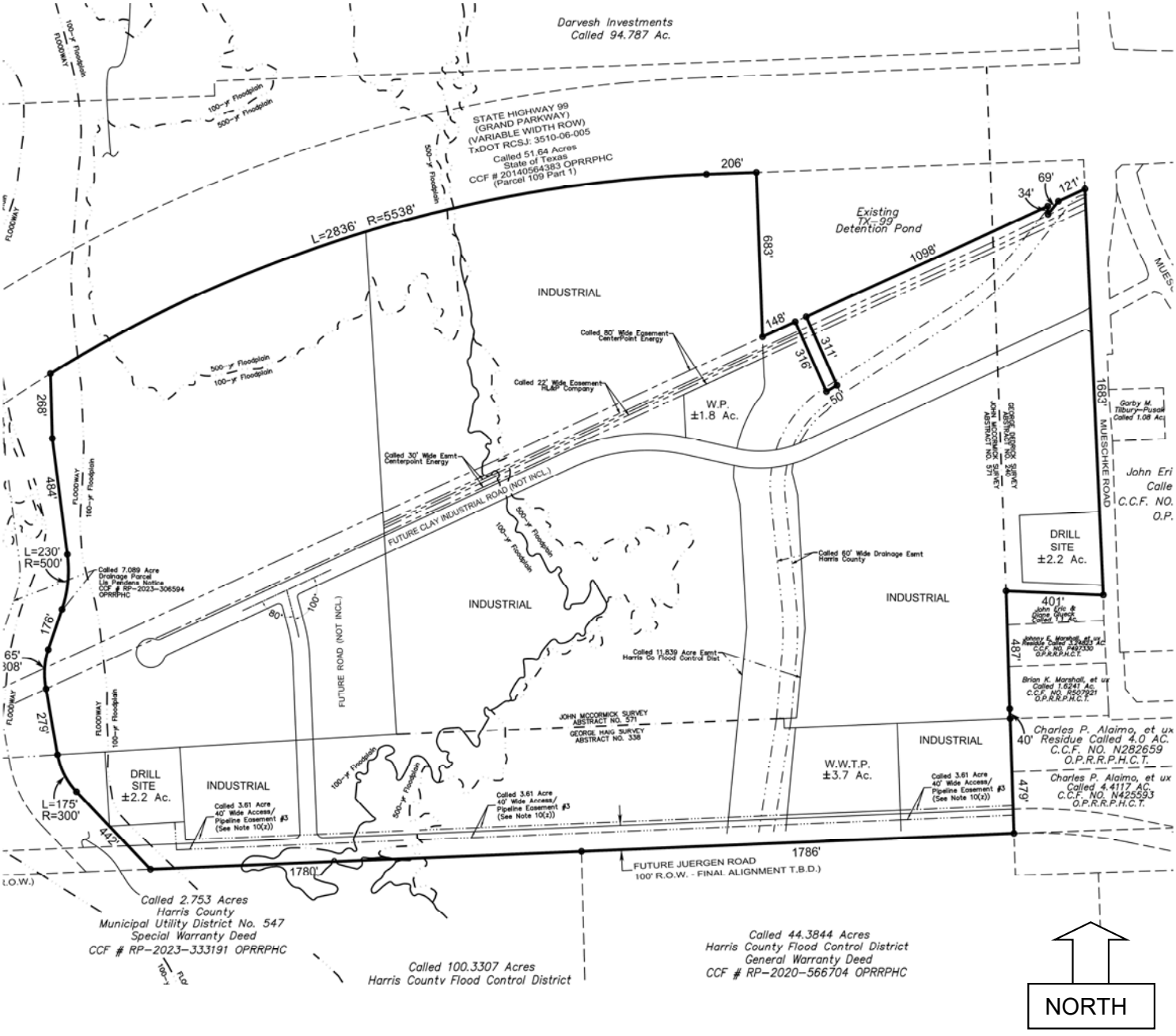
Site Location

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Northwest 99 Business Park GP

Applicant: Meta Planning + Design LLC



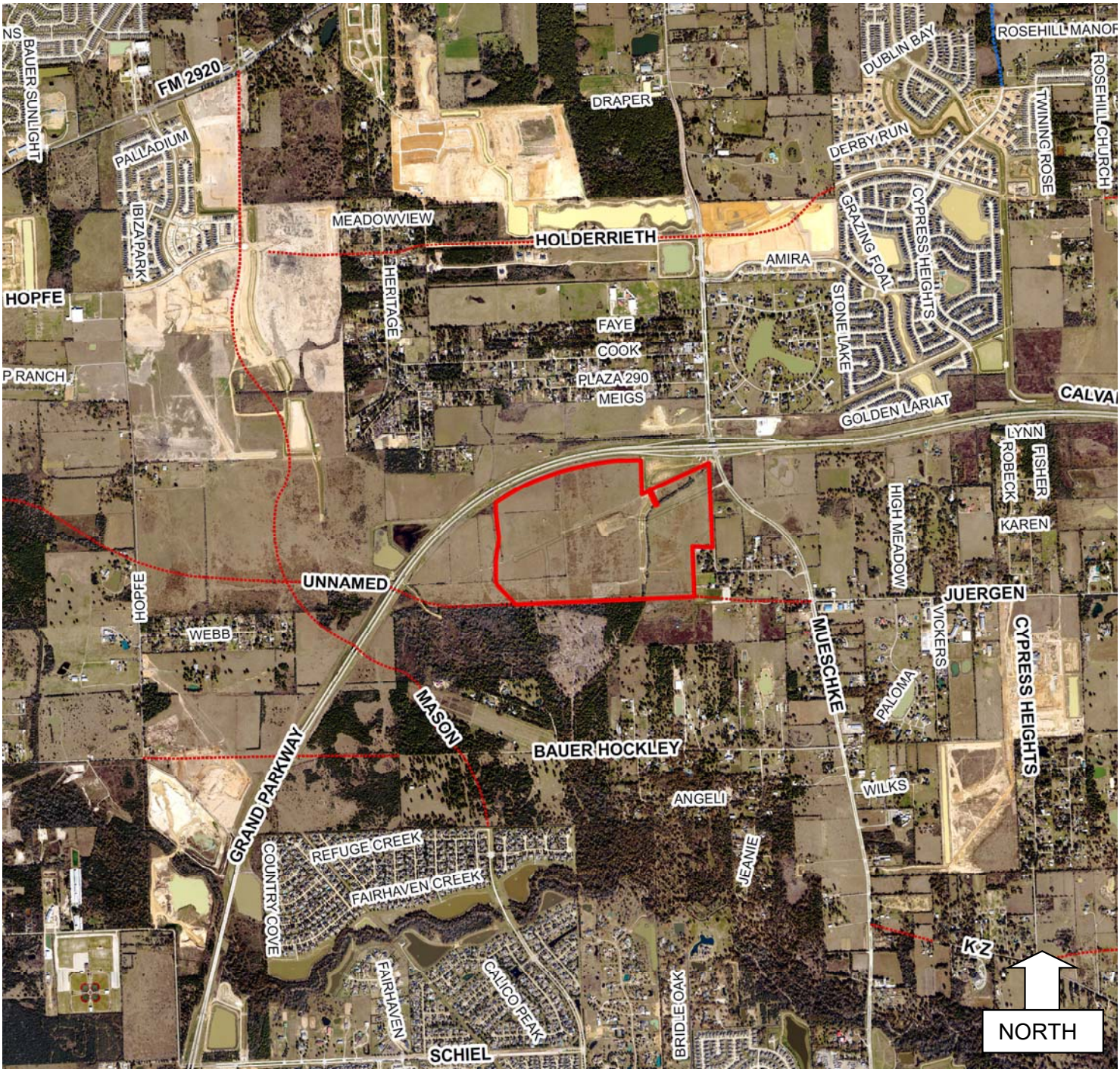
D – Variances **Subdivision**

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Northwest 99 Business Park GP

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1565
Plat Name: Northwest 99 Business Park GP
Applicant: Jacob Guerrero
Date Submitted: 8/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow an intersection spacing of ±5830' along Juergen Road between a proposed internal collector street and Mueschke Road by providing only one north-south through-street within the subject site.

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;
Northwest 99 Business Park GP is a ±236-acre industrial development located in the northwest portion of Houston's ETJ, within Harris County. The site lies south of the Grand Parkway (TX-99) and west of Mueschke Road, a major thoroughfare. The property is affected by several existing constraints, including pipeline and HL&P easements, floodplains from nearby creeks, and multiple drainageways that bisect the site. The future extension of Juergen Road, classified as a major thoroughfare, will define the southern boundary of the tract. Currently, access to the site is limited to frontage along the old alignment of Mueschke Road on the east side. This segment now functions as a local street following the realignment of Mueschke Road to connect directly with the Grand Parkway further east.

Per Chapter 42-127, a major thoroughfare must intersect with a public local street, a collector street, or another major thoroughfare at least every 2,600 feet. This would necessitate at least two intersecting streets along Juergen Road between the proposed internal collector street and Mueschke Road. The subject tract proposes an internal collector street connecting Mueschke Road to the future Juergen Road, which will help reduce the need for additional through-streets, given that the tract is intended for large-scale light industrial use. Due to the intended use any additional

through-streets would reduce the developable area. From the internal collector, a standard 2,600-foot intersection spacing can be achieved if Old Mueschke Road were extended outside the boundary of this tract. Under these circumstances, the requested variance would fall within the range for a special exception.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The existence of floodway and floodplain, multiple diagonal easements, and the general property configuration make both the subject tract and the adjacent tract difficult to develop with normal street patterns. These conditions 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;
The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be directed to the proposed internal collector street within the subject tract.

(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 existence of floodway, floodplain, easements, and unusual property boundaries as well as the provision of an internal collector street are the justifications for the granting of this variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1565
Plat Name: Northwest 99 Business Park GP
Applicant: Jacob Guerrero
Date Submitted: 8/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed the maximum intersection spacing along the Grand Parkway (TX-99) for approximately ±4,560 by providing no stub streets along the northern boundary of the subject site.

Chapter 42 Section: 130

Chapter 42 Reference:
[…] (b) Nothing in the intersection requirements established by sections 42-127 through 42-129 of this Code shall require the creation of a street that stubs into: […] (3) Any grade-separated freeway that does not have a frontage road;

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;
Northwest 99 Business Park GP is a ±236-acre industrial development located in the northwest portion of Houston's ETJ, within Harris County. The site lies south of the Grand Parkway (TX-99) and west of Mueschke Road, a major thoroughfare. The property is affected by several existing constraints, including pipeline and HL&P easements, floodplains from nearby creeks, and multiple drainageways that bisect the site. The future extension of Juergen Road, classified as a major thoroughfare, will define the southern boundary of the tract. Currently, access to the site is limited to frontage along the old alignment of Mueschke Road on the east side. This segment now functions as a local street following the realignment of Mueschke Road to connect directly with the Grand Parkway further east. While the property borders the Grand Parkway along its northern edge, there is no direct frontage or access to the highway.

Per Chapter 42-128, a local through-street or stub street is required every 1,400 feet, which would necessitate at least a total of three stub streets along the northern boundary of the subject site. Chapter 42-130 allows for certain exceptions from the typical stub street requirement, including for grade-separated freeways which do not

have a frontage road.

The subject development proposes not to provide any stub streets along the northern boundary into the Grand Parkway (TX-99). Although the main lanes of TX-99 are built close to natural ground, the Grand Parkway does not provide any frontage roads in this location, and cross-streets are limited to the underpasses already constructed for the freeway, leaving no possibility for a stub street to be connected. A stub street would not extend beyond or across the Grand Parkway unless it were grade-separated from the main lanes of the freeway with either an overpass or a tunnel, which meets the intent of Chapter 42-130. If a stub street were still constructed, it would likely remain a dead-end forever and foster issues such as illegal dumping in the area.

By not providing any northbound stub streets into the Grand Parkway, the result will be an intersection spacing of approximately 7,025 feet between the constructed underpass of Muescke Road and the constructed underpass of Juergen Road. As mentioned above, the distance along the boundary for this subject site is 4,395 feet.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The formation of adjacent property boundaries and the existing conditions of the Grand Parkway are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant.

(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 a stub street. The addition of a stub street would not provide the desired circulation because it is not feasible to connect. The Grand Parkway meets the intent of the exception in Sec 42-130(b)(3).

(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 undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The disapproval of this variance may be injurious to the public health, safety, or welfare of the community, as undesirable activities frequently occur along stub streets that are not extended.

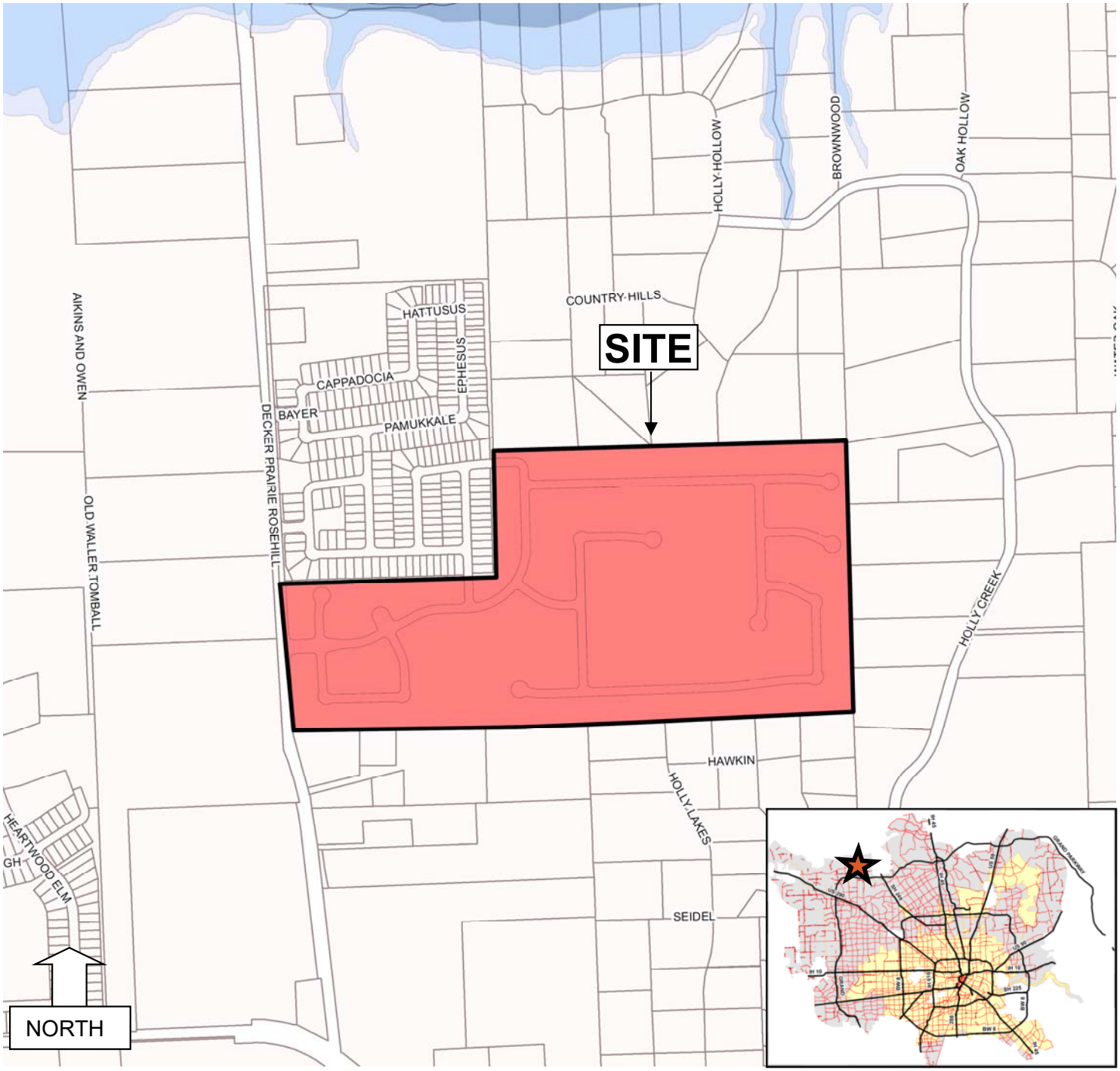
(5) Economic hardship is not the sole justification of the variance.
The existing conditions of the Grand Parkway along the northern boundary of the General Plan is the justification for this variance.

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Oakhill Reserve GP

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



D – Variances

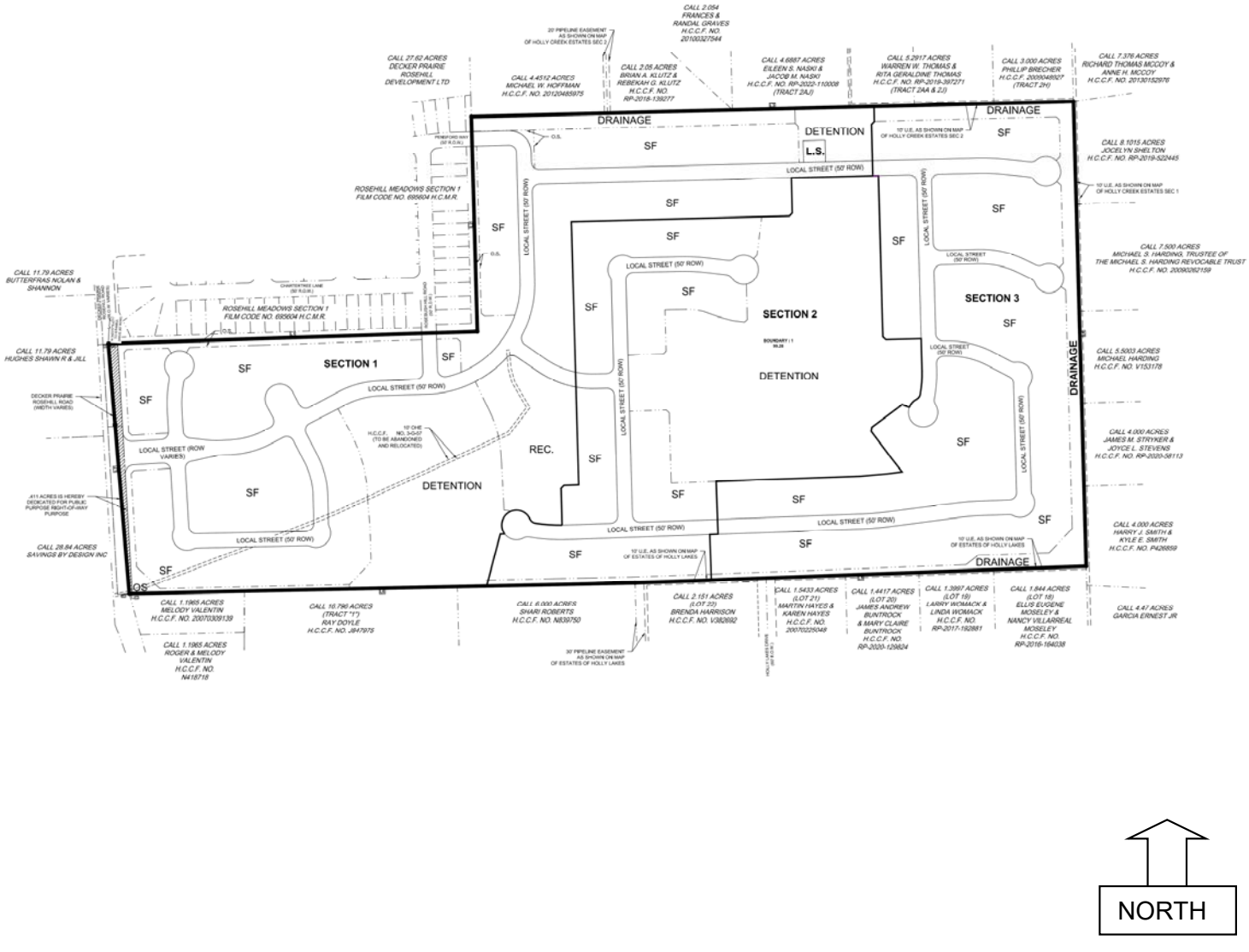
Site Location

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Oakhill Reserve GP

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



D – Variances

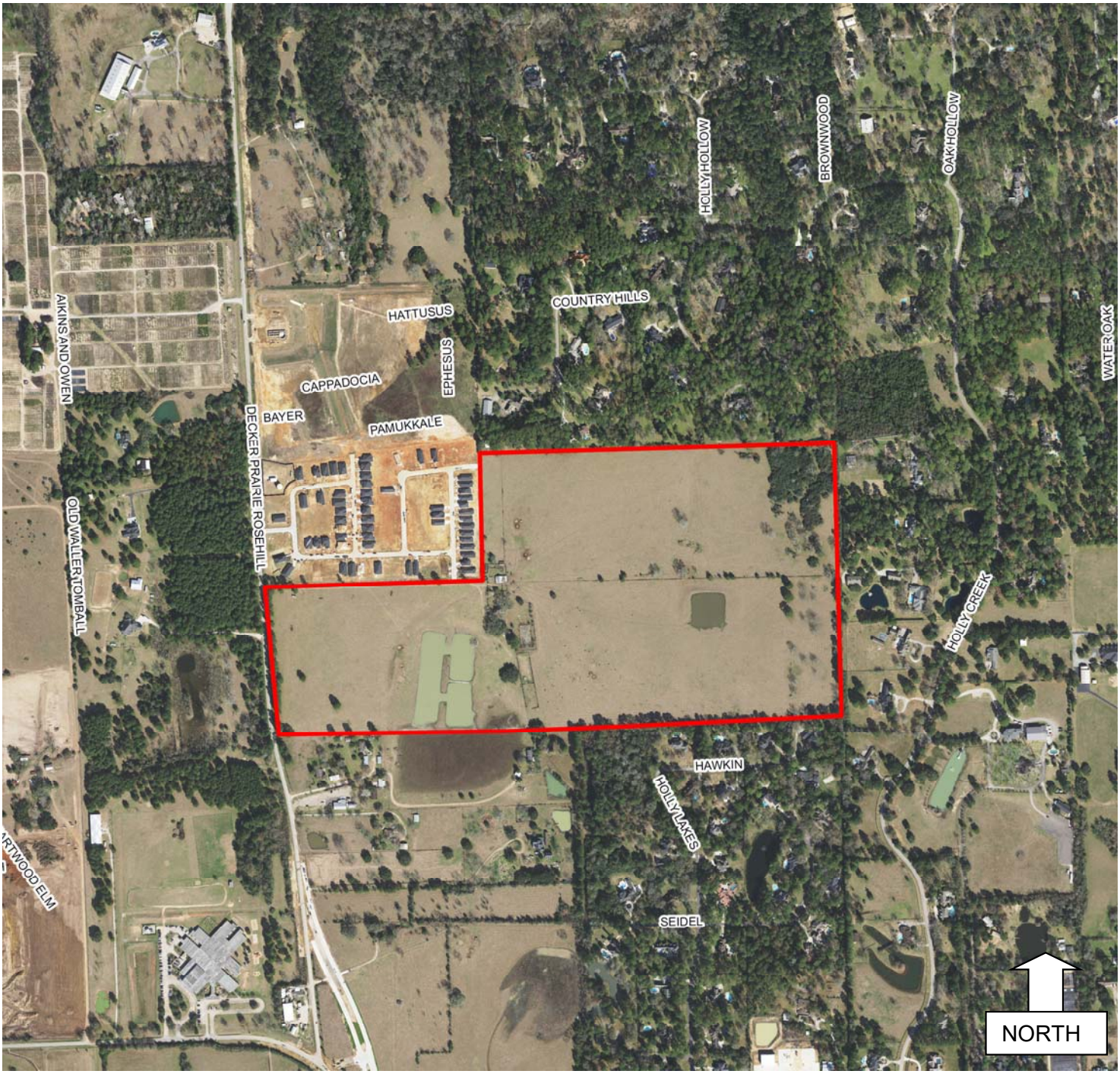
Subdivision

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Oakhill Reserve GP

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



D – Variances

Aerial

LEGEND

VARIANCE REQUEST

Holly Creek Estate Lots

Rosehill Meadows

SEC 1

L.S.

SEC 2

SEC 3

DETENTION

REC CENTER

DETENTION

SEC 3

Holly Creek Estate Lots

HOLLY CREEK TRL.

3,760'±

Holly Lake Estate Lots

HOLLY LAKES DR.

HOLLY CREEK TRL.

