HOUSTON PLANNING COMMISSION

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SECRETARY
Vonn Tran

AGENDA

Thursday, October 2, 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, October 2, 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 18, 2025, Major Thoroughfare and Freeway Plan Amendment Requests Public Hearing
Consideration of September 18, 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 (Aracely Rodriguez, Dorianne Powe-Phlegm and Ken Calhoun)
d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, Tammi Williamson and John Cedillo)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement
g. Extensions of Approval (Adesoji Adeseyoju**)**
h. Name Changes (Adesoji Adeseyoju)
i. Certificates of Compliance (Adesoji Adeseyoju)
j. Administrative (Adesoji Adeseyoju)
k. Development Plats with Variance Requests

II. Establish a public hearing date of October 30, 2025

a. City Estates of Woodland Park partial replat no 1
b. Commons Park Place partial replat no 1
c. Commons Park Place partial replat no 2
d. Daimler Residence
e. Lezac Villas
f. Neuen Manor partial replat no 31
g. North Bound Residences
h. Plaza Estates at Goforth
i. Vista Eye Care

III. Consideration of an Off-Street Parking Variance at 4109 McKinney Street (Geoff Butler)

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.

MTFP Houston Planning Commission
2025 Major Thoroughfare and Freeway Plan
Amendment Requests Public Hearing
Minutes
Thursday, 18 September 2025
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER at 1:04 PM by Lisa M. Clark, Chair

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

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

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, no report to address.

I. Timeline

II. Major Thoroughfare Amendment Requests

A. Northpointe Boulevard

Staff recommendation: Approve – Realign proposed Major Thoroughfare Northpointe Boulevard from Shaw to Grant and the 700' of Grant west of the proposed Northpointe Boulevard alignment.
Commission action: Approved and accepted staff's recommendation.
Speaker(s): None

Motion: Mares Second: Garza Vote: Unanimous

B. Cypress North Houston Road South of 290

Staff recommendation: Approve – Delete Major Thoroughfare Cypress North Houston Road from Queenston Blvd to US 290.
Commission action: Approved and accepted staff's recommendation.
Speaker(s): None

Motion: Jones Second: Colvard Vote: Unanimous

C. Cypress North Houston Road West of 1960

1. Cypress North Houston Road
2. Solon Road
3. Greens Road

Staff recommendation: Approve –

1) APPROVE – Delete Major Thoroughfare Cypress North Houston from Perry to FM 1960.
2) APPROVE – Delete Major Thoroughfare Solon Road from FM 1960 to N Gessner Road.
3) APPROVE – Delete Major Collector Greens Road from N Gessner Road to Mills Road.
4) Commission action: Accepted staff's recommendation.

Speaker(s): None

Motion: Vera Bland Second: Tahir Vote: Unanimous

D. Mueschke Road

Staff recommendation: Approve – Delete Major Thoroughfare Mueschke Road from Mound Road to N Bridgeland Lake Parkway.
Commission action: Approved and accepted staff's recommendation.
Speaker(s): None

Motion: Mares Second: Victor Vote: Unanimous

E. Humble Parkway

Staff recommendation: Approve – Delete Major Thoroughfare Humble Parkway from Major Thoroughfare Greens Road to Major Thoroughfare Rankin Road.
Commission action: Accepted staff's recommendation.
Speaker(s): None

Motion: Sigler Second: Jones Vote: Unanimous

F. Chimney Rock Road

Staff recommendation: Deny – request to downgrade Major Thoroughfare Chimney Rock Road to a Minor Collector from Westheimer Road to San Felipe St.
Commission action: Approved and accepted staff's recommendation.
Speaker(s): Mark Gardner – supportive
Motion: Khaleeq Second: Mares Vote: Carried Opposed: Colvard

G. Tidwell Road

Staff recommendation: Approve – A new Major Collector on E Tidwell Road from East Sam Houston Tollway North to Pineland Road.
Commission action: Approved and accepted staff's recommendation.
Speaker(s): None

Motion: Jones Second: Tahir Vote: Unanimous

H. Baethe Road

Staff recommendation: Approve – Realign Major Thoroughfare Baethe Road from Mathis Road to Kermier Road.
Commission action: Approved and accepted staff's recommendation.
Speaker(s): None

Motion: Sigler Second: Mandapaka Vote: Unanimous

I. Unnamed East West MTF / Blue Ridge / Hiram Clarke

1. Unnamed EastWest Major Thoroughfare
2. Blue Ridge Road
3. Hiram Clarke Road

Staff recommendation: Approve –

1) APPROVE - Delete Unnamed East-West Major Thoroughfare from Fort Bend Tollway to FM 521.
2) •APPROVE – Delete Blue Ridge Road from McHard to Unnamed.
3) •APPROVE – Delete Hiram Clarke Road from McHard to Unnamed.