FM 2920

OAKHILL RESERVE - INTERSECTION SPACING VARIANCE

LOCATION: Harris County, Texas CLIENT: Toll Brothers/Tri Pointe Homes DATE: August 29, 2025

P:\01 Planning\2489-10027\06-Plat\Section 3\Variance\2489-10027_Oakhill Reserve_Intersection Spacing Variance_100 Scale_08-27-25.indd

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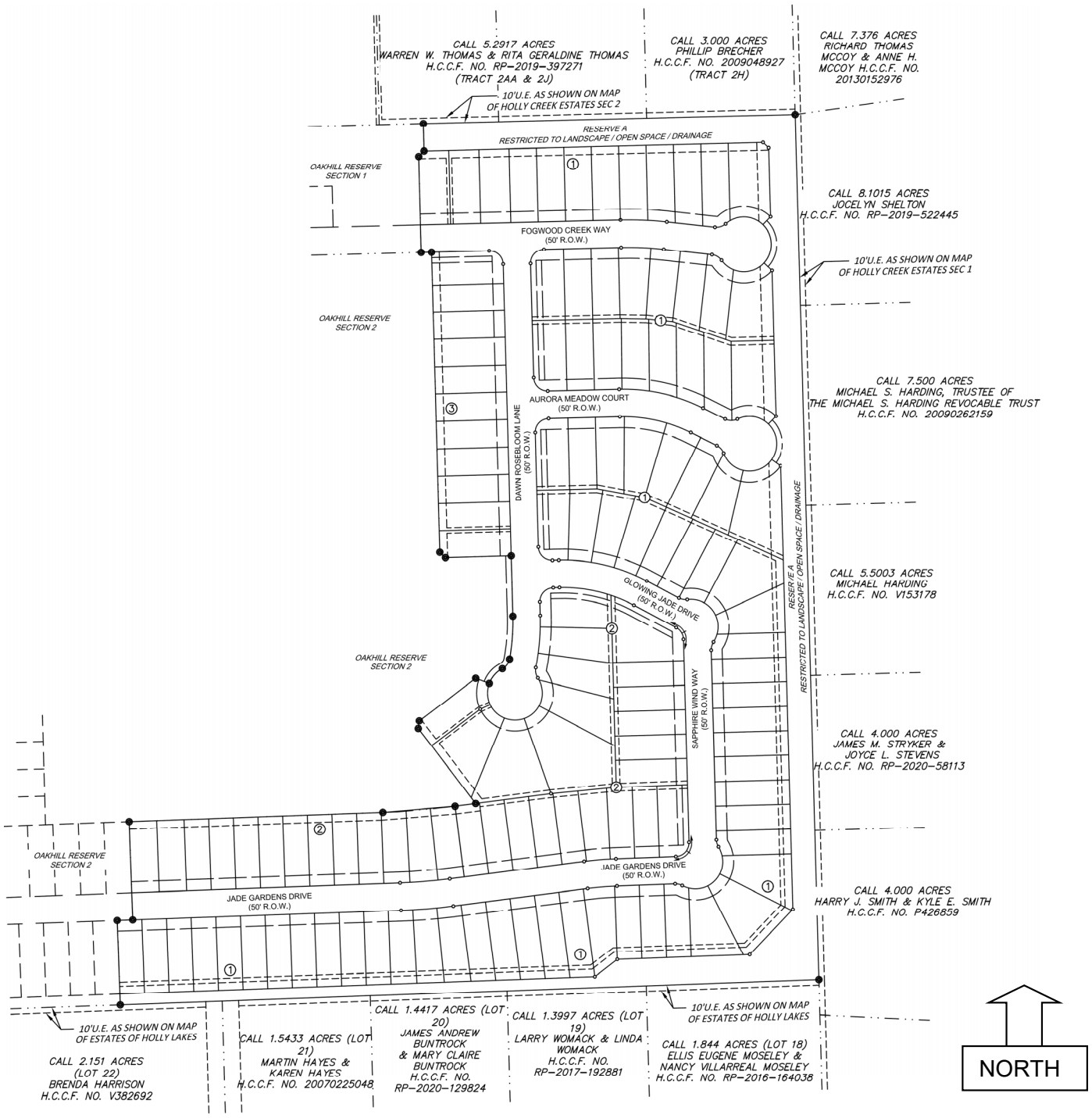
This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, lot lines, building setbacks, and other information shown is approximate and should not be relied upon as a final survey document. We make no warranties or guarantees concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Oakhill Reserve Sec 3

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



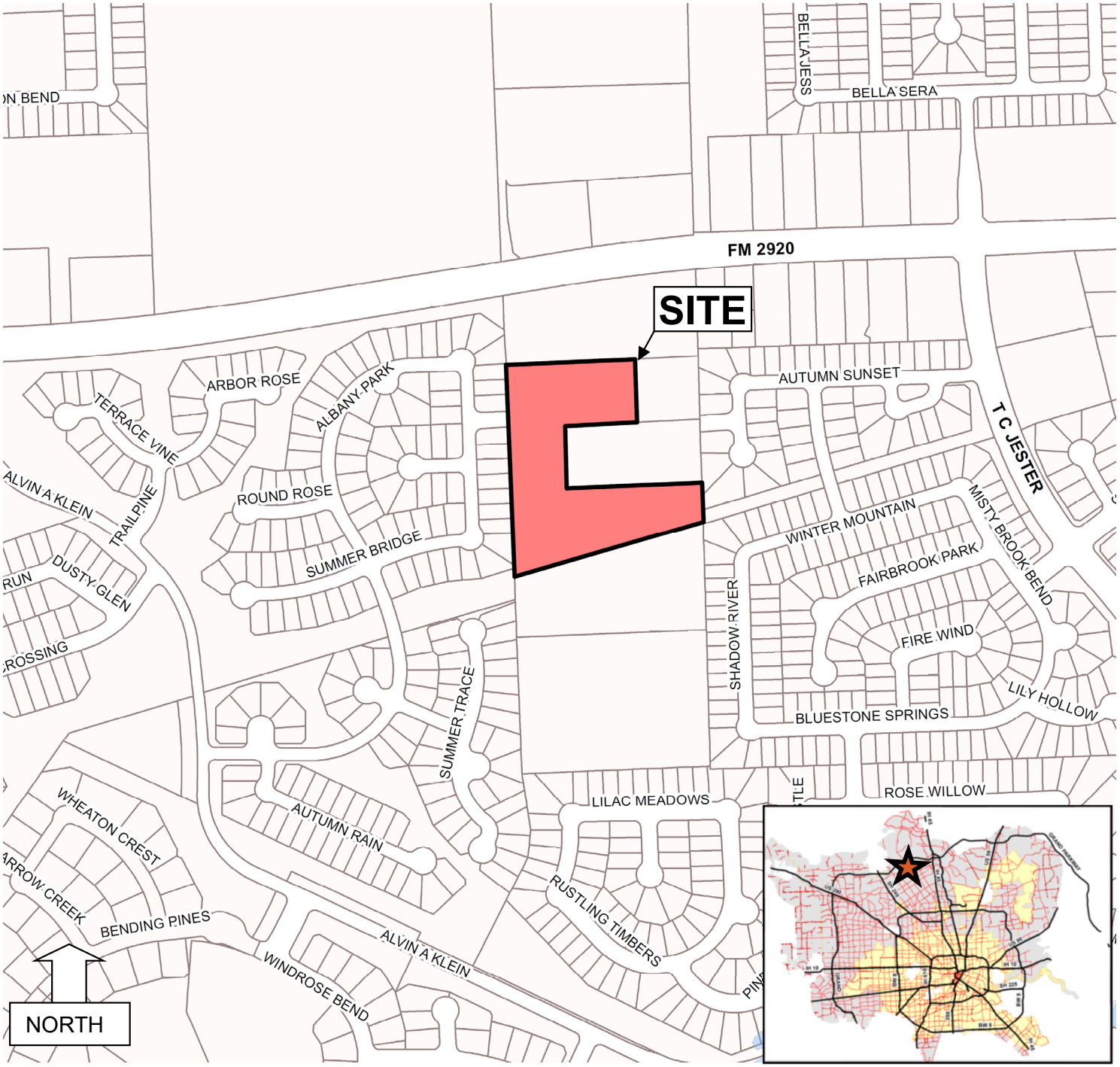
D – Variances Subdivision

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Rods Campus on the Pond

Applicant: RODS Surveying, Inc.



D – Variances

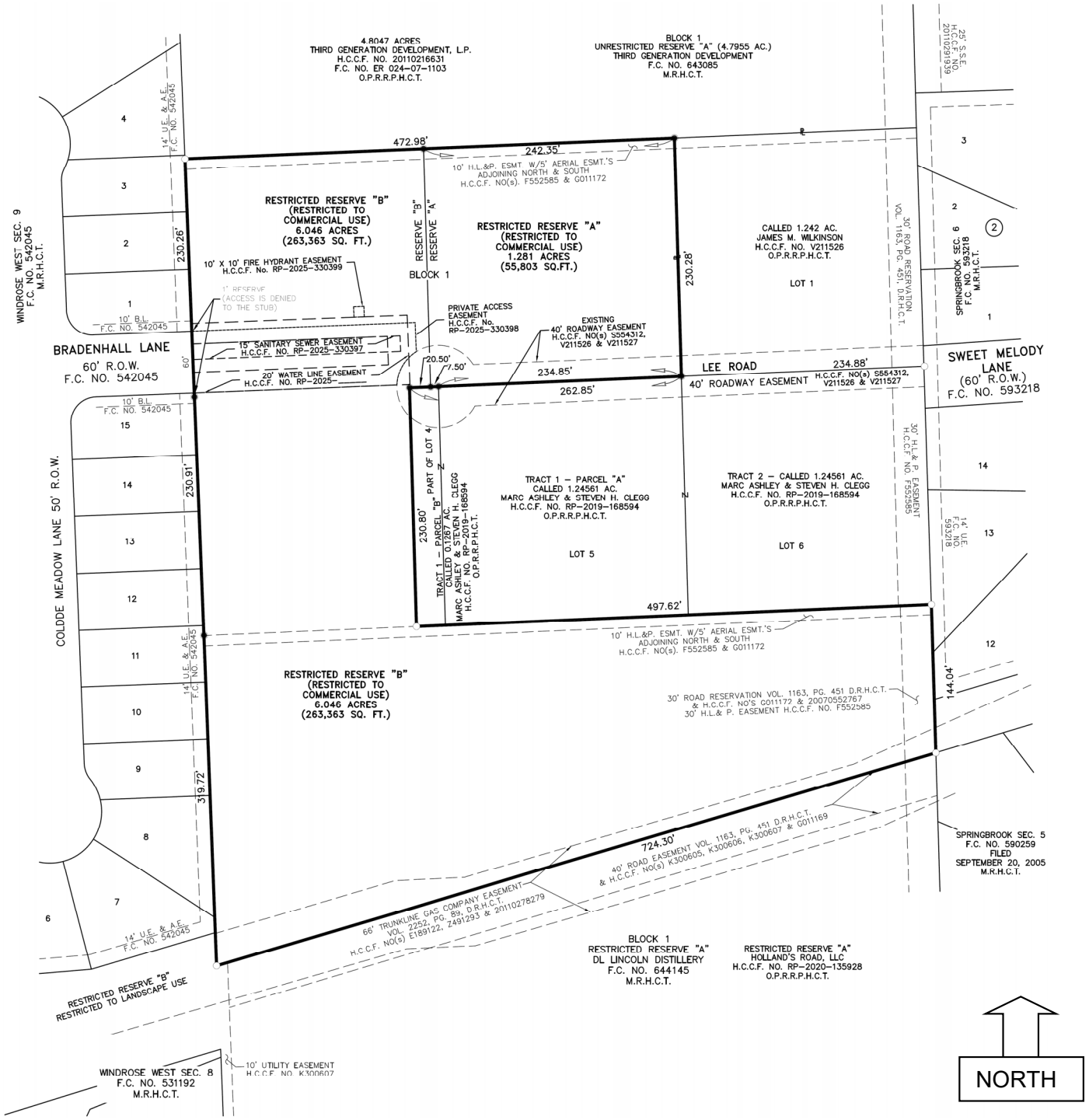
Site Location

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Rods Campus on the Pond

Applicant: RODS Surveying, Inc.



D – Variances Subdivision

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Rods Campus on the Pond

Applicant: RODS Surveying, Inc.



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1582
Plat Name: Rods Campus on the Pond
Applicant: Seth-David Passovoy
Date Submitted: 9/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
A variance is requested to allow the proposed unrestricted reserves to not have frontage on a public street. Both unrestricted reserves “A” and “B” are in compliance with Chapter 42 minimum requirement of 60-foot frontage for unrestricted reserves, as all frontages are longer than 100 ft and are NOT abutting a public street.
The road section of “Lee Road” abutting the unrestricted reserves is a private road easement, and not a public street, as shown on documents S554312, V211526, and V211527. The private road easement is currently maintained by the owners and not by the City.

Chapter 42 Section: 190

Chapter 42 Reference:
(a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.
Type of Reserve: Unrestricted; Minimum Size: 5,000 sq. ft.; Type of Street or Shared Driveway: public street; Minimum Street or Shared Driveway Width: 60 feet (50 feet in a street width exception area); Minimum Street or Shared Driveway Frontage: 60 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
Extending Bradenhall Lane, a public street, into the proposed subdivision would permit uncontrolled access to a private street and commercial access through a residential subdivision, both of which are contrary to the letter and spirit of Chapter 42.

(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 strict application of the requirement will make the development infeasible. A private road easement is the only way to provide access and frontage to the proposed reserves. The extension of Bradenhall Lane into the proposed subdivision would be contrary to sound public policy. The extension of Bradenhall Lane would

permit commercial traffic from the proposed subdivision to access WINDROSE WEST SEC 9. Windrose West Sec 9, which is a residential subdivision.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The variance requested is not a result of a hardship created by the applicant. The property, as it exists currently, cannot be configured to meet the frontage requirements of Chapter 42. This is not the result of any direct action on the part of the property owner nor of surrounding development.

(3) The intent and general purposes of this chapter will be preserved and maintained;
All intent and general purposes of this chapter will be preserved and maintained. The intent of this section of Chapter 42 is to ensure that any platted subdivisions meet the minimum standards of access, and while not exactly in the letter of the Ordinance, it certainly meets the spirit, as the subject tract has (continues to have) access via Lee Road, a private roadway easement, as well as a planned utility (Northwest Harris County Municipal Utility District No. 32) and emergency access via a stub at Bradenhall Lane.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Approval of this variance will not be injurious to public health, safety, or welfare. The variance is simply affirming or codifying the conditions as they exist. The variance is not seeking to make any changes, but allow the property owners to (continue to) make the best and highest use of the subject tract(s) while maintaining the spirit of the Chapter 42 Ordinance.

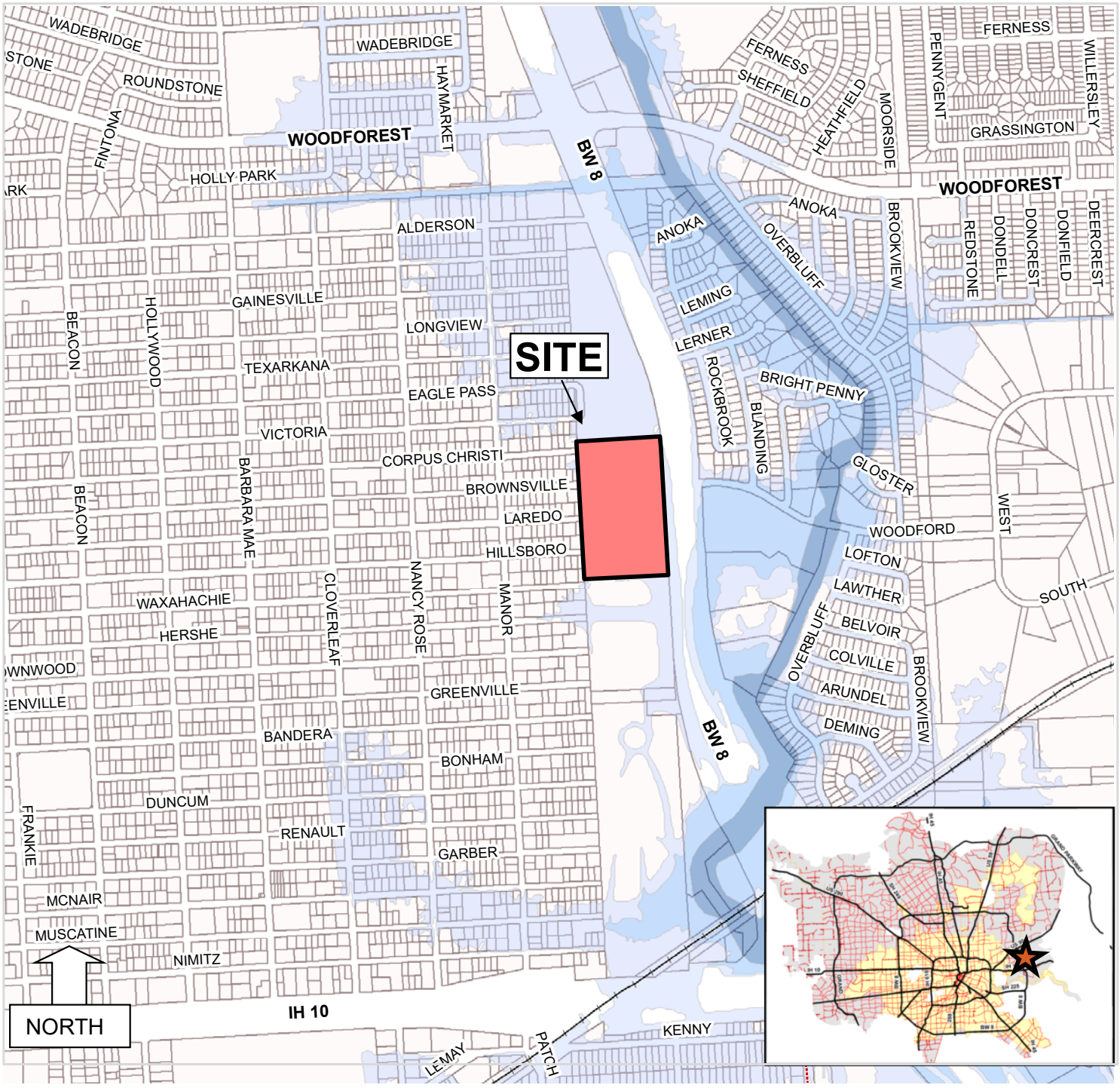
(5) Economic hardship is not the sole justification of the variance.
The 60’ private road easement is required to provide access and frontage to the proposed reserves. This has been the continuous access for over 30 years, and while economic hardship would be an issue if not approved, the variance simply honors the fact that the existing conditions themselves are reason enough for approval.

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: San Jacinto Memorial Site Expansion (DEF 2)

Applicant: Windrose



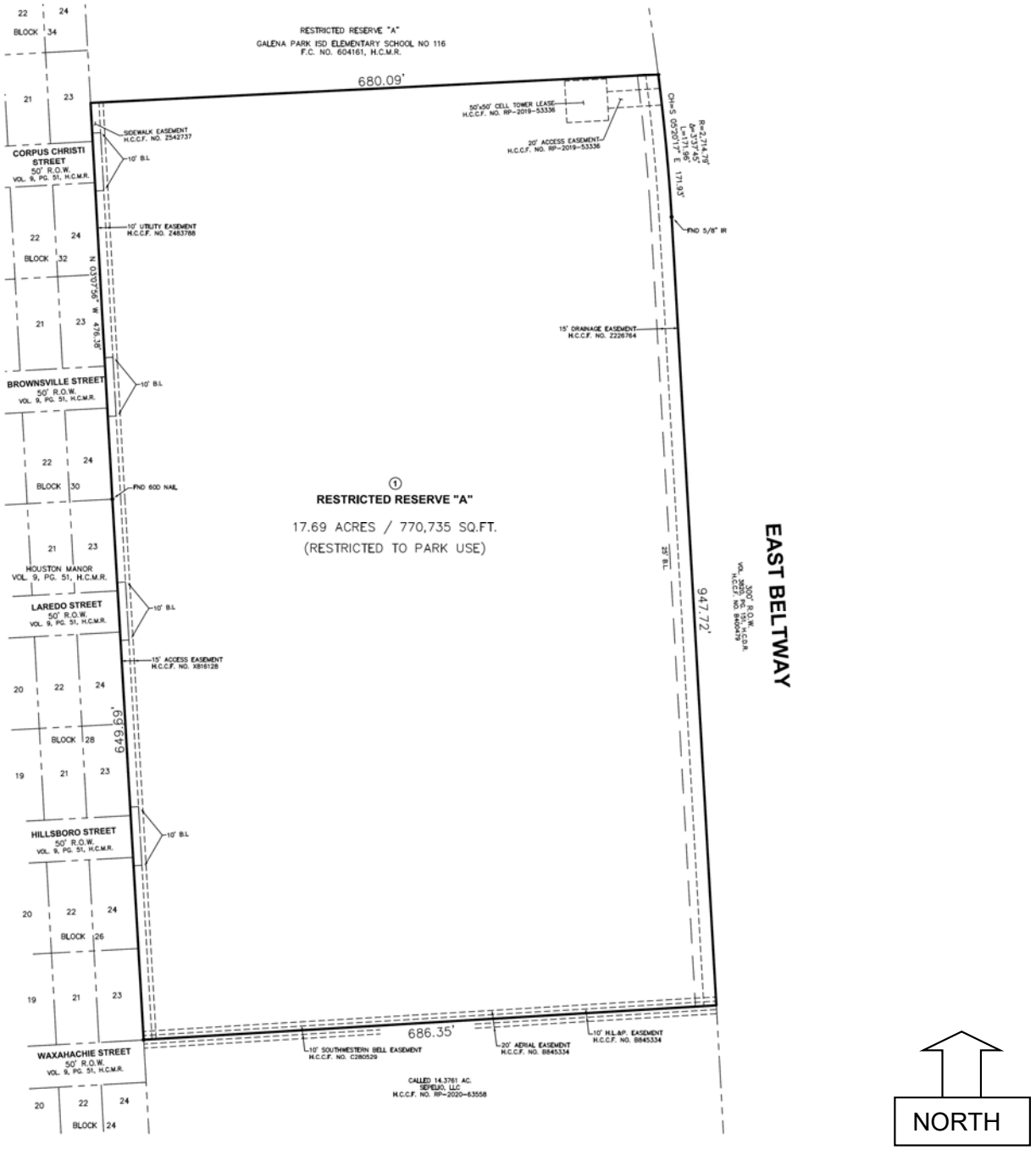
D – Variances **Site Location**

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: San Jacinto Memorial Site Expansion (DEF 2)

Applicant: Windrose



D – Variances **Subdivision**

Houston Planning Commission ITEM: 76

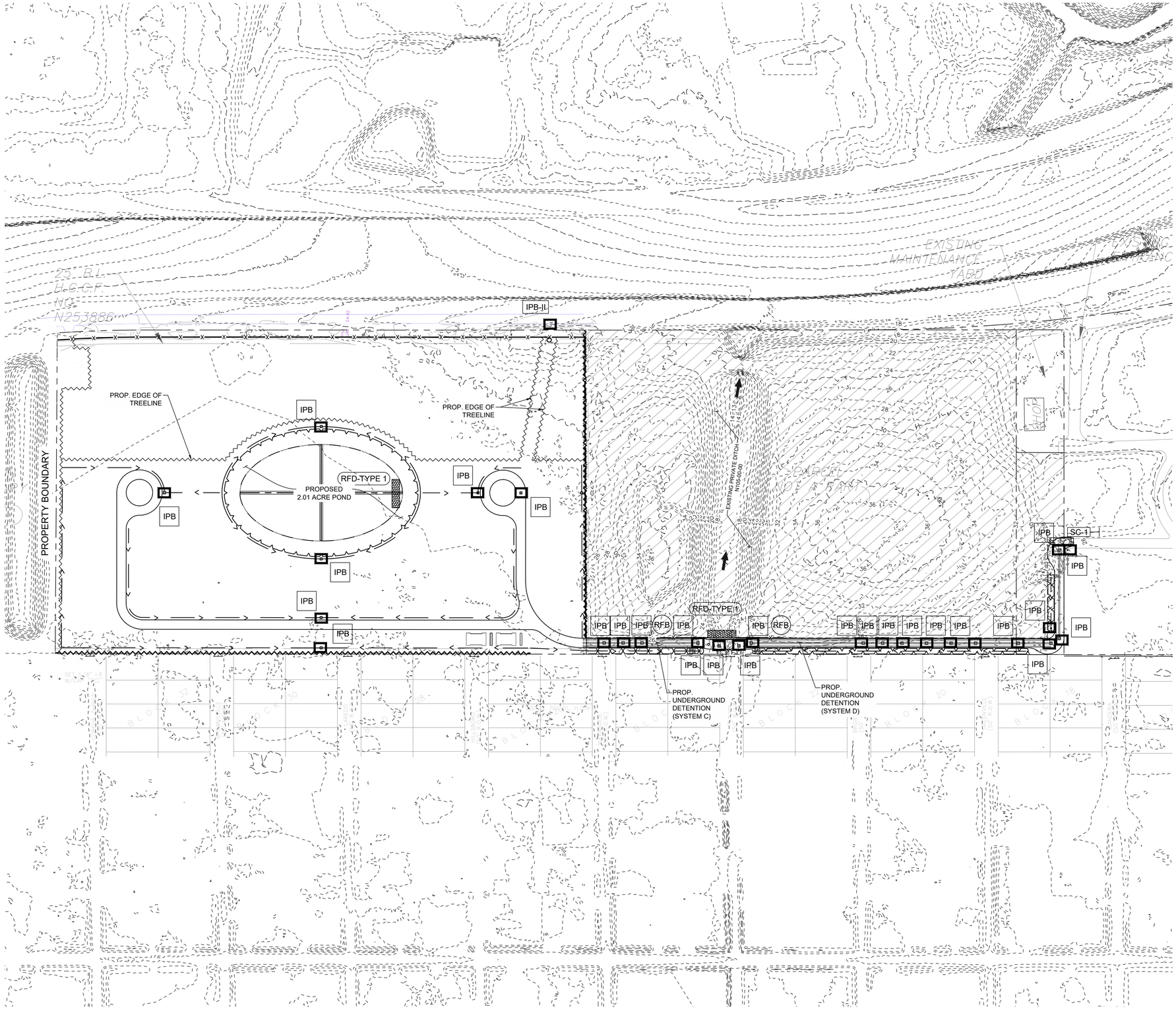
Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: San Jacinto Memorial Site Expansion (DEF 2)

Applicant: Windrose



D – Variances Aerial



GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- UTILITY EASEMENT
- BUILDING LINE
- PROP. HIGH BANK DITCH
- PROP. TOE
- EXIST. EDGE OF PVMT.
- EXIST. HIGH BANK DITCH
- EXIST. TOE
- EXIST. FENCE
- REINFORCED FILTER FABRIC BARRIER
- INLET PROTECTION BARRIER STAGE I
- INLET PROTECTION BARRIER STAGE II
- FILTER DAM
- STABILIZED CONSTRUCTION ACCESS

No.	Date	Revisions	App.

IES
Integrated Eco Solutions, LLC
16635 Spring Cypress Road, #2202, Cypress, TX 77429
TBPE Registration No.: F-11679
Phone: (832) 734-2054
www.iescosol.com

2025-07-22

STATE OF TEXAS
ANTHONY E. CANTU
122096
REGISTERED
PROFESSIONAL ENGINEER

EROSION & SEDIMENT CONTROL PLAN

SAN JACINTO MEMORIAL PARK CEMETERY EXPANSION

HARRIS COUNTY, TEXAS

DATE		
SURVEY	X.X.	
DRAWN	X.X.	
CHECK	X.X.	

SHEET NUMBER
C 2.0

811 Know what's below. Call before you dig.

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

TEXAS 8 BELTWAY FRONTAGE ROAD

PROPERTY BOUNDARY

24.9

Tele.y
558.2

PROPERTY BOUNDARY

DETENTION BASIN
(REF. SHT C4.0)

MATCHLINE - SHEET C3.1

Ø56.0'
R48.0'
R28.0'
PROP. 2" HOT MIX ASPHALTIC CONCRETE (MIN.)
20.0'
R35.0'
PROP. 2" HOT MIX ASPHALTIC CONCRETE (MIN.)
20.0'
52.0'
R120.0'
R35.0'
20.0'

EXIST. TYPE III BARRICADE
EXIST. TYPE III BARRICADE
EXIST. TYPE III BARRICADE
EXIST. TYPE III BARRICADE

PROPERTY BOUNDARY

5/8" I.R.
W/CAP "CCI"

CORPUS CHRISTI
(50' R.O.W.)

BROWNSVILLE
(50' R.O.W.)

LAREDO
(50' R.O.W.)

SBORO
R.O.W.)

BLOCK 32
BLOCK 30
BLOCK 28

VOL. 9, PG. 51, H.C.M.R.

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- UTILITY EASEMENT
- BUILDING LINE
- PROP. HIGH BANK DITCH
- PROP. TOE
- EXIST. EDGE OF PVMT.
- EXIST. HIGH BANK DITCH
- EXIST. TOE
- EXIST. FENCE
- PROP. ASPHALT PVMT.

No.	Date	Revisions	App.

IES
Integrated Eco Solutions, LLC
16635 Spring Cypress Road, #2202, Cypress, TX 77429
TBPE Registration No. F-11679
Phone: (832) 734-7454
www.iesteksol.com

2025-07-22

STATE OF TEXAS
ANTHONY E. CANTU
122096
REGISTERED
PROFESSIONAL ENGINEER

PAVING PLAN (1 OF 2)

SAN JACINTO MEMORIAL PARK CEMETERY EXPANSION

HARRIS COUNTY, TEXAS

DATE			
	SURVEY	X.X.	
	DRAWN	X.X.	
	CHECK	X.X.	

SHEET NUMBER
C 3.0

811 Know what's below. Call before you dig.

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.

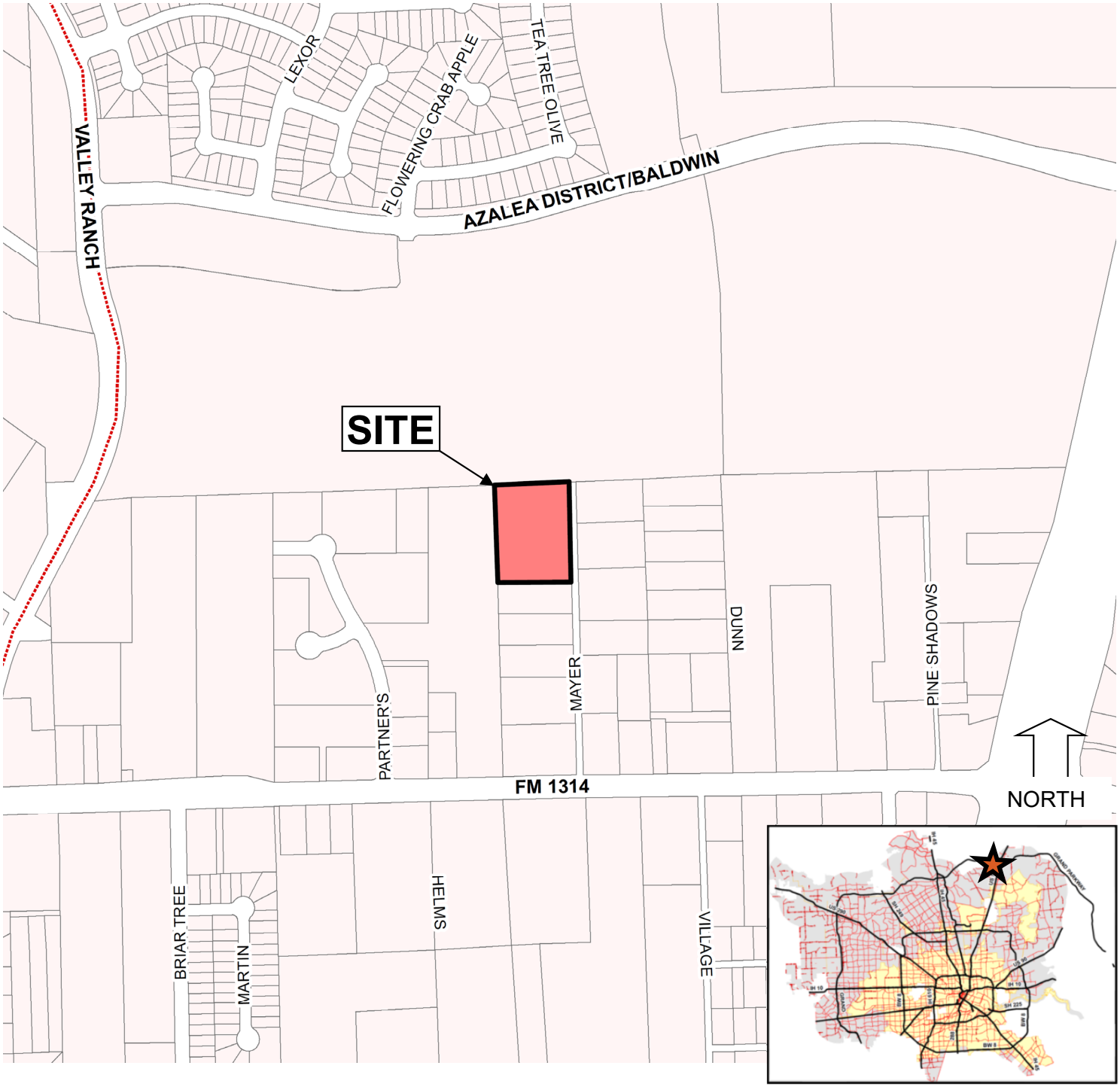
(5) Economic hardship is not the sole justification of the variance.
This request is not based on economic hardship. It is driven by site constraints, public safety concerns, and the appropriate application of development standards to a unique land use type. The park is being designed in the public interest,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

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: SMC Group (DEF 1)

Applicant: Weisser Engineering & Surveying



D – Variances

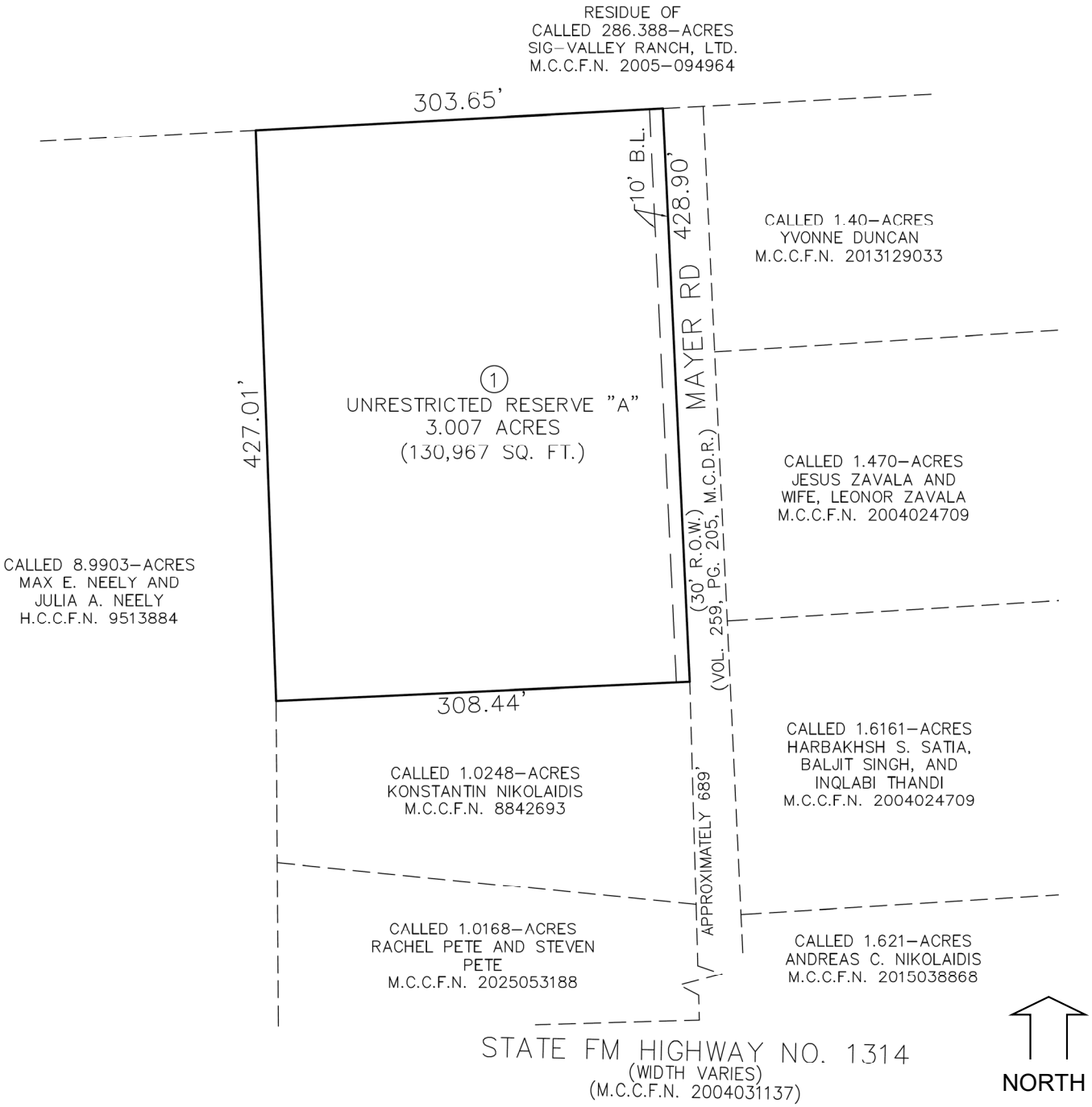
Site Location

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: SMC Group (DEF 1)

Applicant: Weisser Engineering & Surveying



D – Variances **Subdivision**

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 09/18/2025**

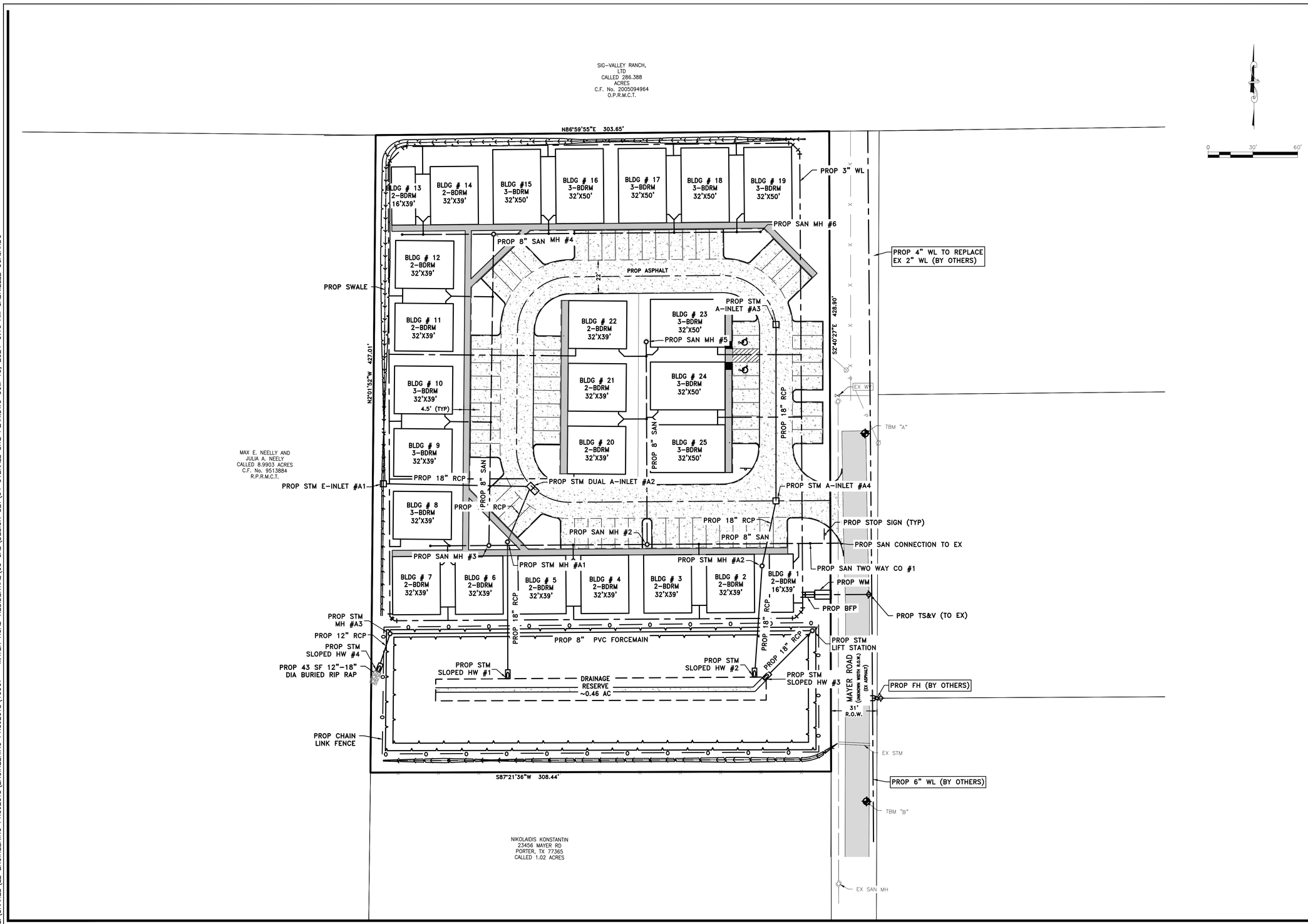
Subdivision Name: SMC Group (DEF 1)

Applicant: Weisser Engineering & Surveying



D – Variances

Aerial



L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10967 - MAYER ROAD RESIDENTIAL\03 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Oct. 15, 2024 - 9:16 AM GABRIELLE GUAJARDO

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
FIRM REGISTRATION NUMBER 22339
3307 W. DAVIS STREET #100
CONROE, TEXAS 77304
OFFICE: 936-647-0420

CLIENT INFORMATION
DOWN HOME SQUARE
JAMES ROBERTSON

PROJECT ADDRESS
23418 MAYER RD
PORTER, TX 77365

MAYER RD RESIDENTIAL

OVERALL SITE PLAN

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	10/15/24	JTW	FOR PERMIT

DRAWING INFORMATION

PROJECT	10967	TDLR	**
DRAWN	LMJ	EIT	JTW
SCALE	1" = 30' (24x36) 1" = 60' (11x17)	SHEET	04

STATE OF TEXAS
JONATHAN WHITE
127058
LICENSED
PROFESSIONAL ENGINEER

10/15/2024

*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1498
Plat Name: SMC Group
Applicant: Thomas Forschner
Date Submitted: 8/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
A variance to not dedicate right-of-way along Mayer Road

Chapter 42 Section: 122

Chapter 42 Reference:
1. Sec. 42-122 states “The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:”
a. Other Collector Streets (1) 60 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 right-of-way dedication requirement would make this project infeasible and contrary to sound public policy for the following reasons. This property is located at the terminus of Mayers Road, a 30-foot-wide stub-out street that cannot and will not be extended due to the existing master-planned Azalea District community directly to the north. On June 26, 2025, the City of Houston Planning Commission granted a variance to Azalea District, explicitly allowing the street to remain a stub-out with no extension or cul-de-sac termination. This makes the subject tract physically isolated in terms of any northerly roadway connectivity and permanently constrained in right-of-way expansion. Enforcing additional ROW dedication at this location would result in a strip of land that serves no functional transportation or utility purpose, as no public street extension or widening is planned nor possible. This would create an impractical development scenario where land is removed from the tract and rendered unusable, without any legitimate infrastructure objective. Both Porter MUD and SUD have issued “Will Serve Letters” based on the existing ROW conditions and have confirmed that no additional ROW width is required to serve either the current or future developments on Mayers Road. This emphasizes that enforcing ROW dedication would be inconsistent with the needs for these utility districts. ROW dedications are intended to facilitate public infrastructure,

mobility, and connectivity. In this case, the dedication would produce no public benefit and would instead burden the property owner unnecessarily. This contradicts the City's planning principles of proportionality, necessity, and efficient land use. It would also create inequity by imposing standards on this tract that were inapplicable to and waived for adjacent developments (Azalea District).

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
decision made by the applicant, but instead stem from pre-existing conditions and external factors beyond the applicant's control. The hardship arises from the existing configuration of Mayers Road as a 30-foot-wide stub-out street. This configuration was established prior to the applicant's involvement with the property and was shaped in large part by City approvals and surrounding development. On June 26, 2025, the City of Houston's Planning Commission granted a variance to the Azalea District, the master-planned community located north of the end of Mayers Road, relieving them of any requirement to extend or terminate the street with a cul-de-sac. This decision, which permanently blocked any future connection, was made independently of the applicant and directly contributes to the current condition. This property has inherited these conditions and has no ability to alter the street layout or the master-planned neighborhood. The applicant is developing the tract based on the existing right-of-way (30 feet), which has already been deemed sufficient by Porter MUD and SUD, both of which have issued "Will Serve Letters" confirming no additional ROW is needed. The infrastructure conditions are inherited and were not designed or imposed by the applicant

(3) The intent and general purposes of this chapter will be preserved and maintained;
Granting this variance will be fully preserve and maintain the intent and general purposes of Chapter 42 of the City of Houston Code of Ordinances for the following reasons. The variance relates to the property located at the end of Mayers Road, a 30-foot-wide stub-out street that has been permanently terminated due to the development of the Azalea District, a master-planned community to the north. The City of Houston granted a variance on June 26, 2025 for that subdivision to not extend or terminate the street with a cul-de-sac, thereby eliminating any possibility of further connectivity. As such, street layout, emergency access, and circulation will not be negatively affected, and the goals of safety and orderly development remain intact. Porter MUD and SUD have provided "Will Serve Letters" for this development, confirming that water and sewer service can be adequately provided using the existing right-of-way width. No additional ROW is required to support infrastructure or public services, which aligns with Chapter 42's intent to ensure appropriate and efficient utility access. The requested variance prevents the dedication of excess right-of-way that would serve no public purpose and would unnecessarily reduce the developable area of the tract. Supporting the variance would promote efficient land use, which is a core goal of Chapter 42. Moreover, the adjacent resident properties were not required to dedicate additional ROW, and this variance promotes consistency and equity among similarly situated properties. Since there is no planned or possible extension of Mayers Road, enforcing a dedication would be illogical and inconsistent with the area's current and future development pattern. Granting the variance avoids imposing requirements that contradict actual site conditions and helps ensure the property develops in a way that is compatible with surrounding uses and infrastructure.

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

Granting the requested variance will not be injurious to the public health, safety, or welfare for the following reasons. This property is located at the end of Mayers Road, a 30-foot-wide stub-out street that was permanently terminated by the approved Azalea District development. On June 26, 2025, the city granted a variance to Azalea District to allow the street to remain a dead-end without extension or cul-de-sac. As a result, there is no opportunity or need for further public access or traffic flow beyond this point. Public safety services will continue to access the site using existing street configurations without impediment. Porter MUD and SUD have issued Will Serve Letters confirming that utility services can be fully provided using the existing 30-foot right-of-way. There is no requirement for additional ROW to support water, sewer, or drainage infrastructure, ensuring that public health and service delivery are not compromised. Since the road will not be extended or widened, and the surrounding area is already built out, the variance will have no negative impact on traffic circulation, stormwater management, or pedestrian safety. The development will conform to all other applicable codes for drainage and site access. Requiring additional ROW dedication where it serves no functional purpose would reduce the developable area without enhancing public benefit. Allowing the variance ensures the property can be developed efficiently and safely, with no negative effects on adjacent properties, or the neighborhood

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

Economic hardship is not the sole justification for this variance request. The need for relief arises from a combination of site-specific physical constraints, surrounding development approvals, and sound planning considerations. The subject tract is located at the end of Mayers Road, a 30-foot-wide stub-out street that cannot be extended due to the City of Houston approving the development of the Azalea District, which received a variance on June 26, 2025 to not extend or terminate Mayers Road with a cul-de-sac. This permanently limits street connectivity and eliminates the functional need for additional right-of-way. This is a fixed, external condition unrelated to economics. Both Porter MUD and SUD have issued “Will Serve Letters” affirming that water and sewer services can be provided using the existing 30-foot right-of-way, and no additional width is required. This is a matter of infrastructure adequacy and feasibility, not cost. Requiring a dedication of additional ROW in this case would create a publicly owned strip of land that has no utility or use, due to the street’s permanent dead-end condition. This would result in an inefficient land pattern, inconsistent with sound public policy and the intent of Chapter 42. Adjacent developments along the same road were not required to dedicate additional right-of-way. Applying a stricter standard to this tract would create an inequitable and inconsistent regulatory outcome. While economic hardship may be a secondary effect of the unnecessary dedication, the primary justifications for the variance are based on physical constraints, established planning decisions, and the lack of any public infrastructure need. Therefore, this request fully complies with the City’s requirement that economic hardship not be the sole basis for granting a variance.

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Telugu Bhavanam (DEF 1)

Applicant: Survtech Corporation



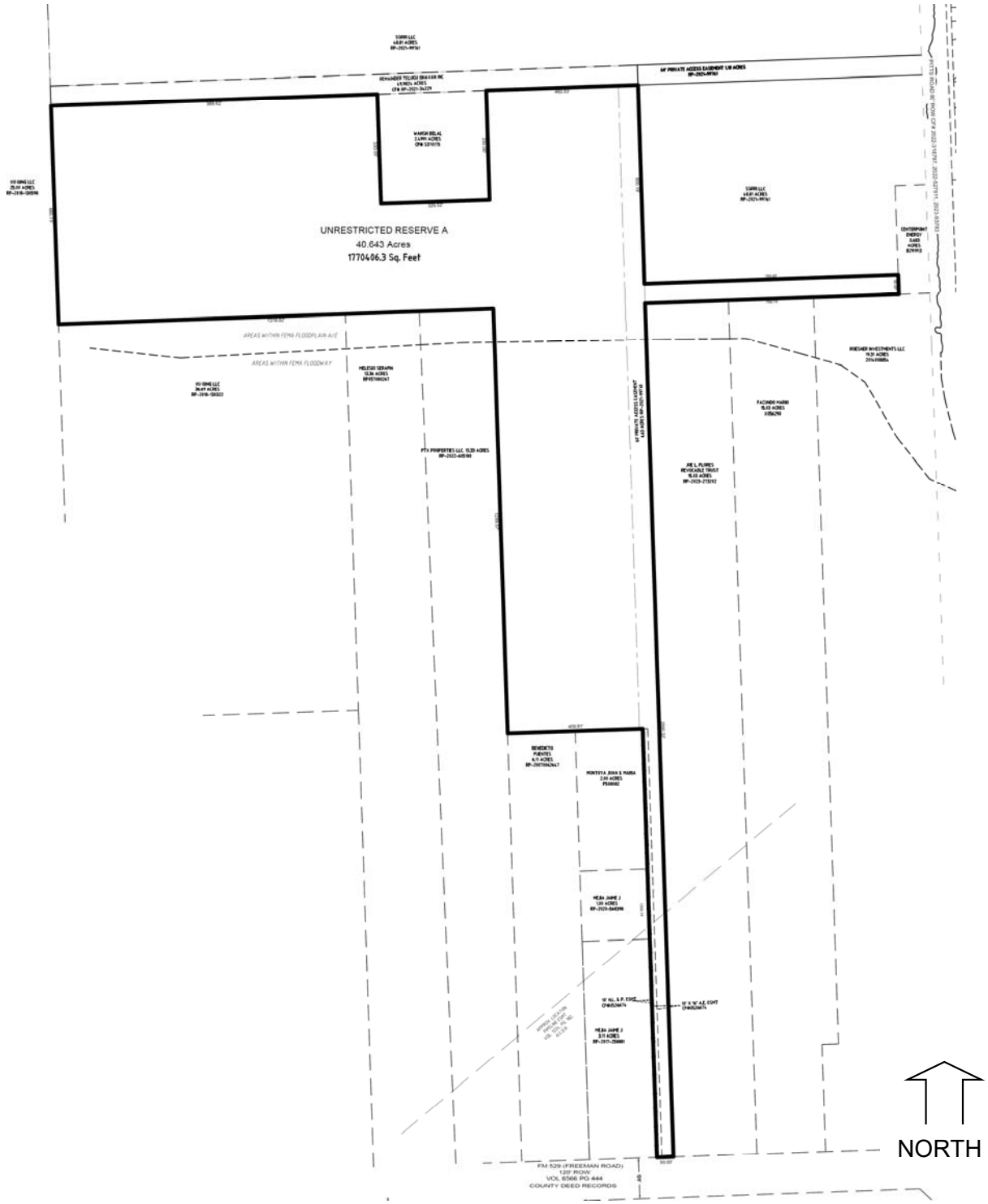
D – Variances **Site Location**

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Telugu Bhavanam (DEF 1)

Applicant: Survtech Corporation



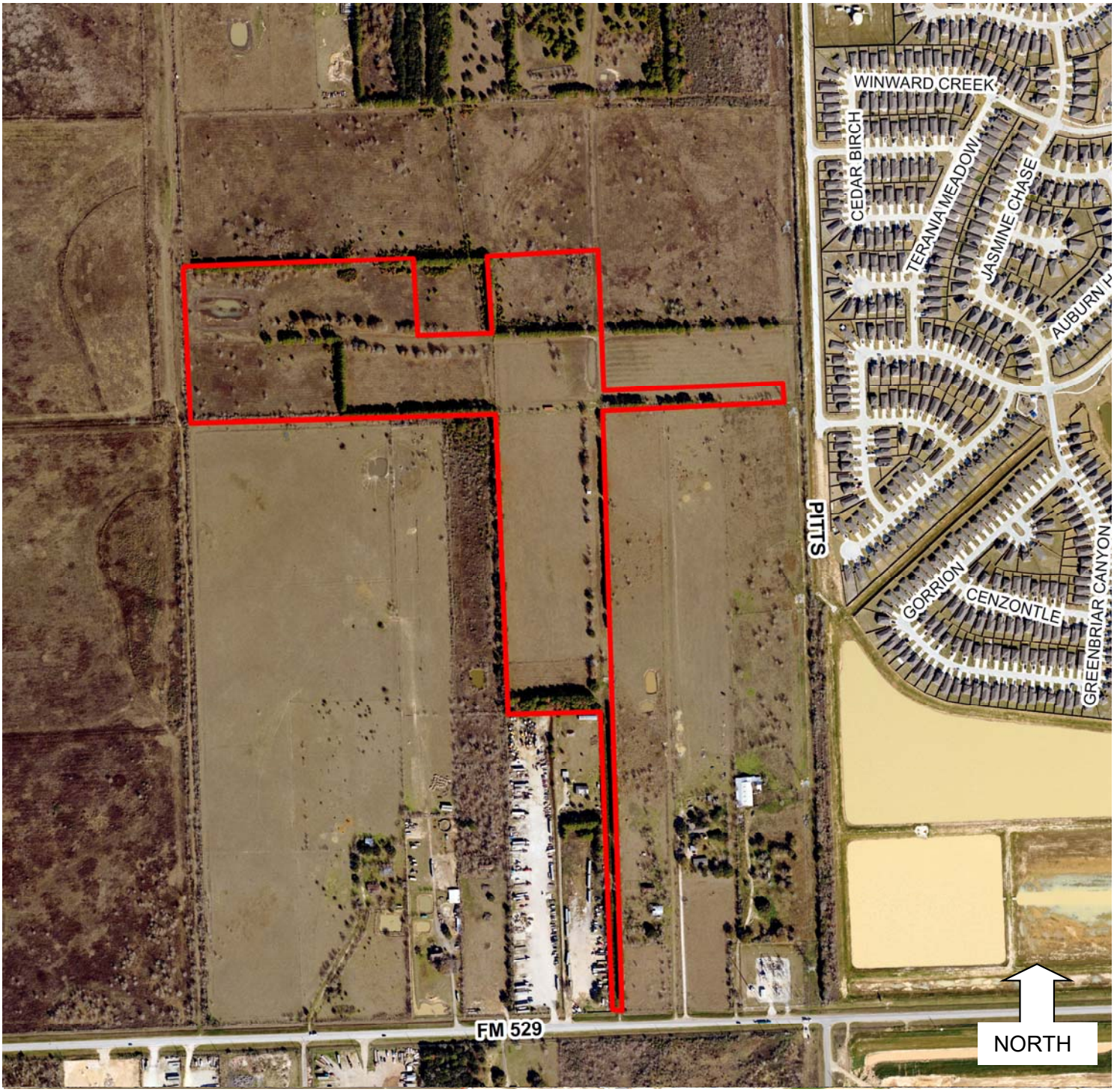
D – Variances **Subdivision**

Houston Planning Commission ITEM: 78

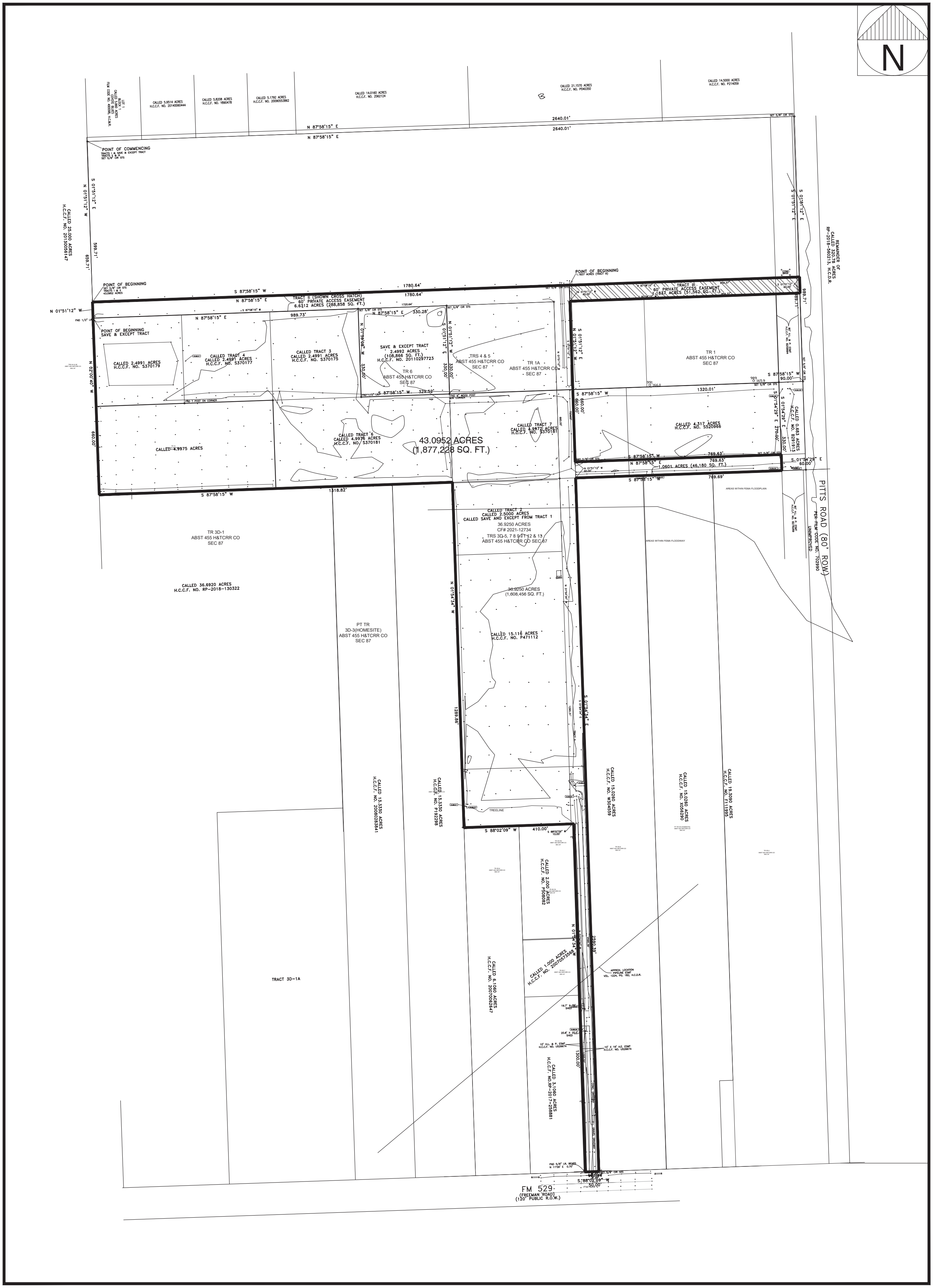
Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Telugu Bhavanam (DEF 1)

Applicant: Survtech Corporation



D – Variances Aerial



SS ENGINEERING PLLC

DRAWINGS ISSUED FOR:

DATE SIGNED: 10-13-23

PROFESSIONAL SEAL

TBPE FIRM NO: 17582

COMMUNITY CENTER
PHASE 1 OUTSIDE FACILITIES

27030 FM RD 529,
KATY, TEXAS 77493

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SCALE: 1" = 150'-0"

0' 150' 300'

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:	CHECKED BY:	DATE
S.T.	S.T.	10-13-23

SHEET TITLE

TOPE SURVEY

DRAWING NUMBER	SHEET NO.
C0.5	1 / 1

24" X 36"

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1259
Plat Name: Telugu Bhavanam
Applicant: Stephen Coe
Date Submitted: 6/30/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Requesting a variance from the minimum street frontage requirement. The property has only 50 feet of frontage along FM 529, while Chapter 42 requires 60 feet for an unrestricted reserve.

Chapter 42 Section: 42-190

Chapter 42 Reference:
Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted - 60'

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The required 60 feet of street frontage does not exist within the applicant's ownership. Strict application of the requirement would make the project infeasible and prevent reasonable development of the site.

(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 self-created. The applicant is limited to 50 feet of existing street frontage as defined by the property boundaries, which were not established by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Yes. The overall intent and purpose of the chapter will still be maintained, as the proposed use and development remain consistent with public policy and community standards.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The variance will not negatively impact public health, safety, or welfare. The property can be developed in compliance with all other applicable requirements, ensuring the public's interests are protected.

(5) Economic hardship is not the sole justification of the variance.
The request is based on physical site limitations, not financial considerations. Economics does not play a role in this request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1259
Plat Name: Telugu Bhavanam
Applicant: Stephen Coe
Date Submitted: 6/30/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The applicant seeks a variance to permit the north-south and east-west driveways to be positioned closer than the intersection spacing mandated by Chapter 42-128(a)(1).

Chapter 42 Section: 42-128 a1

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

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The property's frontage and configuration limit driveway placement options. Applying the spacing requirement strictly would make safe and practical access infeasible. Allowing the variance supports the property's community-serving use and is consistent with public policy encouraging cultural and educational activities.

(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 self-created. It arises from the existing lot dimensions and frontage constraints, not actions taken by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Yes. The general intent of Chapter 42—to ensure safe and efficient access—will still be maintained. Driveways will be designed to meet safety standards and provide functional ingress/egress without creating traffic hazards.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The variance will not create adverse impacts. Driveways will be constructed to City standards, ensuring safe circulation. The property will serve the public through community and cultural programming without negatively affecting surrounding development.

(5) Economic hardship is not the sole justification of the variance.
The request is based on physical site limitations, not financial considerations. Economics does not play a role in this request.

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Texas Petroleum Group Greens Road (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

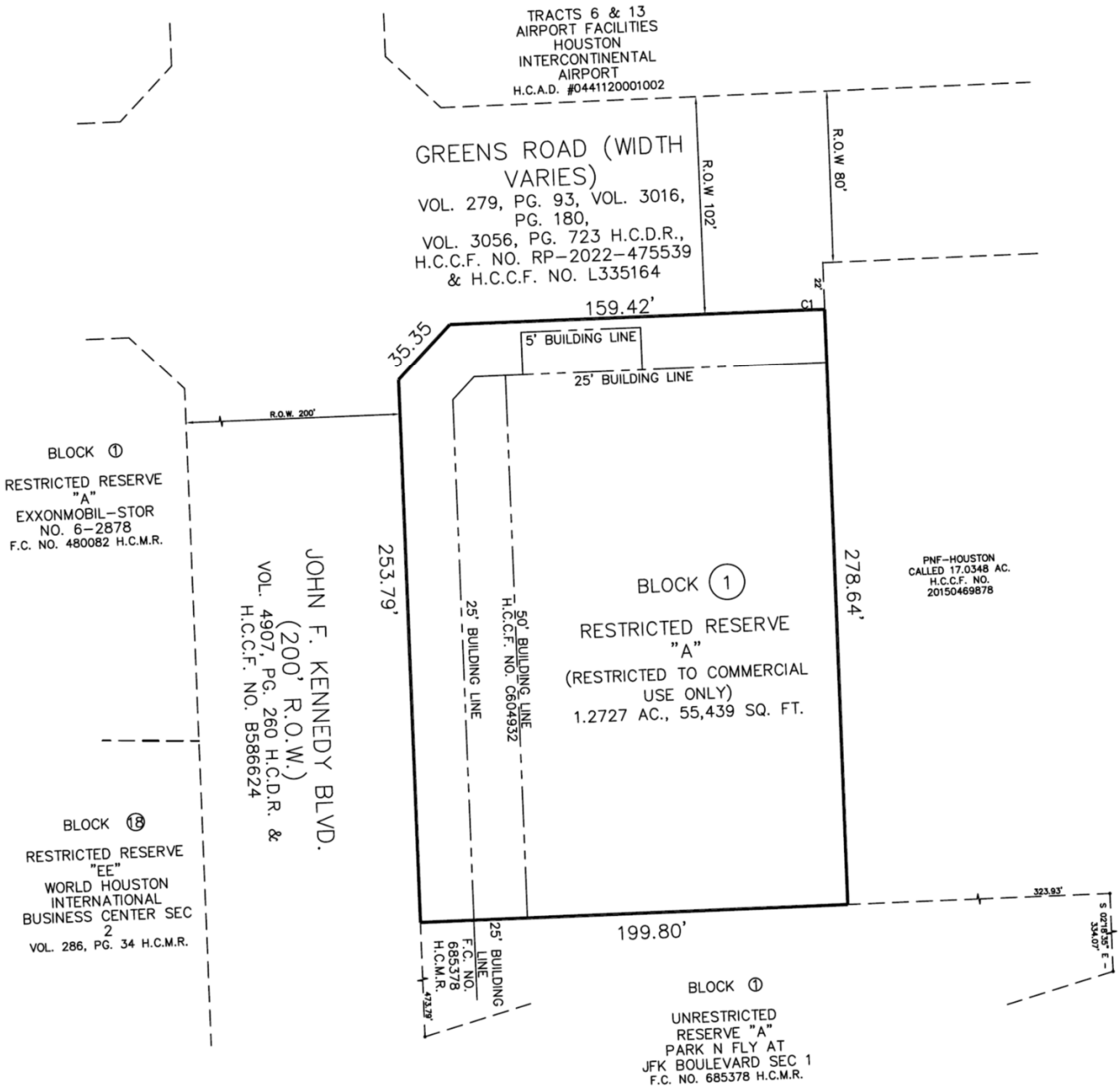
Site Location

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Texas Petroleum Group Greens Road (DEF 1)

Applicant: Century Engineering, Inc



D – Variances Subdivision

Houston Planning Commission ITEM: 79

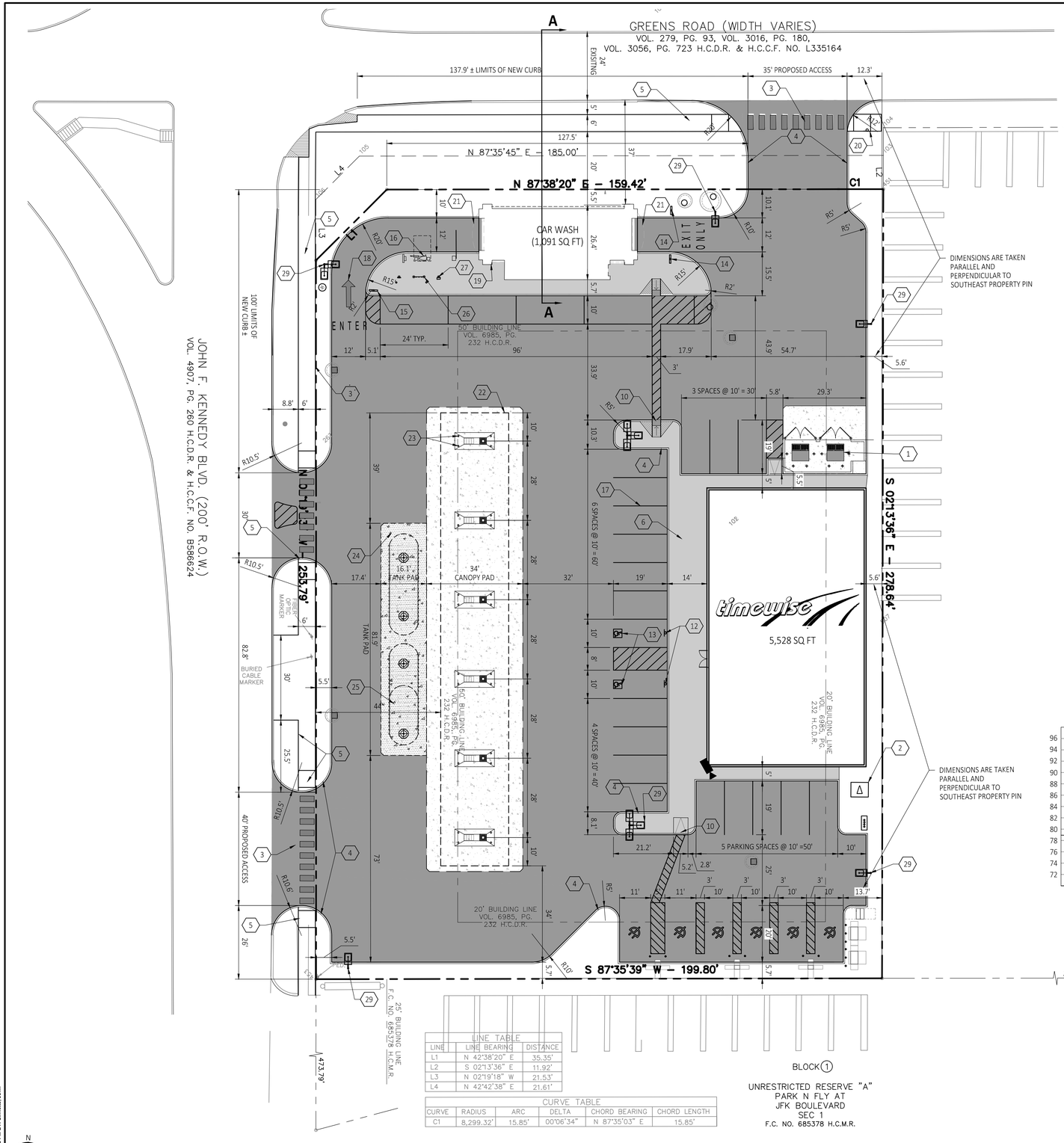
Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Texas Petroleum Group Greens Road (DEF 1)

Applicant: Century Engineering, Inc



D – Variances **Aerial**



LINE TABLE		
LINE	LINE BEARING	DISTANCE
L1	N 42°38'20" E	35.35'
L2	S 02°13'36" E	11.92'
L3	N 02°19'18" W	21.53'
L4	N 42°42'38" E	21.61'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	8,299.32'	15.85'	00°06'34"	N 87°35'03" E	15.85'

BLOCK (1)

UNRESTRICTED RESERVE "A"
PARK N FLY AT
JFK BOULEVARD
SEC 1
F.C. NO. 685378 H.C.M.R.

PAVING LEGEND:

- CONCRETE SIDEWALK SEE DETAIL 6/C5.01.
- TANK MAT CONCRETE PAVEMENT
- CANOPY AND TRASH ENCLOSURE CONCRETE PAVEMENT SEE DETAIL 2/C5.01.
- VEHICULAR CONCRETE PAVEMENT SEE DETAIL 3/C5.01.

GENERAL SITE NOTES:

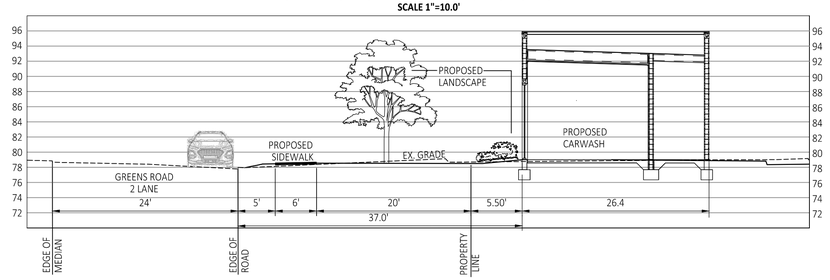
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL REFER TO SURVEY FOR ALL INFORMATION REGARDING EXISTING CONDITIONS.
4. ALL WORK THAT OCCURS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND STANDARDS.
5. SITE GEOMETRY IS PARALLEL AND PERPENDICULAR TO THE S87°35'39"W PROPERTY LINE.
6. ALL RADII ARE 3' UNLESS NOTED OTHERWISE.

(X) PROPOSED SITE IMPROVEMENTS

1. TRASH ENCLOSURE, CONCRETE PAD AND PROTECTIVE BOLLARDS.
2. TRANSFORMER PAD PER SERVICE PROVIDER SPECIFICATIONS.
3. PEDESTRIAN CROSS WALK PER CITY STANDARDS.
4. CONCRETE CURB AND GUTTER. SEE DETAIL 1/C5.01.
5. PUBLIC CONCRETE SIDEWALK AND ACCESSIBLE RAMPS PER CITY DETAILS.
6. BUILDING CONCRETE SIDEWALK TO BE STAMPED CONCRETE PATTERN. COLOR: By GEO.SCHOFIELD . VERIFY WITH OWNER FOR COLOR. SEE DETAIL XXXXXXXXXX
7. 1" ASPHALTIC EXPANSION MEMBRANE. 6" DEEP AROUND PERIMETER OF SLAB. 1/2" BELOW TOP OF WALK. GC TO CLEAN,CAULK AND SEAL PERIMETER. COLOR TO MATCH SIDEWALK
8. POURED CONCRETE STRUCTURE COLLAR. SEE DETAIL 4/C5.02.
9. PROTECTION BOLLARD. SEE DETAIL 10/C5.01 .
10. ACCESSIBLE SIDEWALK RAMP. SEE DETAIL 7/C5.01.
11. DELIVERY RAMP. SEE DETAIL 8/C5.01.
12. VAN ACCESSIBLE RESERVED PARKING SIGN AS REQUIRED BY FEDERAL, STATE OR LOCAL CODE. TYPE 3 SIGN SEE DETAIL 11/C5.01.
13. VAN ACCESSIBLE PARKING SPACE WITH PAINTED ACCESSIBILITY SPACE SYMBOL AS REQUIRED BY FEDERAL, STATE OR LOCAL CODE. SEE DETAIL 12/C5.01.
14. PROPOSED CAR WASH DIRECTIONAL SIGN- "EXIT ONLY/DO NOT ENTER"
15. PROPOSED CAR WASH DIRECTIONAL SIGN- "ENTER HERE ONLY"
16. SELF SERVICE PAY STATION - SEE ARCHITECTURAL PLANS
17. 4" PAINTED PARKING STRIPE.
18. PAINTED DIRECTIONAL TRAFFIC ARROWS. COLOR TO MATCH PARKING STRIPING. SEE DETAIL 9/C5.01.
19. CAR WASH. SEE ARCHITECTURAL PLANS.
20. STOP SIGN. TYPE 2 SIGN SEE DETAIL x/x
21. CAR WASH CANOPY. SEE ARCHITECTURAL PLANS.
22. CANOPY, COLUMNS, AND FOOTINGS.
23. BOLLARD AT CANOPY COLUMNS. SEE DETAILS 10/C5.01.
24. 20,000 GALLON DOUBLE-WALL UNDERGROUND STORAGE TANK (UNLEADED).
25. 20,000 GALLON DOUBLE-WALL SPLIT UNDERGROUND STORAGE TANK 12,000 GALLONS PREMIUM/8,000 GALLONS DIESEL.
26. TANK VENT RISER.
27. TANK OVERFLOW ALARM.
28. DISPENSER ISLAND AND FUELING EQUIPMENT
29. SITE LIGHTING. SEE SHEET A1.0 LIGHTING PROPOSAL.

GREENS ROAD CARWASH SECTION AA

SCALE 1"=10.0'



SITE DIMENSIONAL PLAN FOR VARIENCE

SCALE: 1" = 20'-0"

0 20' 40'

sevan
ENGINEERING, P.C.
Corporate Office:
3025 Highland Parkway | Suite 850
Downers Grove, IL 60515
info@sevan.com www.sevan.com
INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY
TEXAS PROF. ENGINEERING FIRM No. 20799

SEAL

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, COMPLY WITH THE BUILDING CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

STATE OF TEXAS
TIMOTHY B. KRATZ
120806
LICENSED PROFESSIONAL ENGINEER
08/11/2025

REVISIONS

REV.	DATE	DESCRIPTION
0	05.23.2025	PRELIM ENGINEERING REVIEW
1	07.08.2025	SITE PLAN SUBMITTAL
2	08.11.2025	VARIANCE SITE PLAN

CLIENT

Texas Petroleum Group
A Member of the Shell Group

PROJECT INFORMATION

SITE DIMENSIONAL PLAN FOR VARIENCE

TEXAS PETROLEUM GROUP - 335
15930 JOHN F KENNEDY BLVD
HOUSTON, TX 77032
HARRIS COUNTY

SHEET MANAGEMENT

PROJECT NUMBER:	335
ISSUED DATE:	05.23.2025
DRAWN BY:	JDS
CHECKED BY:	OP
PROJ. MGR:	MH

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SHEET NUMBER

C1.20-V

FILE: Z:\Shared\Clients\Texas Petroleum Group\2024 NTI KDR Program\TPG 335 - Houston, TX (JPK) - 15930 John F Kennedy Blvd\DES\Civil\Dwgs\C1.20 Variance.dwg
PLOT: 8/11/2025 12:13 PM BY: Shinette, John

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1358
Plat Name: Texas Petroleum Group Greens Road
Applicant: Daniel Massiatte
Date Submitted: 7/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
We are requesting a reduced building line requirement for an unoccupied structure (carwash) along Greens Road.

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 carwash included, within these improvements, is a key factor in the redevelopment of this parcel. The next nearest carwash is 9.3 miles of 16 minutes away and Shell plans to provide this service here for the local community. In a recent Right of Way expansion on the North property line the parcel was reduced by 2,570 sf with a loss of 12’ of lot depth along Greens Rd. The setback associated with this commercial use is 25’ from the ROW. The combination of these 2 factors as well as the extremely large underground detention system required, significantly limits area for development. We are requesting a variance for a setback of 5’ from the new ROW. This will allow the facility to provide adequate parking, fuel truck delivery circulation, and an amenity that is not currently available in this local area.

(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;
In a recent Right of Way expansion on the North property line the parcel was reduced by 2,570 sf with a loss of 12’ of lot depth along Greens Rd. The setback associated with this commercial use is 25’ from the ROW. The combination of these 2 factors as well as the extremely large underground detention system required, significantly limits area for development. We are requesting a variance for a setback of 5’ from the

new ROW. This will allow the facility to provide adequate parking, fuel truck delivery circulation, and an amenity that is not currently available in this local area.

(3) The intent and general purposes of this chapter will be preserved and maintained;
This will allow the facility to provide adequate parking, fuel truck delivery circulation, and an amenity that is not currently available in this local area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The carwash included, within these improvements, is a key factor in the redevelopment of this parcel. The next nearest carwash is 9.3 miles of 16 minutes away and Shell plans to provide this service here for the local community.

(5) Economic hardship is not the sole justification of the variance.
This will allow the facility to provide adequate parking, fuel truck delivery circulation, and an amenity that is not currently available in this local area. Thank you for your consideration for this important piece of this redevelopment.

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

August 13, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1358

PLAT NAME：Texas Petroleum Group Greens Road

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located at the southeast intersection of John F Kennedy Boulevard and Greens Road. You are receiving this letter 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 reduced building line of 5' for a carwash structure along Greens Road. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Daniel Massiatte, with Century Engineering, Inc, on behalf of the developer, can be contacted at 713-780-8871 for additional information regarding this project.

You may also contact the Check-In Planner, Tammi Williamson, with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 4, 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

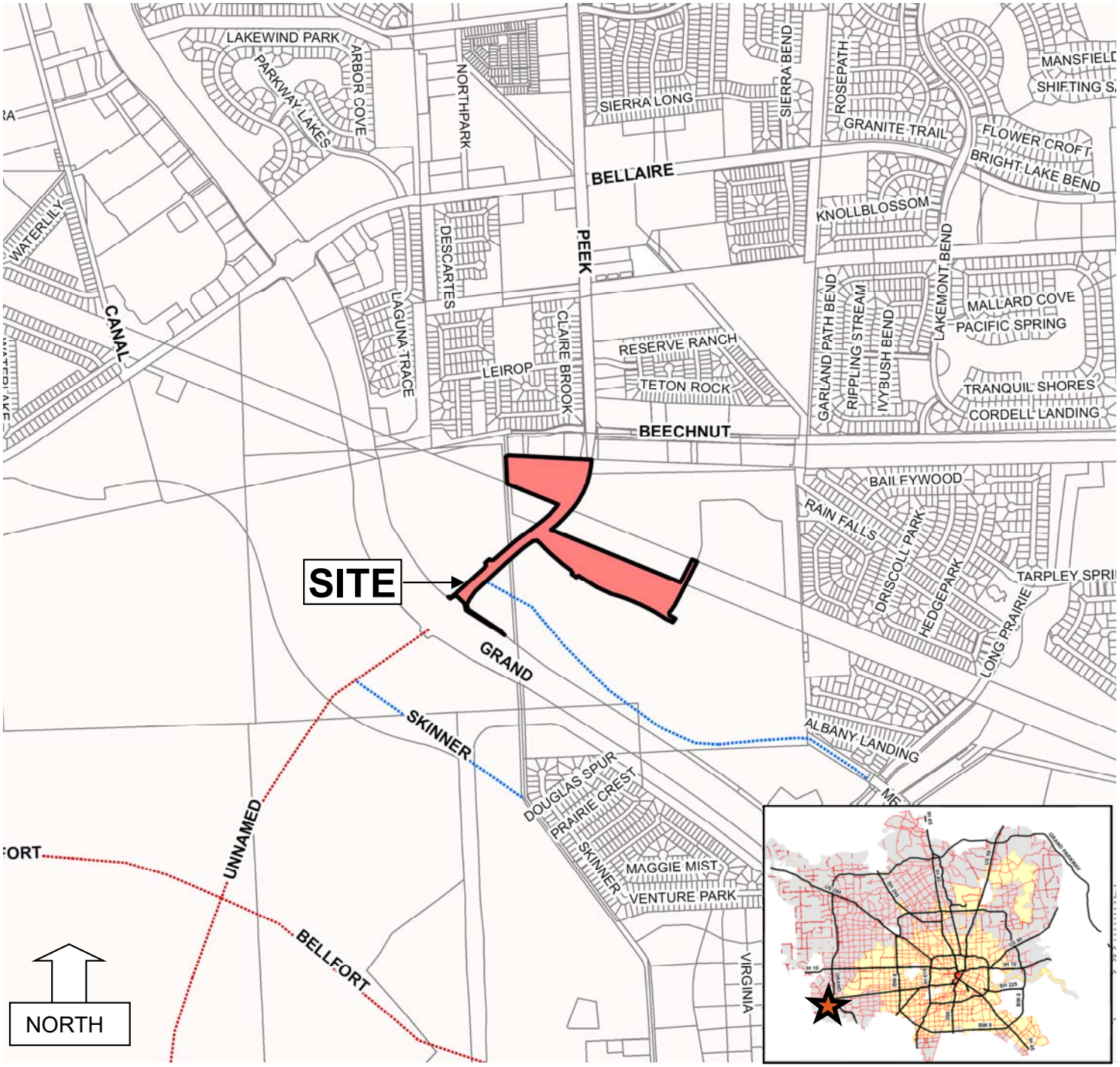
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Blue Creek Trails Peek Road Street Dedication and Reserves

Applicant: BGE, Inc



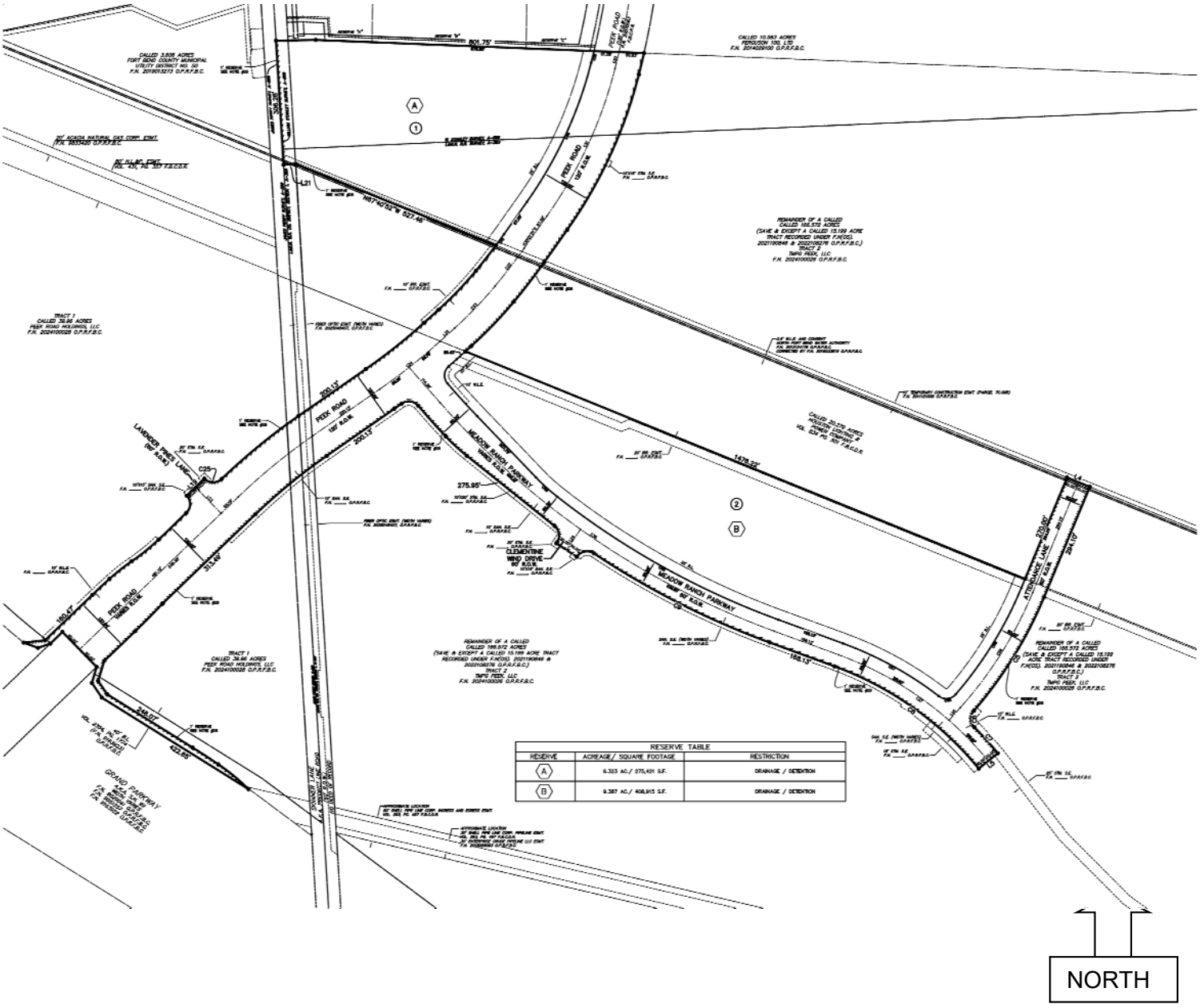
E - Special Exceptions Site Location

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Blue Creek Trails Peek Road Street Dedication and Reserves

Applicant: BGE, Inc



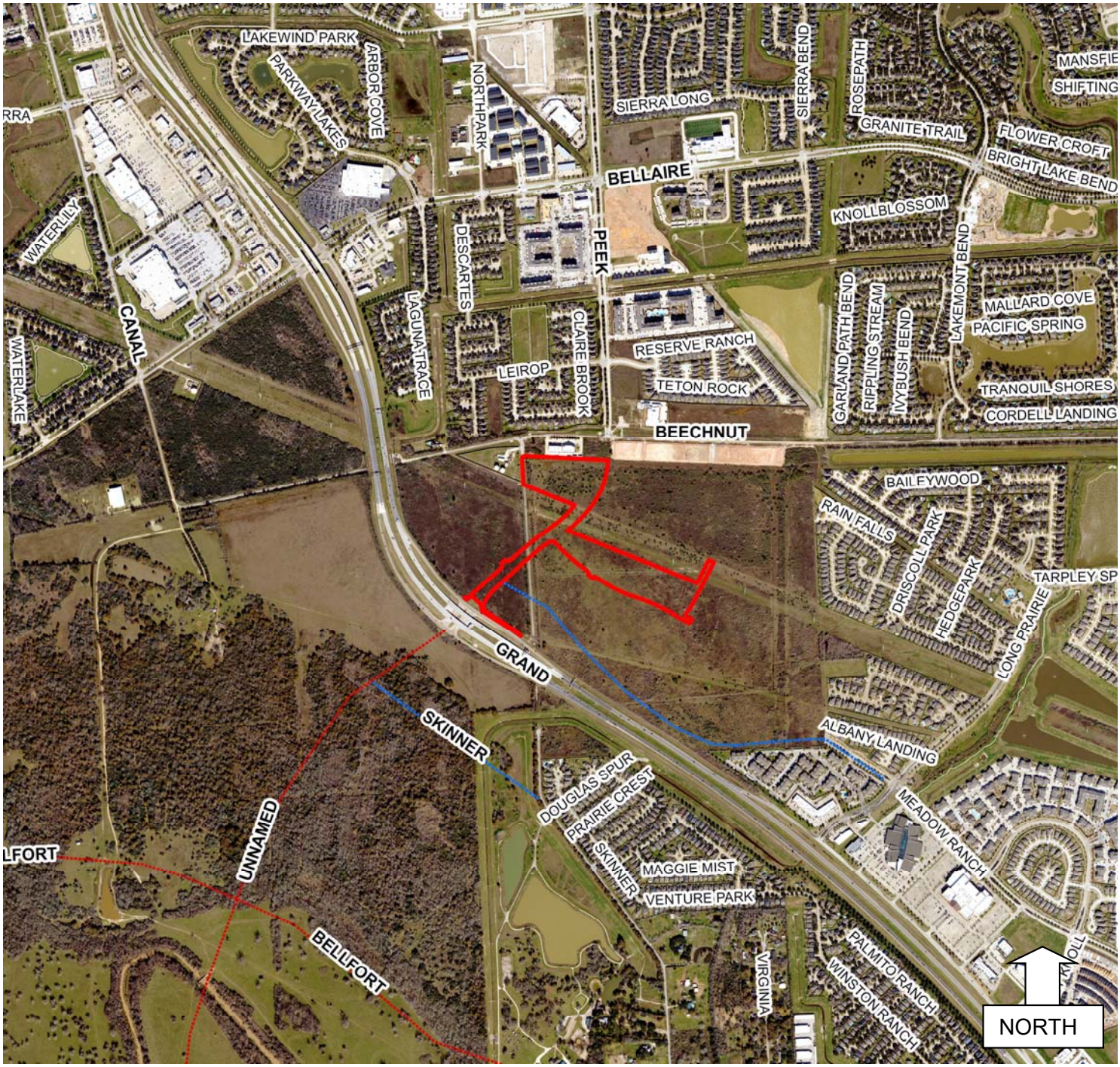
E - Special Exceptions Subdivision

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Blue Creek Trails Peek Road Street Dedication and Reserves

Applicant: BGE, Inc



E - Special Exceptions Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-1569
Plat Name: Blue Creek Trails Peek Road Street Dedication and Reserves
Applicant: BGE, Inc. Ralph Lopez - Gerald Grissom
Date Submitted: 8/25/2025

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To allow intersection spacing from Lavender Pines Lane to Meadow Ranch Parkway along Peek Road to be less than 600-feet.

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

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

Statement of Facts:
(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
The subject site is a 25.02-acre tract located north of Grand Parkway – State Highway 99 and south of a short stub street of Peek Road, which is immediately south of the intersection with Beechnut Street. The plat will establish right-of-way connection between the Grand Parkway – State Highway 99 and the stub street of Peek Road. While Chapter 42-127 requires intersections along major thoroughfares to be spaced a minimum of 600-feet apart, the proposed intersection spacing between Lavender Pines Lane and Meadow Ranch Parkway is 512-feet, resulting in a 16% deviation from the Code requirement. The 16% deviation is not disproportionate given the site constraints. The proposed intersection of Meadow Ranch Parkway and Peek Road is located 84-feet from a 270-foot CenterPoint Energy fee strip, demonstrating careful planning to avoid utility conflicts and maintain public safety.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The proposed special exception will remain sufficient for safe turning movements, sight distances, and traffic operations. Additionally, the deviation is minor and does not introduce congestion or unsafe conditions.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The modification of the standard results in a 16% deviation which is not disproportionate to the requirement of the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;
The overall design preserves the intent and general purposes of the city's subdivision regulations, ensuring safe and efficient traffic flow while accommodating unique site conditions.

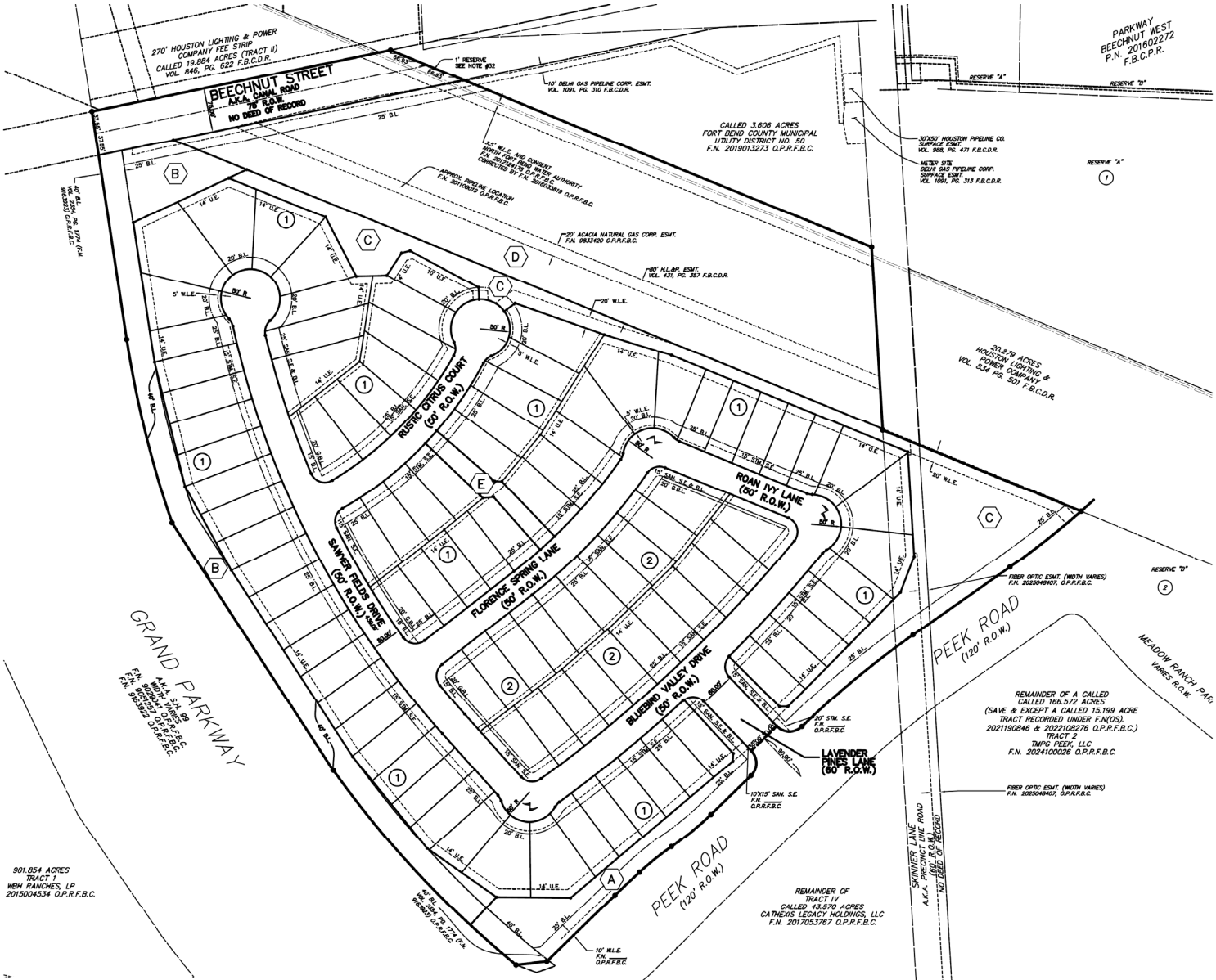
(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
Granting this special exception will not be injurious to public health, safety, or welfare, as the proposed right-of-way configuration maintains adequate spacing and access for emergency services and future development.

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Blue Creek Trails Sec 1

Applicant: BGE, Inc.



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.82 AC. / 35,669 S.F.	LANDSCAPE / OPEN SPACE
B	1.81 AC. / 78,866 S.F.	LANDSCAPE / OPEN SPACE
C	2.42 AC. / 105,514 S.F.	LANDSCAPE / OPEN SPACE
D	6.54 AC. / 284,672 S.F.	LANDSCAPE / OPEN SPACE
E	0.19 AC. / 8,387 S.F.	LANDSCAPE / OPEN SPACE

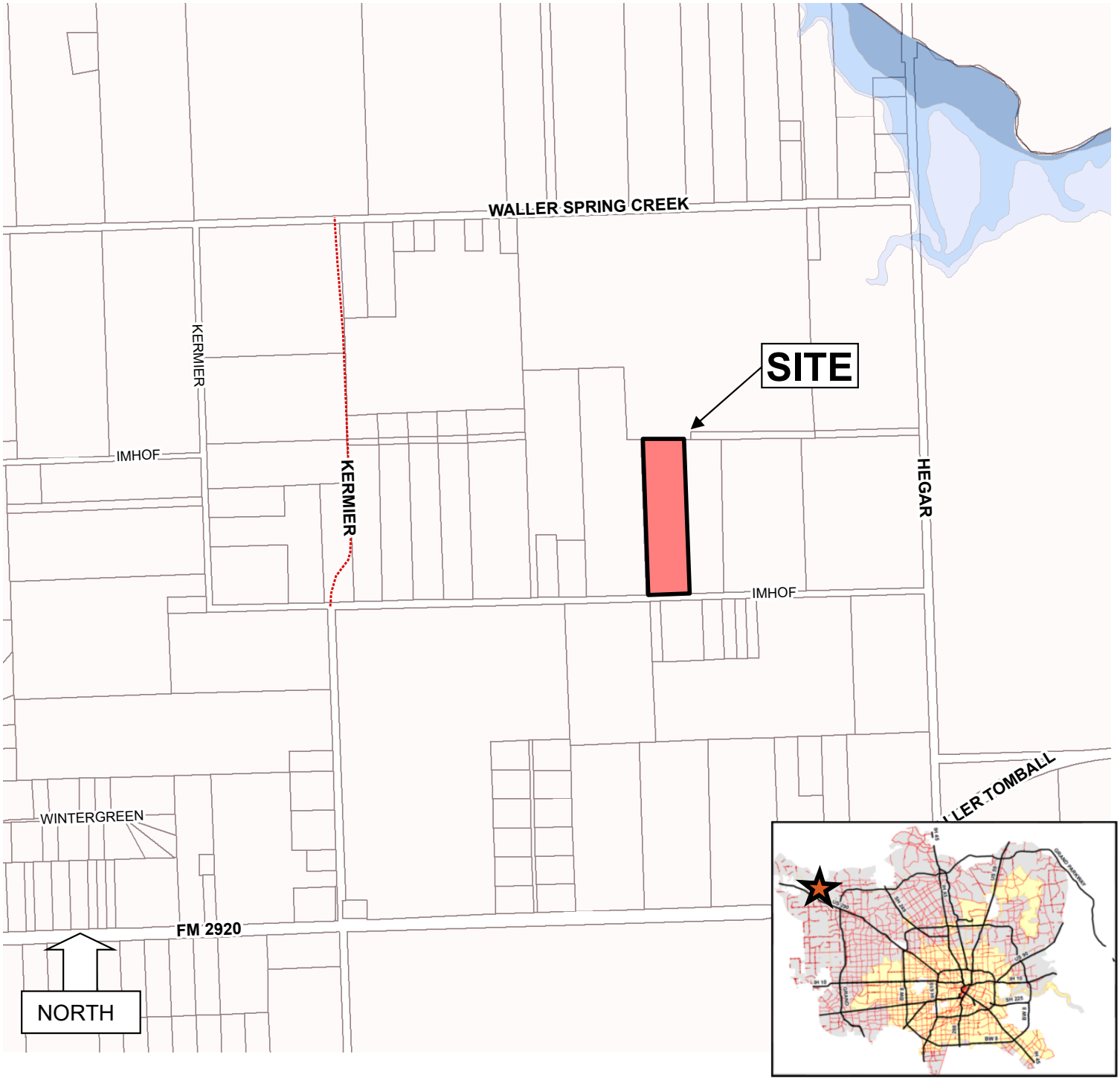
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Imhof Storage (DEF 1)

Applicant: Conley Land Services, LLC



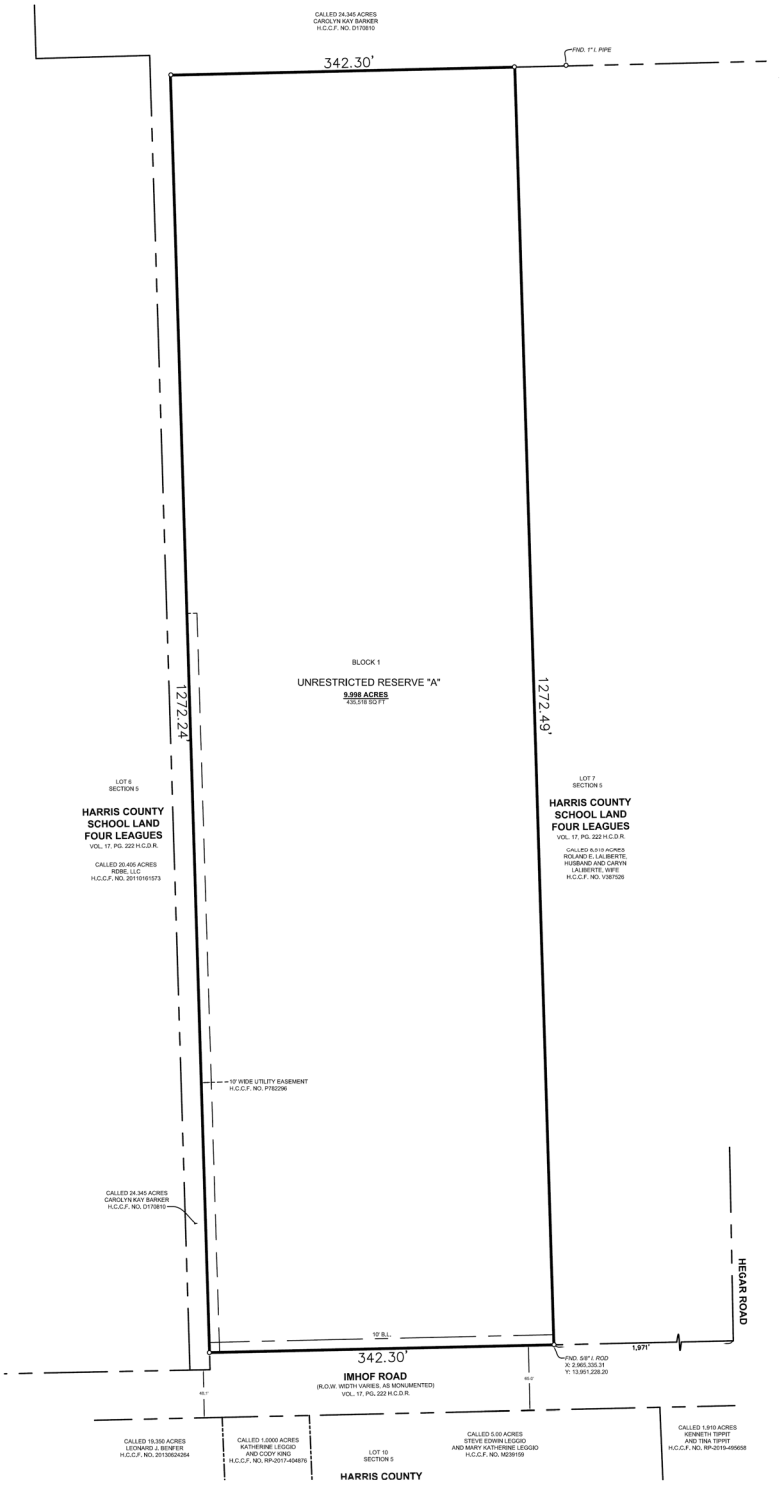
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Imhof Storage (DEF 1)

Applicant: Conley Land Services, LLC



F- Reconsideration of Requirements **Subdivision**

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Imhof Storage (DEF 1)

Applicant: Conley Land Services, LLC



F- Reconsideration of Requirements

Aerial

LEGEND

- PROPOSED CONCRETE DRIVEWAY WITHIN HARRIS COUNTY R.O.W. (PER DETAIL, SHEET C5.0)
- PROPOSED GRAVEL WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
- CONCRETE TO ASPHALT PAVEMENT CONNECTION (INCLUDING 2' SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)
- EX. MANHOLE
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- OH — EX. OVERHEAD POWER LINE
- GAS — EX. UNDERGROUND GAS LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX MINOR. CONTOUR

GENERAL NOTES

1. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT, TO BE PROVIDED BY OWNER..
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION, SIZE, AND QUANTITY OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JOINT SPACING TO BE 15–FT AND EXPANSION JOINT SPACING TO BE 60–FT.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

TOTAL OPEN SPACES: 175

BUILDING POINT TABLE

POINT #	NORTHING	EASTING
1000	13,952,999.4860'	2,965,469.6088'
1001	13,952,374.7785'	2,965,488.7044'
1002	13,952,373.7092'	2,965,453.7207'
1003	13,952,998.4161'	2,965,434.6251'
2000	13,952,954.0394'	2,965,375.9536'
2001	13,952,441.7786'	2,965,391.6120'
2002	13,952,439.3344'	2,965,311.6493'
2003	13,952,951.5951'	2,965,295.9909'
3000	13,952,991.6772'	2,965,229.7354'
3001	13,952,379.4631'	2,965,248.4491'
3002	13,952,378.0878'	2,965,203.4574'
3003	13,952,990.3023'	2,965,184.7564'

1 inch = 50 ft.
GRAPHIC SCALE

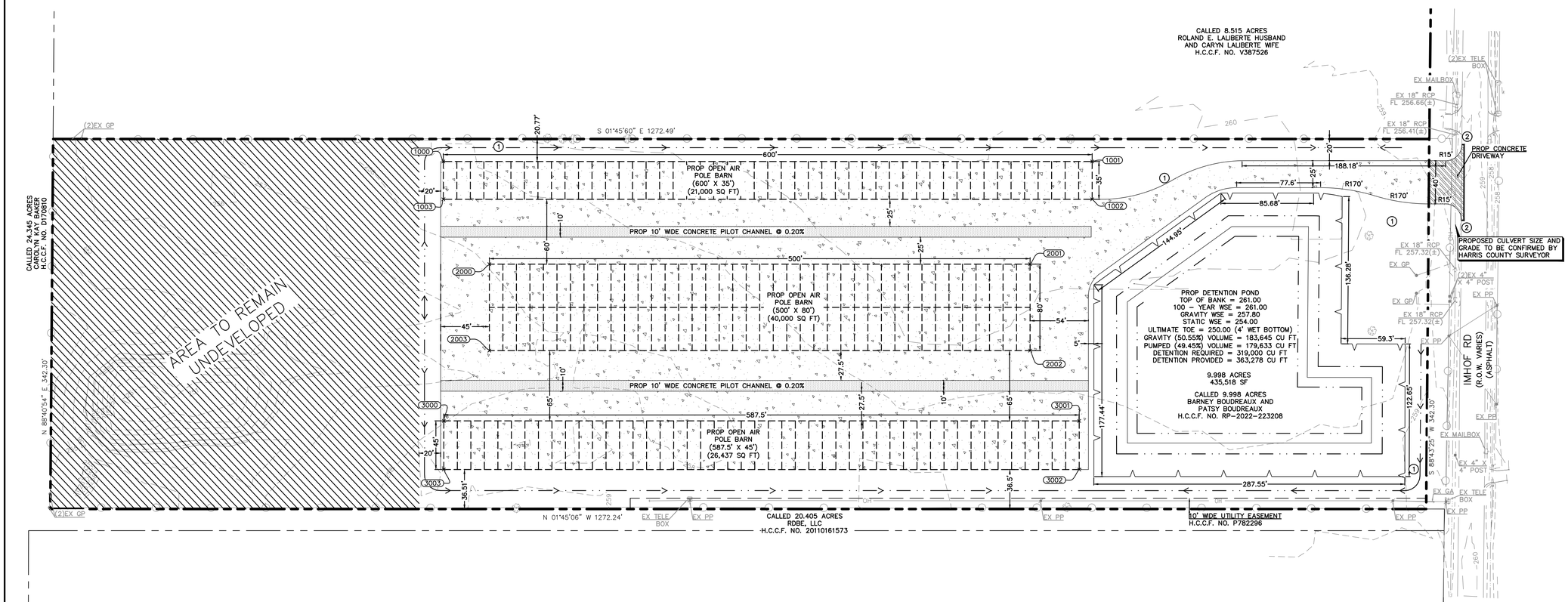
BENCHMARK:

RM 111095
METAL ROD LOCATED NORTH 2.5 MILES FROM THE INTERSECTION OF SH290 AND HEGAR ROAD, ON EAST SIDE OF HEGAR ROAD AND AT THE SOUTHWEST CORNER OF PROPERTY ADDRESSED 19930 HEGAR RD.
ELEV. 253.37 NAVD88 (2001 ADJUSTMENT)

TBM 240014-1
5/8 INCH IRON ROD WITH CAP STAMPED "SURVEY POINT" SET APPROXIMATELY 56 FEET SOUTH OF THE SOUTHWEST CORNER OF SUBJECT TRACT, APPROXIMATELY 2.7 FEET SOUTH OF THE SOUTH EDGE OF ASPHALT ROAD AND APPROXIMATELY 19 FEET WEST OF 18-INCH CULVERT.
ELEV. 259.22 NAVD88 (2001 ADJUSTMENT)

TBM 240014-2
5/8 INCH IRON ROD WITH YELLOW CAP SET APPROXIMATELY 44 FEET SOUTH AND 17 FEET WEST OF THE NORTHEAST CORNER FENCE POST OF SUBJECT PROPERTY.
ELEV. 256.05 NAVD88 (2001 ADJUSTMENT)

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1–800–344–8377
IN HOUSTON
(713)–223–4567



ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.304.2585
FRN F-11526

STATE OF TEXAS
BRETT T. HANRAHAN
112908
REGISTERED PROFESSIONAL ENGINEER
30 MAY 2025

No.	REVISIONS	DATE

ALJ PROJECT NO. 1221.24.CV.001
DATE: MAY 2025
SCALE: 1:50
DRAWN BY: MG
CHECKED BY: MC

DIMENSION CONTROL & PAVING PLAN

IMHOF RV STORAGE

27520 IMHOF RD, WALLER, TX 77484

SHEET
C1.0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-1570
Plat Name: Imhof Storage
Applicant: Sean Conley
Date Submitted: 8/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Not to provide street within 1,400 feet from the Imhof Street East - West direction and also in the North - South direction.

Chapter 42 Section: 42-128(a)

Chapter 42 Reference:
Along a local street, there shall be an intersection with a local street, collector street, or major thoroughfare at least every 1,400 feet.

Statement of Facts:
The proposed Imhof Storage Subdivision is located in northwest Harris County, within City of Houston ETJ, near Waller and approximately 1,900 feet west of the intersection of Imhof Road and Hegar Road. The proposed subdivision was surveyed to contain 9.998 acres of land and has a frontage of 342 feet along Imhof and a tract depth of 1,272 feet.

The proposed subdivision is bounded by rural tracts to the east, north and west which all have agricultural Land Use Codes per HCAD. All surrounding tracts have access to Imhoff, Kermier, Hegar and Waller Spring Creek Road. The intersection of Kermier Road is approximately 3,600 feet west of the west boundary line of the proposed Imhof Storage. The intersection of Hegar Road and Waller Spring Creek Road is approximately 3,200 feet north of the intersection of Hegar Road and Imhoff Road. All roads stated (Imhoff, Kermier, Waller Spring Creek and Hegar) create a block of land which all have direct public access.

Chapter 42-128(a) requires a street to be provided with 1,400 feet from Imhoff Road in the north - south direction and the east - west direction however no street is needed to provide access.

The proposed development of Imhof Storage is to provide open boat and RV storage. There is no need for a public or private street in a north - south or east - west direction within the proposed subdivision. In addition, there will be no benefit for surrounding tracts of land to utilize a north - south or east - west road.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1570
Plat Name: Imhof Storage
Applicant: Sean Conley
Date Submitted: 8/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Not to provide street within 1,400 feet from the Imhof Street East - West direction and also in the North - South direction.

Chapter 42 Section: 42-128(a)

Chapter 42 Reference:
Along a local street, there shall be an intersection with a local street, collector street, or major thoroughfare 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
The proposed Imhof Storage Subdivision is located in northwest Harris County, within City of Houston ETJ, near Waller and approximately 1,900 feet west of the intersection of Imhof Road and Hegar Road. The proposed subdivision was surveyed to contain 9.998 acres of land and has a frontage of 342 feet along Imhof Road and a tract depth of 1,272 feet.

The proposed subdivision is bounded by rural tracts to the east, north and west which all have agricultural Land Use Codes per HCAD. All surrounding tracts have access to Imhoff, Kermier, Hegar and Waller Spring Creek Road. The intersection of Kermier Road is approximately 3,600 feet west of the west boundary line of the proposed Imhof Storage. The intersection of Hegar Road and Waller Spring Creek Road is approximately 3,200 feet north of the intersection of Hegar Road and Imhoff Road. All roads stated (Imhoff, Kermier, Waller Spring Creek and Hegar) create a block of land which all have direct public access.
Chapter 42-128(a) requires a street to be provided with 1,400 feet from Imhoff Road in the north - south direction and the east - west direction however no street is needed to provide access.

The proposed development of Imhof Storage is to provide open boat and RV storage. There is no need for a public or private street in a north - south or east - west direction within the proposed subdivision and the requirement to provide streets would create undue hardship on the intended development by reducing the developable storage area of the property.

(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 proposed development of Imhof Storage is to provide open boat and RV storage. Approximately 70% of the site is developable per site conditions. There is no need for a public or private street in a north - south or east - west direction within the proposed subdivision and the requirement to provide streets would create undue hardship on the intended development by further reducing the developable area of the property. In addition, the site will be gated with security system. Allowing public access through the property would eliminate the site security.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
There circumstances supporting the variance are not the hardship created by the applicant. There is no commercial development within the proposed subdivision.

(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 and maintained in the rural / agricultural area this proposed subdivision lies within.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not be injurious to public health, safety or welfare in the rural / agricultural area this proposed subdivision lies within.

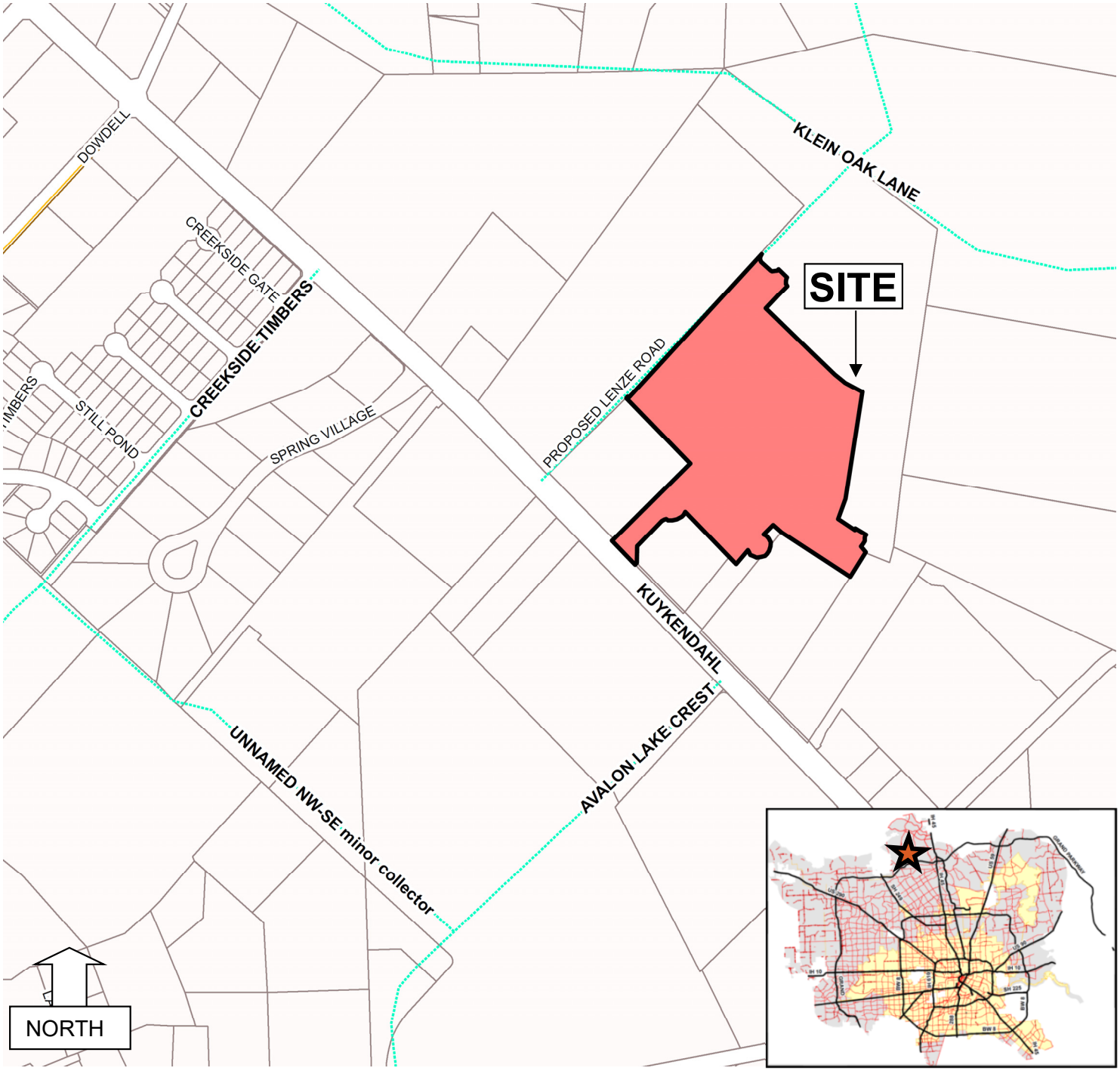
(5) Economic hardship is not the sole justification of the variance.
The economic hardship is not the sole justification of variance. All property owners located within the block area within Hegar, Imhof, Kermier and Waller Spring Creek Road have direct public access and no further north - south or east - west access in needed in this area.

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Kuykendahl Village Sec 1 (DEF 1)

Applicant: BGE, Inc.



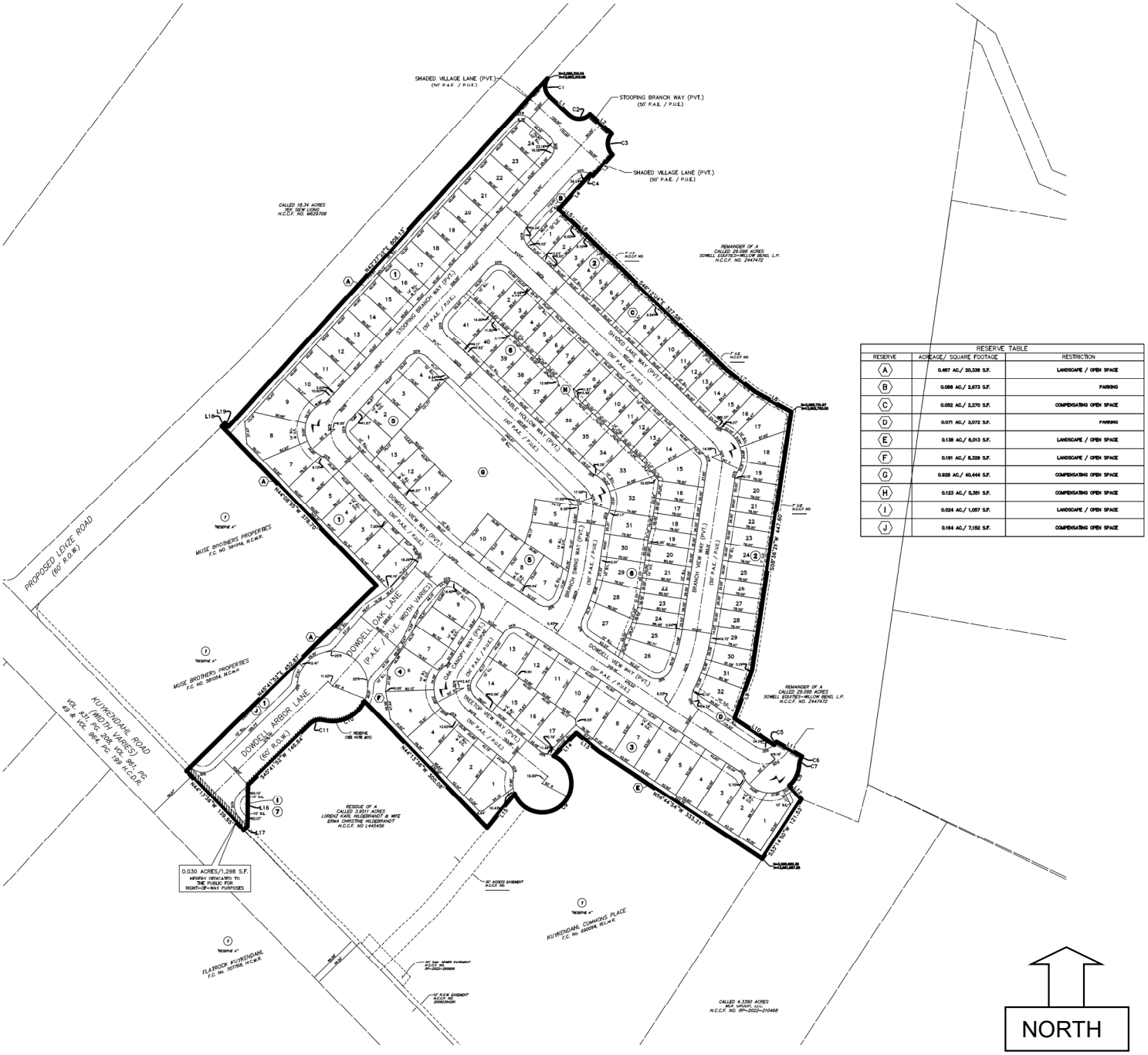
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Kuykendahl Village Sec 1(DEF 1)

Applicant: BGE, Inc.



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.467 AC./ 20,336 S.F.	LANDSCAPE / OPEN SPACE
B	0.068 AC./ 2,973 S.F.	PARKING
C	0.052 AC./ 2,270 S.F.	COMPENSATING OPEN SPACE
D	0.071 AC./ 3,072 S.F.	PARKING
E	0.138 AC./ 6,013 S.F.	LANDSCAPE / OPEN SPACE
F	0.191 AC./ 8,339 S.F.	LANDSCAPE / OPEN SPACE
G	0.928 AC./ 40,444 S.F.	COMPENSATING OPEN SPACE
H	0.123 AC./ 5,351 S.F.	COMPENSATING OPEN SPACE
I	0.024 AC./ 1,057 S.F.	LANDSCAPE / OPEN SPACE
J	0.164 AC./ 7,152 S.F.	COMPENSATING OPEN SPACE

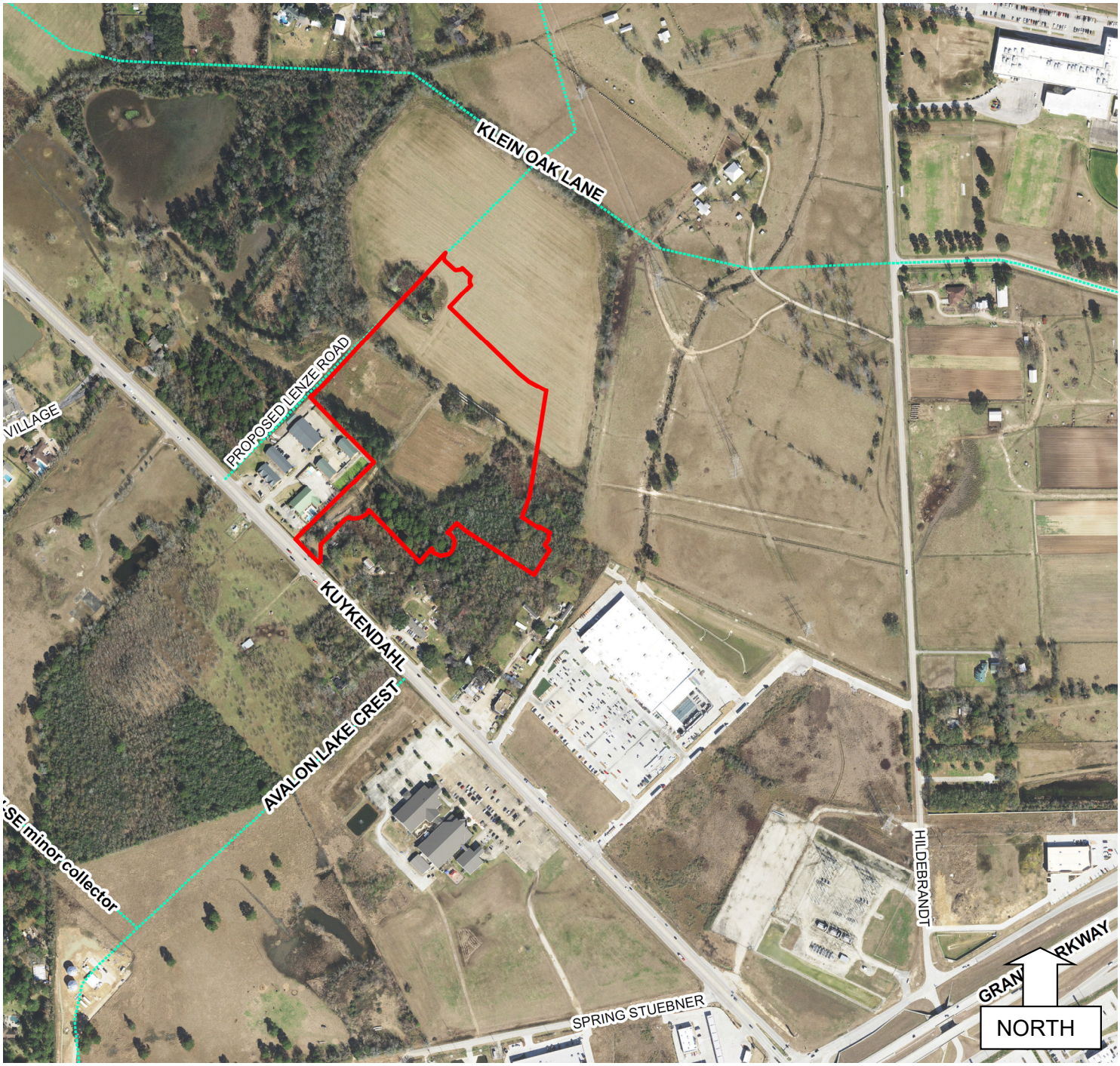
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 09/18/2025**

Subdivision Name: Kuykendahl Village Sec 1 (DEF 1)

Applicant: BGE, Inc.



F- Reconsideration of Requirements

Aerial

LOT SUMMARY

	26’ x 80’	85 LOTS	33%
	30’ x 80’	60 LOTS	25%
	40’ x 75’	104 LOTS	42%
	TOTAL	249 LOTS	100%

PIPELINE EASEMENT

FUTURE MINOR COLLECTOR (60’ R.O.W.)

100’ POWER EASEMENT

DET.
±1.9 Ac.

DET.
±3.5 Ac.

L.S.
±0.1 Ac.

PROPOSED TRAIL

911 INGRESS / EGRESS ONLY

O.S.
±0.1 Ac.

O.S.
±0.1 Ac.

O.S.
±0.1 Ac.

O.S.
±0.1 Ac.

50’ PAE / PUE

SF-1
85 LOTS
(TYP.26’x80’)
60 LOTS
(TYP.30’x80’)
104 LOTS
(TYP.40’x75’)
±23.4 Ac.

PARK
±1.0 Ac.

FUTURE MINOR COLLECTOR (60’ R.O.W.)

SPECIAL EXCEPTION
±410’

ENTRY GATE

PUBLIC R.O.W. TURNAROUND

60’ R.O.W.

ENTRY MONUMENT RESERVE

COM.
(BY OTHERS)
±2.3 Ac.

PROPOSED TRAFFIC SIGNAL

30’ ACCESS ESMT.

RESIDENT EXIT ONLY
911 INGRESS / EGRESS

COM.
(BY OTHERS)
±5.1 Ac.

KUYKENDAHL ROAD (80’ R.O.W.)

HUGHES GULLY

HOME DEPOT

FUTURE AVALON LAKE CREST DRIVE
(60’ R.O.W.)

SPECIAL REQUEST EXHIBIT

KUYKENDAHL VILLAGE

±42.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

AUGUST 22, 2025

BGE #12945-00

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 50 100 200

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-1554
Plat Name: Kuykendahl Village Sec 1
Applicant: BGE, Inc. Ralph Lopez - Gerald Grissom
Date Submitted: 8/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To allow for an intersection spacing of approximately 410 feet along a major thoroughfare in lieu of the required 600 feet.

Chapter 42 Section: 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:
The Kuykendahl Village Sec 1 preliminary plat and the Kuykendahl Village General Plan were last submitted on January 27, 2025. Both submittals had multiple special requests associated with them, all of which were granted approval by the Planning Commission. The request for reconsideration is for the special exception associated with the General Plan to allow for an intersection spacing of approximately 410 feet along Kuykendahl Road between proposed Lenze Road and Dowdell Arbor Lane. During the deferral period following the initial Planning Commission consideration of these items, coordination with staff led to eliminating the originally proposed traffic signal at the subject site's main entrance, Dowdell Arbor Lane. Furthermore, the special exception request was revised to impose a right-in right-out condition on Dowdell Arbor Lane. These conditions were proposed as solutions to address Harris County concerns over traffic signal spacing along Kuykendahl Road at the intersections of proposed Lenze Road, Avalon Lake Crest Drive, and Dowdell Arbor Lane. Lastly, it was agreed upon to revise the Traffic Impact Analysis (TIA) during the plan review process, after preliminary plat approval, to accommodate these changes by diverting left-turning traffic from the subject site to proposed Lenze Road to support the elimination of a traffic signal at the subject site's main entrance. At the time, these revisions were contemplated with the assumption that the proposed Lenze Road construction would occur prior to the development of the subject site.

However, the construction timeline for proposed Lenze Road and its associated traffic signal at Kuykendahl Road is now uncertain and will likely extend far beyond the timeline of the subject development. Also, as the TIA has progressed and eliminated dependency on the construction of Lenze Road, the TIA calculations continue to warrant a traffic signal at the intersection of Kuykendahl Road and Dowdell Arbor Lane. This is due to the anticipated volume of left-turning traffic from the subject site onto Kuykendahl Road, a designated major thoroughfare with a 100'

right-of-way width and five lanes that support a volume of roughly 27,990 vehicles daily in the vicinity. Therefore, a reconsideration of requirements is being requested to remove the right-in right-out condition from the original special exception request to allow for the warranted traffic signal at the intersection of Dowdell Arbor Lane and Kuykendahl Road.

The right-in right-out condition was not reflected on the GP's CPC101 form, but rather it appears as a comment on the Kuykendahl Village Sec 1 Harris County Markup that is currently delaying approval of the TIA. The removal of this comment and the approval of the revised special exception request are necessary to allow the TIA to move forward in the review process. Also, the granting of this request will uphold Chapter 42 standards by supporting sufficient traffic circulation for residents of the proposed development as well as the overall surrounding area.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-1554
Plat Name: Kuykendahl Village Sec 1
Applicant: BGE, Inc. Ralph Lopez - Gerald Grissom
Date Submitted: 8/25/2025

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To allow for an intersection spacing of approximately 410 feet along a major thoroughfare in lieu of the required 600 feet.

Chapter 42 Section: 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:
(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south and east of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane.

The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the general plan along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development.

The proposed development has only approximately 925 feet of frontage along Kuykendahl Road and is also bounded to the west by proposed minor collector Lenze Road, which intersects with Kuykendahl Road. Because of these existing constraints on the subject tract, a circumstance is created where meeting minimum intersection spacing along Kuykendahl Road is infeasible for providing two points of access along the major thoroughfare, as this limits the potential locations of local street connections. Furthermore, providing these two connections to Kuykendahl Road is crucial for residents of the proposed development to access the surrounding roadway network, as the western connection will serve as the primary entrance to the development, while the eastern connection will be an exit-only road connecting residents to Kuykendahl Road and will also allow ingress and egress for 911 vehicles to the development. Therefore, in this instance, adhering to minimum intersection spacing along a major thoroughfare would create an impractical condition for a sound development due to the special circumstances of the subject site. However, the overall circulation of the area will be upheld by the proposed local street system within the project. The local street connections to Kuykendahl Road will contribute to the overall vehicular connectivity within and around the proposed development.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The special exception will achieve a result contemplated by Chapter 42 by promoting internal and external circulation for the proposed development through the proposed local street system. It will also achieve an intersection spacing within the allowable 33% deviation and will also maintain the appropriate level of circulation outside the development.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The modification is a 32% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

(4) The intent and general purposes of this chapter will be preserved and maintained;
The overall circulation is upheld by the existing major thoroughfares, proposed minor collectors, and Grand Parkway in the surrounding area. Internal circulation is provided through the proposed local street system, thereby preserving and maintaining the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
The proposed local street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 09/18/2025
ITEM: 95

Applicant: ROGELIO CASTRO
Contact Person: ROGELIO CASTRO

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0025	77357	5673	256S	ETJ

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

ADDRESS: 21132 DUNN STREET, NEW CANEY, TEXAS

ACREAGE: 0.33

LEGAL DESCRIPTION:

BEING TRACT OF LAND 0.3324 ACRES SITUATED IN THE T.L. ROBERTS SURVEY, ABSTRACT 742, ALSO BEING KNOWN AS LOT 62, OF SILVER TRAILS SECTION TWO, AN UNRECORDED SUBDIVISION, 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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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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
GLUCK HOMES LLC	HERMANN KROHN	(832) 727-1589	4krohnhermann@gmail.com

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1702 HARDY ST	25075969	77026	5458C	493H	H

HCAD ACCOUNT NUMBER(S): 0090540000050

PROPERTY LEGAL DESCRIPTION: TR 28A BLK 12 CASCARA

PROPERTY OWNER OF RECORD: GLUCK HOMES LLC

ACREAGE (SQUARE FEET): 1,632 sqft

WIDTH OF RIGHTS-OF-WAY: 60' (in Hardy Street) and 60' (in Harrington Street)

EXISTING PAVING SECTION(S): 30' (in Hardy Street) and 28' (in Harrington Street)

OFF-STREET PARKING REQUIREMENT: complies

OFF-STREET PARKING PROVIDED: complies

LANDSCAPING REQUIREMENTS: complies

LANDSCAPING PROVIDED: complies

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

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,006 sqft

PURPOSE OF VARIANCE REQUEST: To allow a 5' building line instead of the required 10' building line along Hardy Street a local street for a new single-family residence

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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APPLICANT'S STATEMENT OF FACTS

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

The configuration of the former property at 1702 Hardy St did not match the original plat (see attached Original Plat – Map of Cascara for details); however, it has remained in this configuration since before 1999 and is therefore considered "grandfathered." As a result, a replat was not required to build a house on each "lot," now referred to as "tracts" because they no longer correspond to the full lots shown on the original plat. Each tract is allowed individual street access via a driveway.

In the Original Plat – Map Cascara, see above, the square outlined in blue represents the former property at 1702 Hardy St, and in 2024, each of the four tracts (narrow lots) within the blue square area was assigned its own physical address. The narrow lot highlighted in red was assigned to the following address: 1702 Hardy Street, Houston, TX 77026; and it is the subject of this **Variance Request Application**. Note that Marion Street is now known as Harrington Street.

The tract at 1702 Hardy St is a narrow lot located at the intersection of Hardy St and Harrington St (formerly Marion Street), with dimensions of 24 feet along Harrington St and 68 feet along Hardy St, totaling 1,632 square feet. The front of the lot faces Harrington St and measures 24 feet wide.

The current City of Houston ordinances in Chapter 42 (Subdivisions, Developments and Platting), Division 3 (Building Lines), Subdivision A (General Requirements for Building Lines), Section 42-157 (Optional Performance Standards for Collector Streets and Local Streets – Single-Family Residential), item (b), specify that the building line requirement for a subdivision or development restricted to single-family residential use, adjacent to a collector street or a local street that is not an alley, shall be 10 feet for the principal structure.

Regarding the proposed future single-family residential structure on the narrow lot at 1702 Hardy St, the building along the front of the lot will be set back more than the minimum required 10 feet from the property line. However, the portion of the structure along the side of the lot facing Hardy Street will be set back less than the required 10 feet, approximately 5 feet from the property line. For more details, please refer to the attached Site Plan and Architectural Plans.

This Variance Request Application seeks a variance or special exception to Chapter 42, Section 42-157, to allow a building line along the side of the lot facing Hardy Street of less than 10 feet, with the proposed structure set approximately 5 feet from the property line. The following core reasons support this variance request:

- Because enforcing current setbacks would make the buildable width only 12 ft, depriving reasonable residential use of the property.
- Because the physical shape and constraints of the lot make strict application not feasible, leading to impractical construction that would not meet sound residential design standards.
- The lot was legally created long ago with an unusual shape that makes it impossible to meet current setbacks rules and the current owner and applicant of the property did not create the issue.
- The requested variance is just a slight reduction on the setback necessary due to the lot issue, and it would not create health, safety and welfare risks or negative impacts, which is the general purpose of Chapter 42.

DEVELOPMENT PLAT VARIANCE

- Enforcing the current setbacks would make the home's constructability and functionality impractical. This hardship is due to the lot's physical constraints, not caused by the applicant, and is not just about cost, but about allowing a safe, livable home consistent with the neighborhood.

To support this request, it seems that similar variances have been granted throughout the City of Houston. For example, an existing single-family home built a few years ago at 5644 Kiam Street, Houston, TX 77007, a corner lot, had a similar issue and a variance requesting a reduced side building line of less than 10 feet was submitted and approved for that project, believed to be approximately 4 feet. A reference picture is provided below for context.

Attached to this application:

Annex A – Original Plat – Map Cascara

Annex B – Deed Restriction Affidavit – 1702 Hardy St

Annex C – Topo Survey – 1702 Hardy St

Annex D – Site Plan and Architectural Plans – 1702 Hardy St

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

Strict enforcement of the required setbacks would reduce the buildable width of the lot to only 12 feet, which would deprive the applicant of a reasonable and functional residential use of the property.

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

The irregular shape and physical constraints of the lot make strict application of the current setback requirements infeasible. This would lead to impractical construction that does not meet sound residential design standards.

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

The lot was legally created long ago with an unusual shape that makes it impossible to meet current setbacks. The hardship arises from the inherent characteristics of the property, not from any action taken by the applicant.

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

The requested variance represents only a minor reduction in the required setback, justified solely by the lot's unique characteristics. It does not compromise public health, safety, welfare, or the overall intent of Chapter 42.

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

The requested variance does not pose any risk to public health, safety, or welfare. It allows for reasonable development consistent with neighborhood character and maintains the integrity of planning standards.

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

The hardship is due to the physical limitations of the lot, which significantly affect the constructability and usability of the property. The request is not based solely on financial considerations but on the need to allow for a safe, livable home design compatible with the surrounding area.

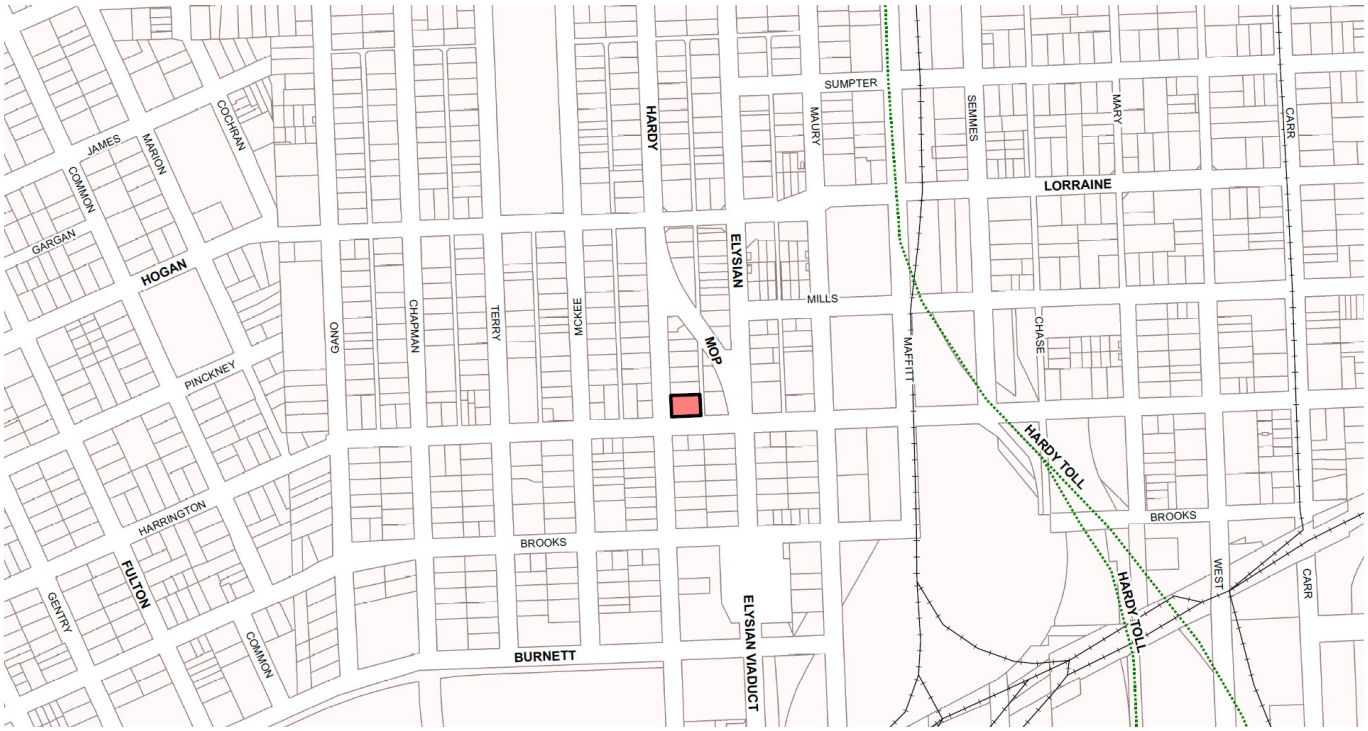
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

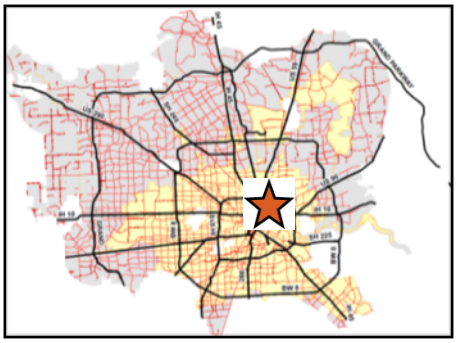
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

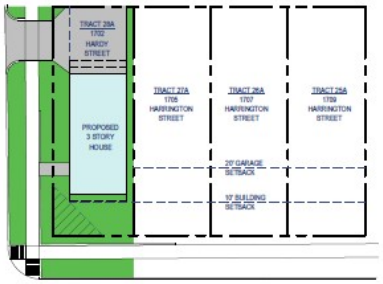
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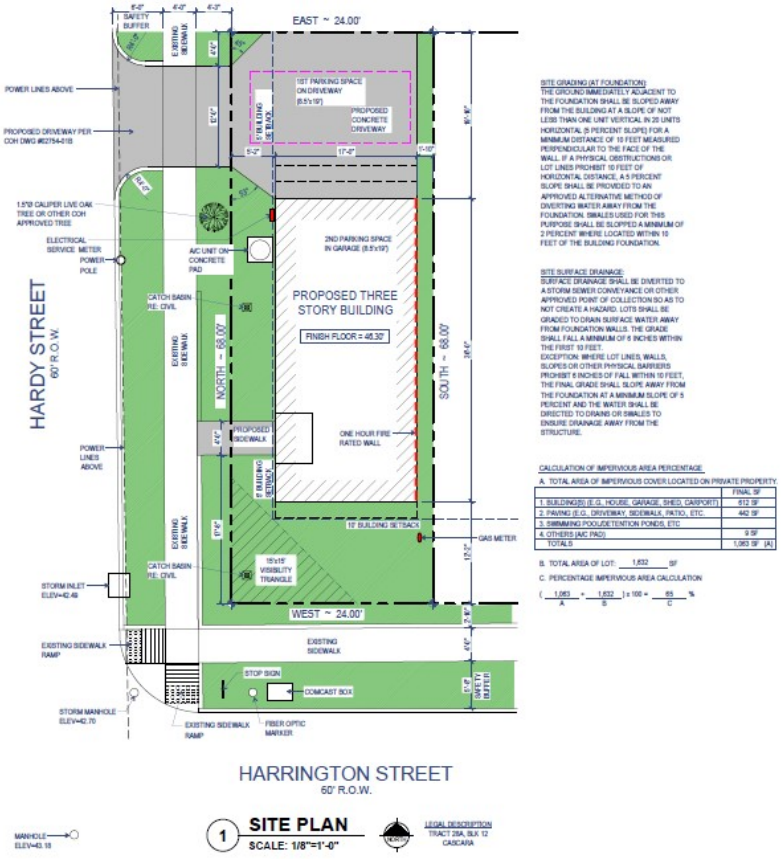
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Site Plan



2 **OVERALL SITE PLAN**
SCALE: 1"=20.0'



1 **SITE PLAN**
SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION
TRACT 26A, BLK 12
CASCARA

DEVELOPMENT PLAT VARIANCE

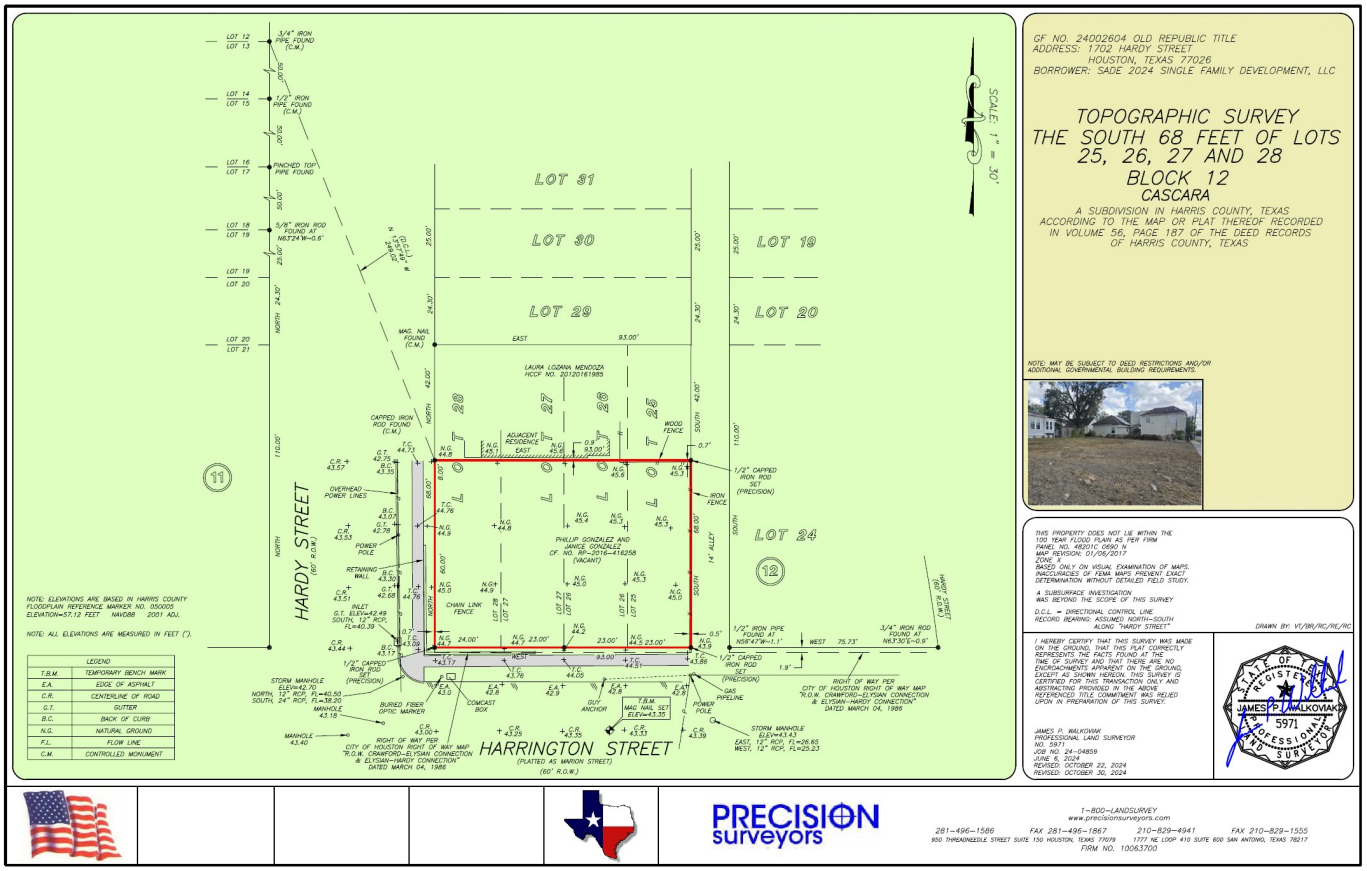
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Survey



DEVELOPMENT PLAT VARIANCE

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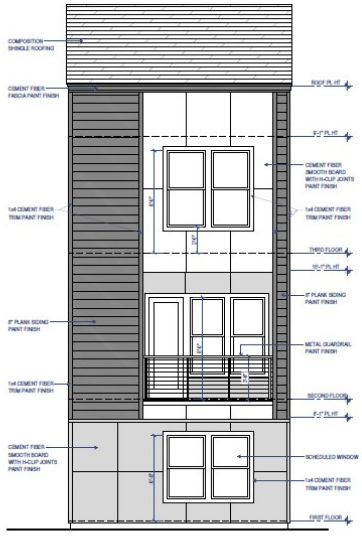
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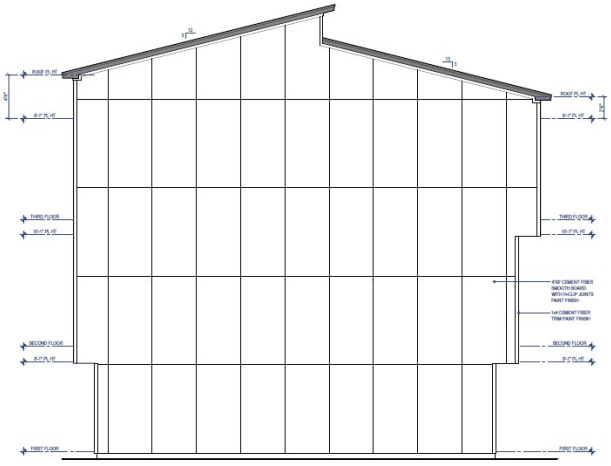
Elevation



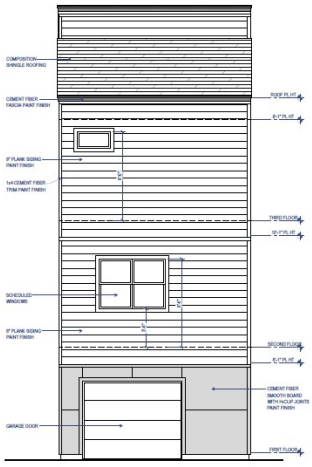
1 **WEST ELEVATION**
SCALE: 1/4"=1'-0"



2 **SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



1 **EAST ELEVATION**
SCALE: 1/4"=1'-0"



2 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"

DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP Company	Jenifer Pool	832-594-8420	jrpcom@aol.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1817 Sharp Place	25077925	77019	5257B	492Q	G

HCAD ACCOUNT NUMBER(S): 0601570000008

PROPERTY LEGAL DESCRIPTION: Lot 8, Block 54, River Oaks Sec. 1

PROPERTY OWNER OF RECORD: Michael M. Tenorio and Allison M. Cedeno

ACREAGE (SQUARE FEET): 7,750 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Sharp Place: 60'; Shepherd Drive: 80'

EXISTING PAVING SECTION(S): Sharp Place: 26'; Shepherd Drive: 42'

OFF-STREET PARKING REQUIREMENT: 2

OFF-STREET PARKING PROVIDED: 2

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2,692 sq. ft. single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 360 sq. ft. addition

PURPOSE OF VARIANCE REQUEST: To request a 10-foot building line in lieu of the ordinance required 25-foot building line along Shepherd Drive, a major thoroughfare, for a residential addition.

CHAPTER 42 REFERENCE (S):

Sec. 42-152. - Building line requirement along major thoroughfares.

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

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APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies property as Lot 8, Block 54, Plat of Block 54 of River Oaks, dated January 2, 1936 located at 1817 Sharp Place. Property currently has an existing 2 story house, built in 1939 and using a 25 ft front building line and 10 ft building lines on both sides of the property per original Plat of Block 54 of River Oaks, dated January 2, 1936 and no building line along Shepherd Drive which has an existing pedestrian sidewalk. This is a well-developed area and most of the houses that abut Shepherd Drive in Block 54 are built using rear building lines less than 25'. Most fences along Westcott Street are solid fencing; built on a zero-lot line and 8' or greater in height. It should be noted that Shepherd Drive has just gone through a complete rebuilding and replacement of the pavement and curbs.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

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

This is a tract that has functioned as a single-family residential lot since 1936 development. This lot currently has an existing house built in 1939. Requiring a 25' building line for the Shepherd Drive, which has an 80 ft R.O.W. and existing pedestrian sidewalk, would create and undue hardship and Imposition of the property in that there is a 25 ft building line on Sharp Place and this would unduly constrict the size of the buildable portion of the odd shaped lot with 10 ft building lines on both sides of the lot. The owner would not reasonably build an addition using the larger building line along Shepherd Drive.

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

Strict application requiring a 25 ft building line per Sec. 42-152 (a) along Shepherd Drive which has no building line per subdivision Plat of Block 54 of River Oaks, dated January 2, 1936, and has an 80 ft R.O.W. with existing pedestrian sidewalk, this would create and undue hardship in conjunction with the 25 ft front building line per plat and the odd shape of the lot would make the addition impractcal. Sound public policy would dictate that the variance be approved considering that other houses along Shepherd Drive are built using a building line less than the 25 ft required per Chapter 42.

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

The property was originally sized and platted in 1936 with no building line along Shepherd Drive. The imposition of 25 ft building setback is an unreasonable hardship imposed on this property by Chapter 42, Sec 42-152, as the R.O.W. is 80 ft and Shepherd Drive has recently had the pavement reconstructed. The lot is an odd shape, making the design of an addition to the house an unreasonable challenge, should the 25' building line on Shepherd Drive be enforced, per Chapter 42, and with the existing 10 ft building line on the north side and 10 ft building line and utility easement on the south side of the lot with a front building line of 25 ft, the buildable area creates a hardship. Therefore, the circumstance supporting the granting of

the variance is not the result of a hardship created or imposed by applicant. Allowing the variance fulfills the intent of Chapter 42.

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

Lot 8 Block 54 of Plat of Block 54 of River Oaks, dated January 2, 1936 is an existing lot that does not allow any options for development other that single family. Per Sec. 42-157. (a)(1), the intent and general purposes of Chapter 42 will be preserved and maintained by allowing sensible development. By encouraging the use and building lines that are already present in this neighborhood will foster a design framework applicable to the city.
The structure will honor, with the addition, using a 10 ft setback along Shepherd Drive and the 8 ft fence on zero lot line, will adhere to the general conditions and intent of Chapter 42.along Shepherd Drive.

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

Sharp Place is a local street that serves the local area. The granting of the variance will not be injurious to the public health, safety, or welfare as there are other properties in the area with the east side of the properties along Shepherd Drive, that are generally the same size, use similar reduced building lines.
The house's addition and itself poses no jeopardy to public safety using the 10 ft building line with an 8 ft solid fence, as there is an existing pedestrian sidewalk along Shepherd Drive, which has a 80 ft R.O.W.

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

There is no economic hardship involved in the variance request. Lot 8 Block 54 Plat of Block 54 of River Oaks, dated January 2, 1936 is an existing odd shaped lot platted for a single-family home. The request, to not provide a 25 ft building line along Shepherd Drive, a major thoroughfare, per Sec. 42-152 (a) for and the addition, will allow reasonable development and will conform to other houses, along Sharp Place and Shepherd Drive. using building lines less than 25 ft with their rear property boundary facing Shepherd Drive. Lots that are sensibly developed and have nice homes on them is a better use of the land per Sec. 42-157. (a)(1).

PLANNING & DEVELOPMENT DEPARTMENT

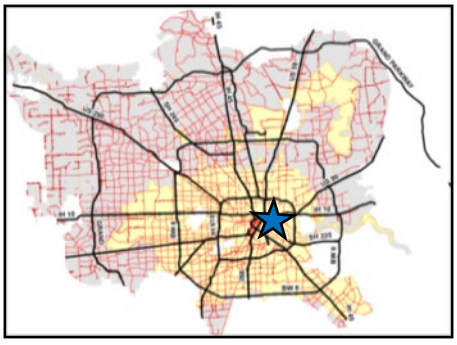
Houston Planning Commission

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Location Map





NORTH

DEVELOPMENT PLAT VARIANCE

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Aerial Map



DEVELOPMENT PLAT VARIANCE

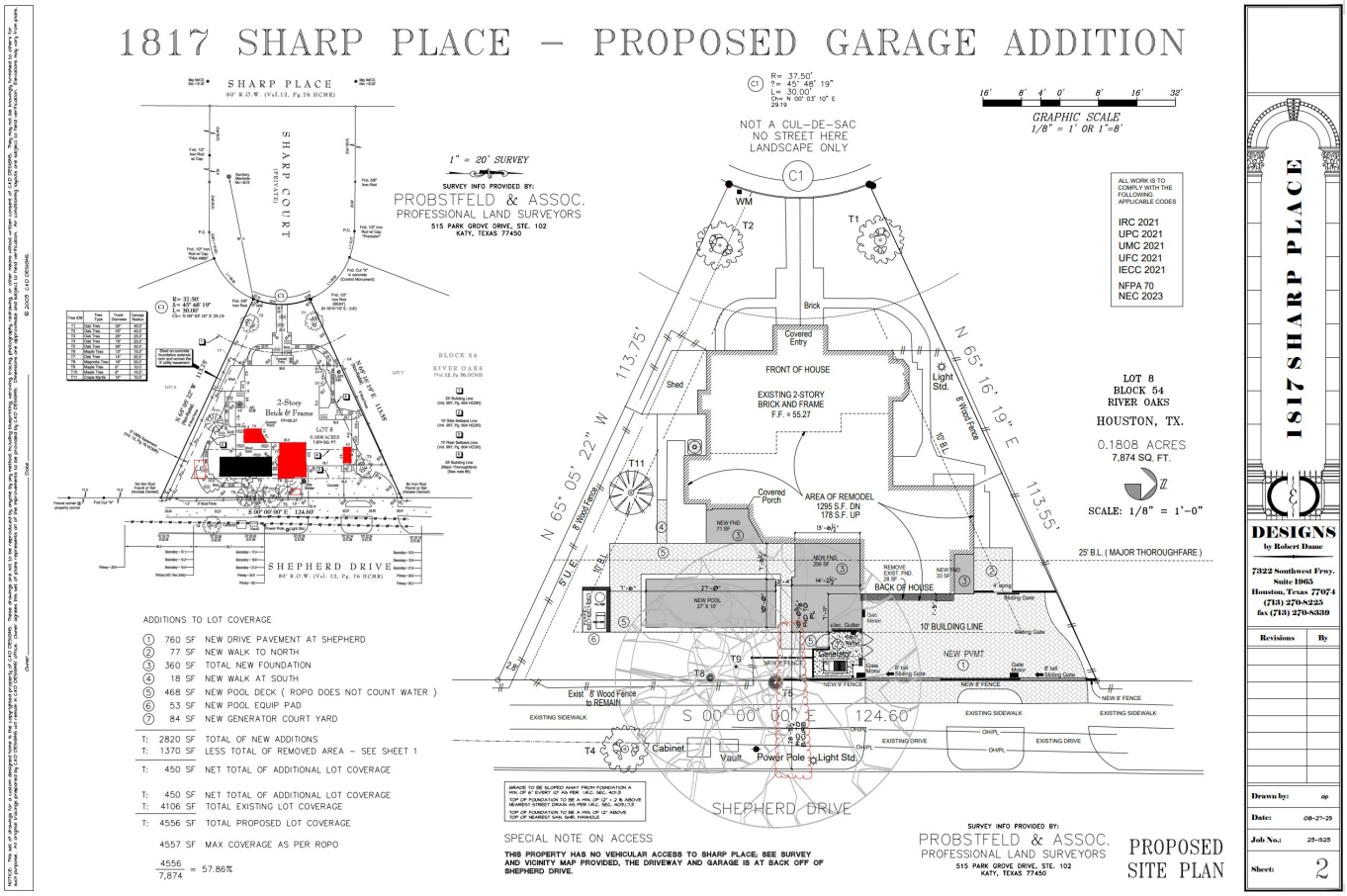
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Site Plan



DEVELOPMENT PLAT VARIANCE

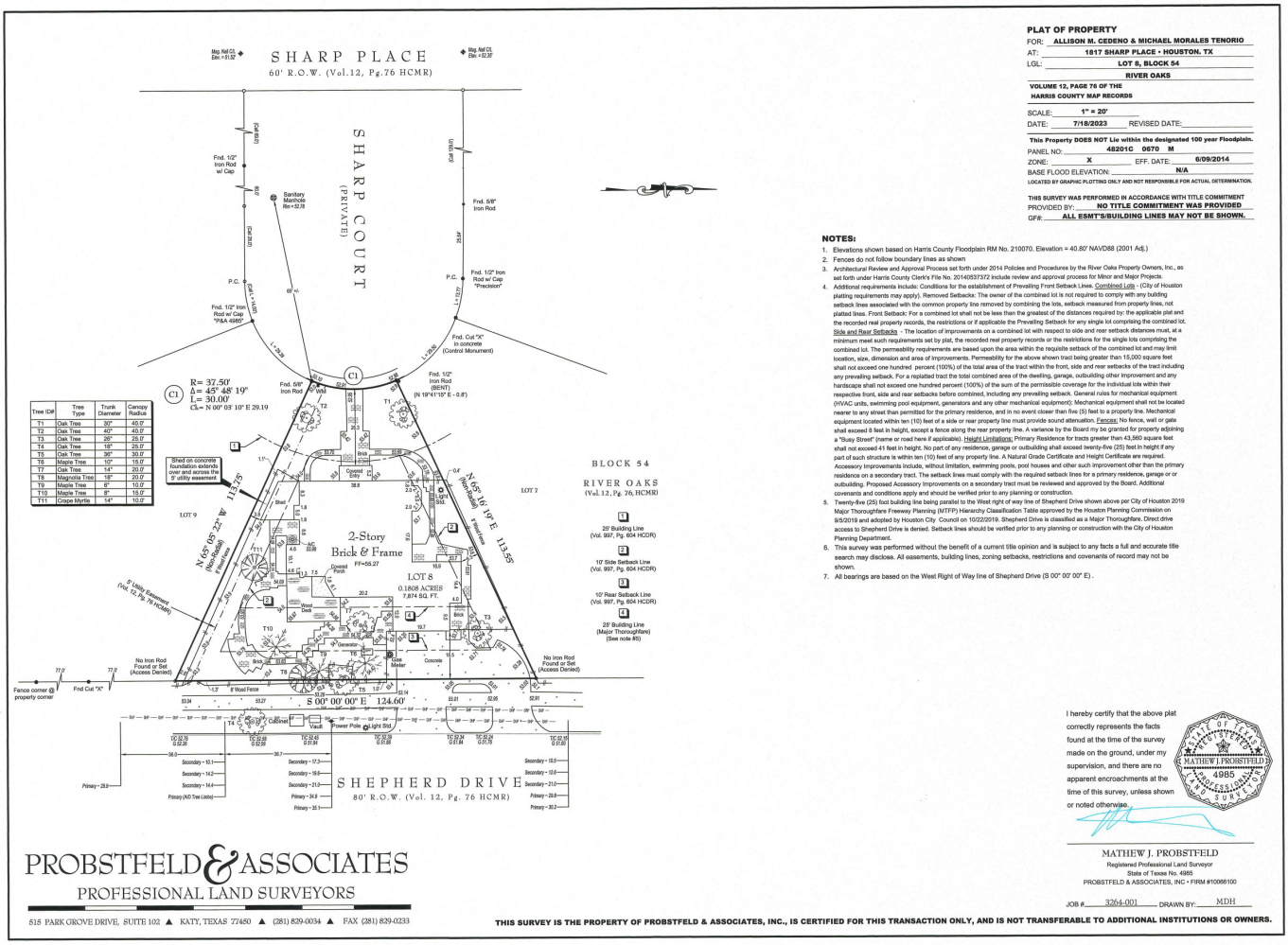
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Survey



DEVELOPMENT PLAT VARIANCE

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Elevations



DEVELOPMENT PLAT VARIANCE

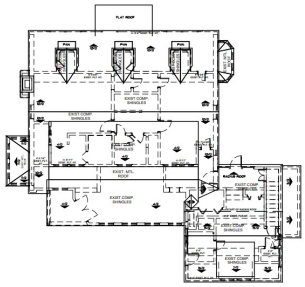
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 97

Meeting Date: 9/18/25

Elevations

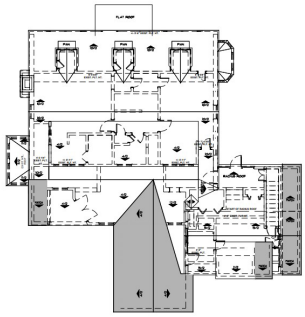


EXISTING ROOF PLAN

1/8" = 1'-0"



EXISTING EAST (SHEPHERD) ELEVATION



SHADED AREAS ARE NEW ROOF

PROPOSED ROOF PLAN

1/8" = 1'-0"



PROPOSED EAST (SHEPHERD) ELEVATION

1817 SHARP PLACE

DESIGNS
by Robert Dame

7322 Southwest Fwy.
Suite 1965
Houston, Texas 77074
(713) 270-8225
fax (713) 270-8339

Revisions	By

Drawn by: dp
Date: 08-12-25
Job No.: 25-525
Sheet: 5

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 09/18/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 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.hotel-motel@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
GANDHI DESIGNS LLC	NIRMAL GANDHI	281-660-9204	NIRMAL@GANDHIDESIGNS.COM

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
HARRIS	I	77093	5651	575X	GREATER HOBBY AREA

HOTEL/MOTEL NAME: BLUE STAR INN

HOTEL/MOTEL ADDRESS: 8401 SOUTH SAM HOUSTON EAST PKY

PROPERTY OWNER OF RECORD: TACO REALTY LLC

OWNER ADDRESS: 4515 LYNDON B JOHNSON FWY, DALLAS TX 75244

PROJECT PERMIT NUMBER: 25071706

TOTAL ACREAGE: .864

TOTAL NUMBER OF ROOMS: 40

PARKING SPACES PROVIDED: 43

SURVEY/ABSTRACT NO: RES B8-D BLK 2 ALEXIS COMMONS

SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: S SAM HOUSTON E PKY

EAST OF: TELEPHONE RD

SOUTH OF: HALL RD.

WEST OF: MONROE RD.

PURPOSE OF VARIANCE REQUEST: To allow a hotel to take primary access through an access easement

CHAPTER 28 REFERENCE(S): 28-202 (a) (1) (C)

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III

Meeting Date: 09/18/2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). 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.hotel-motel@houstontx.gov.

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

By not granting this variance request it would hinder our proposed use for this property.

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

The primary access to this site was always suppose to be from the access easement on the Sam Houston side, TXDOT does not allow you to have too many entry from their main road as they have 250' minmum spacing within each driveway from main roads.

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

To its full extent.

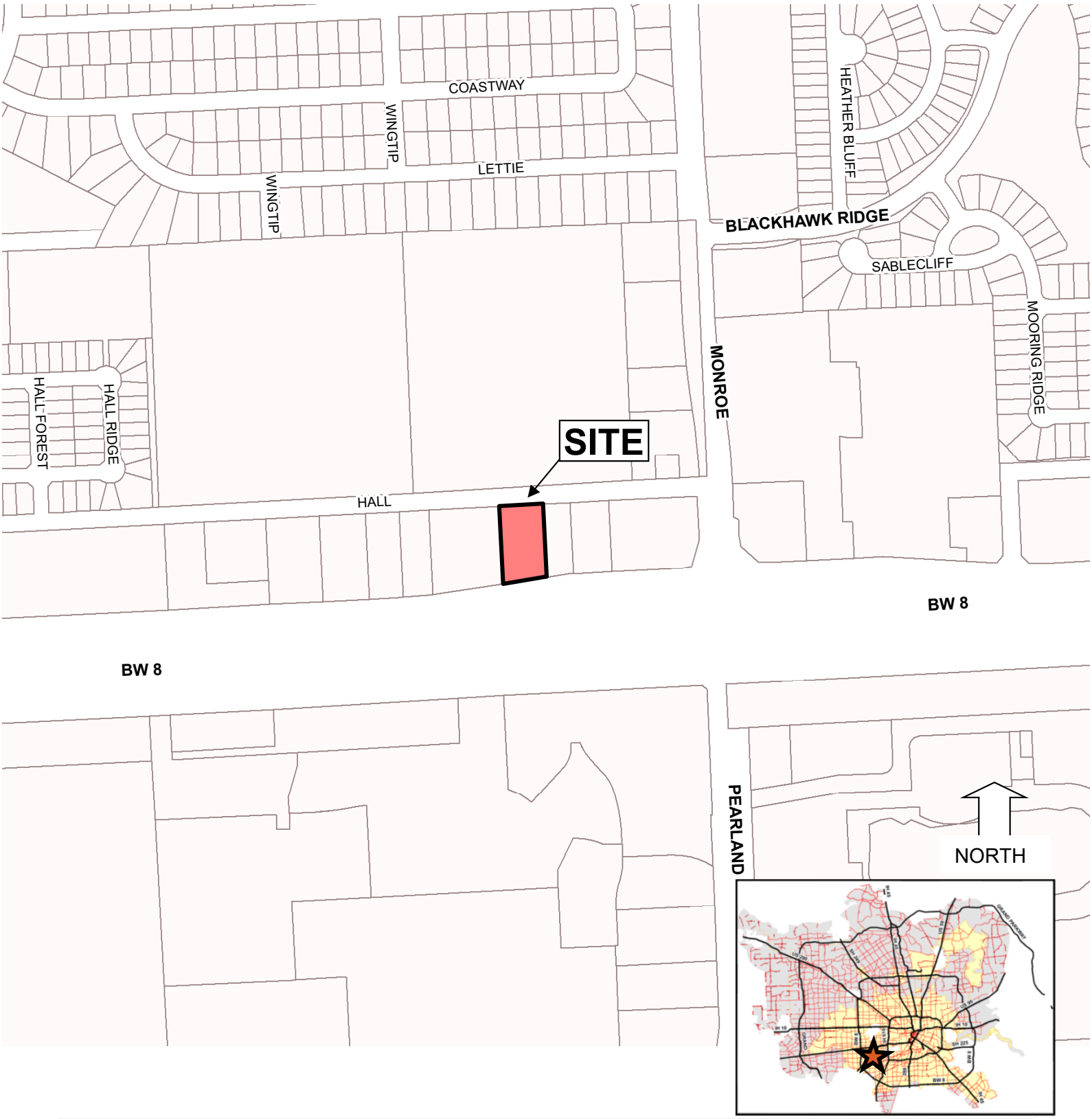
(4) The granting of the variance will not be injurious to the public health, safety or welfare.

It would only granting for the required use and means.

HOTEL/MOTEL VARIANCE

Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 09/18/2025**



Site Location

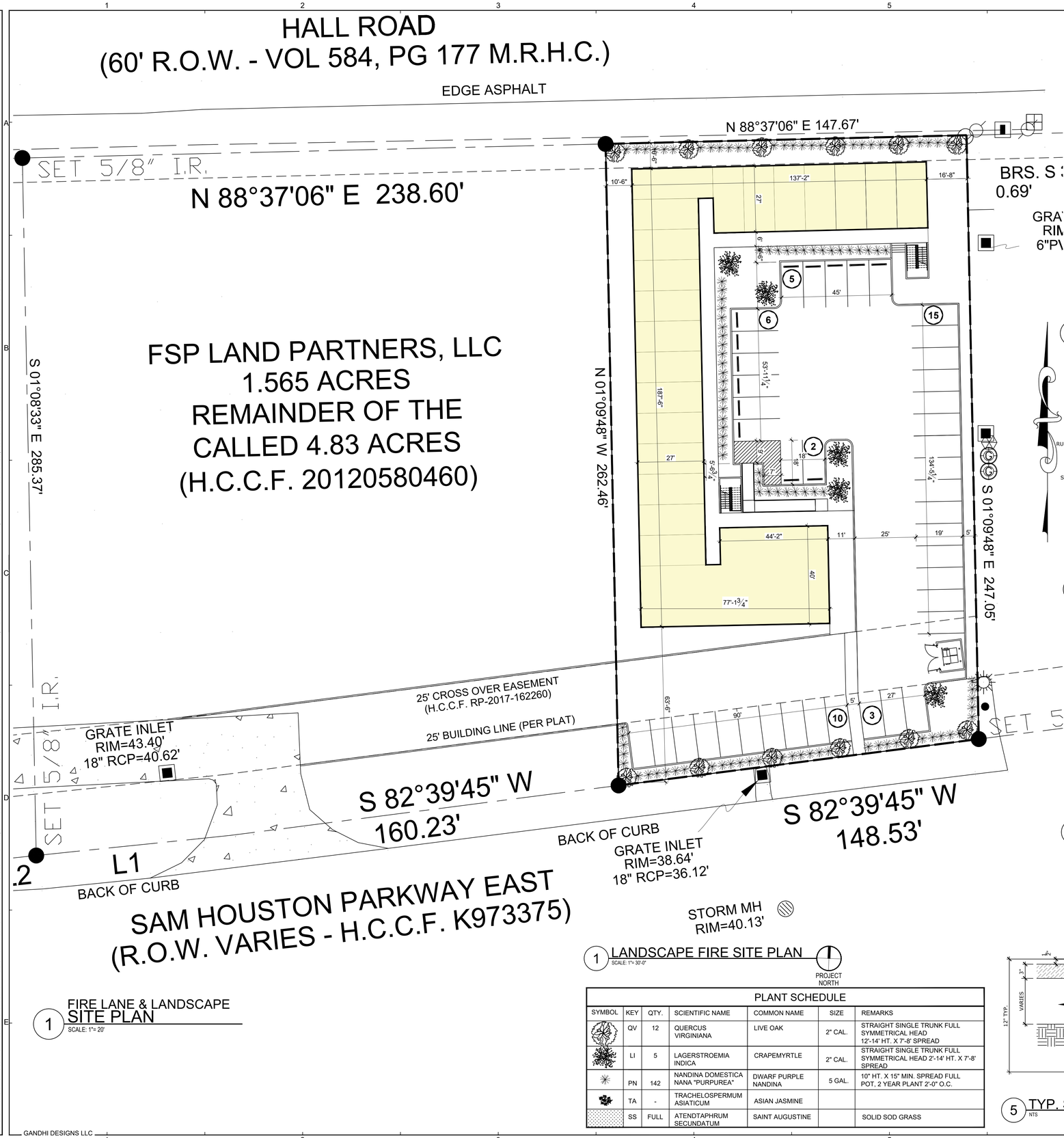
Houston Planning Commission ITEM: III

Planning and Development Department **Meeting Date: 09/18/2025**



Aerial

ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF GANDHI DESIGNS LLC. PURCHASER RIGHTS IS CONDITIONAL AND LIMITED TO ONE TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED EXCLUSIVELY TO OWNER AND CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES. ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.
REVIEWED AND REFERRED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, GANDHI DESIGNS LLC SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY AND ALL CONFLICTS OR INCONSISTENCIES.
THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY AND ALL CONFLICTS OR INCONSISTENCIES.
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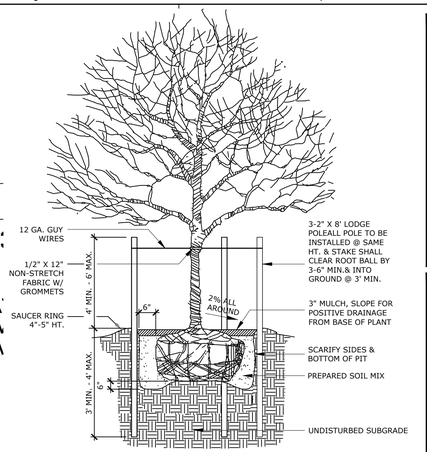


1 FIRE LANE & LANDSCAPE SITE PLAN
SCALE: 1"= 20'

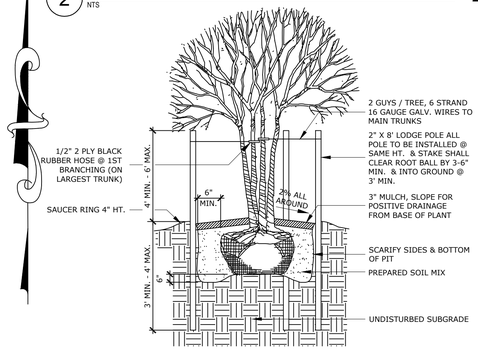
1 LANDSCAPE FIRE SITE PLAN
SCALE: 1"= 30'-0"

PROJECT NORTH

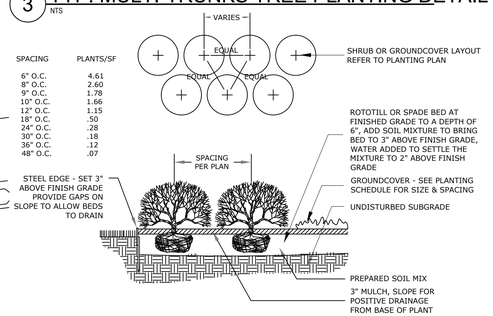
PLANT SCHEDULE						
SYMBOL	KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
	QV	12	QUERCUS VIRGINIANA	LIVE OAK	2" CAL.	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 12'-14' HT. X 7'-8' SPREAD
	LI	5	LAGERSTROEMIA INDICA	CRAPEMYRTLE	2" CAL.	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD 2'-14' HT. X 7'-8' SPREAD
	PN	142	NANDINA DOMESTICA NANA "PURPUREA"	DWARF PURPLE NANDINA	5 GAL.	10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" O.C.
	TA	-	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE		
	SS	FULL	ATENDTAPHRUM SECUNDATUM	SAINT AUGUSTINE		SOLID SOD GRASS



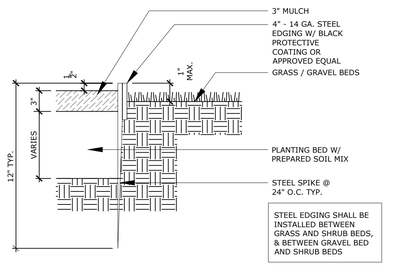
2 TYP. CANOPY TREE PLANTING DETAIL
NTS



3 TYP. MULTI-TRUNKS TREE PLANTING DETAIL
NTS



4 DETAIL & SPACING CHART
TYP. SHRUB / GROUNDCOVER PLANTING
NTS



5 TYP. STEEL EDGING DETAIL
NTS

GENERAL NOTE:

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. IRRIGATION SPRINKLER @ ALL LANDSCAPING WITH AUTOMATIC TIMER.
7. ALL DUMPSTER, RECYCLING BINS & GREASE TRAPS, SERVICE AREAS, ELECTRICAL BOXES, METERS, HVAC UNITS, LP TANKS, ETC. SHALL BE SCREENED FROM VIEW USING LANDSCAPE OR FENCING.
8. SATELLITE DISHES SHALL BE INSTALLED IN AN INCONSPICUOUS LOCATION AND SCREENED FROM VIEW WITH LANDSCAPE OR FENCING.

DETECTABLE WARNINGS:
DETECTABLE WARNINGS ON WALKING SURFACES
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 (23MM), A HEIGHT OF NOMINAL 0.2 IN. (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO DRIVEWAY SHALL HAVE TRUNCATED DOMES AS PER SECTION 705

AUTOMATIC SPRINKLER SYSTEM IS ELECTRONICALLY SUPERVISED AND PROVIDED W/ ALL SUPERVISORY FEATURES AS REQUIRED BY SECT. 903.2.7 GROUP R

MANUAL FIRE ALARM SYSTEM AND MANUAL PULLS ARE PROVIDED. MANUAL PULLS ARE REQUIRED BY FRANCHISEE NOT THE CODE. ALARM SYSTEM AND PULLS TO BE INSTALLED. LOCAL SMOKE DETECTION TO BE PROVIDED IN EACH UNIT PER SECTION 903.2.8 GROUP R1.

PROJECT INFORMATION:

TOTAL LOT AREA	37,619 SQ. FT.
FIRST FLOOR AREA	9,545 SQ. FT.
SECOND FLOOR AREA	9,545 SQ. FT.
TOTAL FLOOR AREA	19,090 SQ. FT.
# OF ROOMS	42
# OF PARKING SPACES	43

CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT LANDSCAPE ANALYSIS FORM

A. STREET TREES: Sec. 33-126 (a) Calculation T = (x/30)
Sec. 33-126 (b) minimum spacing 20' O.C.
Sec. 33-126 (6) Required trees will be applies separately to each block face

Street A (148') Length of property line in lineal feet as measured along the each block face.
lineal feet/30 = 4.9 Street trees required.

Street B (147') Length of property line in lineal feet as measured along the each block face.
lineal feet/30 = 4.9 Street trees required.

B. PARKING LOT TREES: Sec. 33-127 (a) parking lot trees. T= (1x10 pkg. Sp.) Sec. 33-127 (a) Each parking space must be within 120' of a tree.

Number of new parking stalls to be constructed 43 / 10 = 4.3
Parking lot trees required.

C. TOTAL TREE REQUIREMENT:
A + B = 14.1 (14) total number of street and parking lot trees required.

D. SHRUBS: Sec. 33-127 (b) shrubs S = (Tx10) Sec. 33-127 (b) 75% of shrubs must be planted along the perimeter of the parking lot.
(Are required for new or the expanded portion of parking lots)
Total number of Street trees required, from "A" above 14.1 x 10 = 142 shrubs.

E. LANDSCAPE BUFFER: Sec. 33-128 (1) wood, concrete masonry opaque screening fence. (Min. 6') Sec. 33-128 (2) Evergreen screening (See 33-130)
A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential.
(Site plan must show land use on all side of the property)

CREDITS WORKSHEET: Sec. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:

ARCHITECTURE
PLANNING
ENGINEERING

GANDHI DESIGNS LLC
10701 CORPORATE DR. #184
STAFFORD, TX 77477 / 832.356.8834
NIRMAL@GANDHIDESIGNS.COM

ISSUES
1
2
3
4
5

BLUE STAR INN

HOUSTON, TX

REGISTERED ARCHITECT
CHARLES G. PARKER
7221
STATE OF TEXAS

6 20 03

CONFIDENTIAL AND PROPRIETARY
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GANDHI DESIGNS LLC. DO NOT MODIFY, DUPLICATE, REPRODUCE, DISCLOSE OR TRANSFER THESE MATERIALS WITHOUT THE EXPRESS WRITTEN PERMISSION OF GANDHI DESIGNS LLC.
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20250200
PROJECT NUMBER

DATE

SHEET TITLE
FIRE AND LANDSCAPE SITE PLAN

SHEET NUMBER
AC1.01

SD PROJECT NUMBER: 2305040186 RETAIL PROJECT NUMBER:2404240072 MOTEL PROJECT NUMBER: 2310060154


primary shared access point for all sites in this area
driveway distant spacing required
Hall Rd
Hall Rd
Hall Rd
Hall Rd
Hall Rd
LC Rentals
Monroe Rd
Monroe Rd
Timewise
Convenience store
Shell
8401
Shipley Do-Nuts
Donuts
Jack in the Box
Fast Food
Brake Check
S Sam Houston Pkwy E
S Sam Houston Pkwy E
Pearland Pkwy
Pearland Pkwy
8485
Google