Commission action: Approved and accepted staff's recommendation.
Speaker(s): None

Motion: Victor Second: Garza Vote: Unanimous

III. Public Comment – None

IV. NEXT STEPS

RCA to forward to City Council.

ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 1:25 PM.

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 18 SEPTEMBER2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:35 PM by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present, left at 4:01 during Item 76
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	*Absent*
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Ian Rosenberg	Present, at 2:58 during Item 65
Megan R. Sigler	Present
Zafar "Zaf" Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
Hugo Sanchez for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Adrian Garcia	Present
Vonn Tran, Secretary	Present

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

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, The Planning Department is aware of a phishing issue currently affecting applicants, particularly those submitting development plat variances and Hotel/Motel applications. Applicants have reported receiving malicious emails that appear authentic but originate from fraudulent addresses. These emails request payment through a "settlement invoice" in exchange for plat approval.
Please note: The Planning Department does not issue invoices or request payment by email.
The City's IT Department is actively investigating this matter. We strongly advise applicants not to open attachments or respond to suspicious requests. If you receive an email related to your plat application that seems questionable, contact the Planning Department immediately.

The 2025 PSEFI Platting Workshop will be held on Thursday, October 23, 2025, from 8:00 a.m. to 4:00 p.m. at the Third Ward Multi-Service Center, Auditorium Room 129, 3611 Ennis Street, Houston, TX 77004. For registration information, please visit houstonplanning.com.

Approval of Minutes

Consideration of the September 4, 2025, Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Viera-Bland Second: Tahir Vote: Unanimous

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-38)

b. Replats (39-57)

Staff recommendation: Approve Item No's. 1 – 57, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 1, 4, 5, 7, 13, 17, 24, 31, 32, and 33 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Victor Vote: Carried
Second: Garza Abstaining: Mares, Heisch

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 1, 4, 5, 7, 13, 17, 24, 31, 32, and 33 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle Vote: Carried
Second: Viera-Bland Abstaining: Mares, Heisch

Item(s) removed for separate consideration

c. Replats requiring Public Hearings with Notification

58 Arbor Development

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: Sigler Second: Mares Vote: Unanimous

59 Comfy Gateway at Sterlingshire

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: Hines Vote: Unanimous

60 Edfield Manor

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Chen Wang – applicant, available for questions, Darlene Mabin – opposed

Motion: Khaleeq Second: Viera-Bland Vote: Unanimous

Agenda was taken out of order and Item 65 was taken at this time.

65 Jeanetta Reserve

Staff recommendation: Defer Applicant request.
Commission action: Disapproved.
Speaker(s): Council Member Tiffiny Thomas (District F), Ali Gaspid, Daymond Wilkins, Cleveland Wesley, Carolyn Boozer – opposed

Motion: Baldwin Second: Mares Vote: Unanimous

61 Estates at Homewood Lane

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

62 Estates at Mcalpine Place – Withdrawn

63 Freepark Plaza

Staff recommendation: Defer further deed rests review requested.
Commission action: Deferred for further study and review.
Speaker(s): None

Motion: Khaleeq Second: Viera-Bland Vote: Unanimous

64 Godos Foods

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: Garza Second: Viera-Bland Vote: Unanimous

65 Jeanetta Reserve – Item was taken after Item 60 above.

66 MILWAUKEE VILLAGE
Staff recommendation: Disapprove.
Commission action: Disapproved the application.
Speaker(s): None
Motion: Jones Second: Colvard Vote: Unanimous

67 UNIVERSITY OF ST THOMAS STUDENT HOUSING AT BRANARD STREET
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Kyle Molitor, available for questions
Motion: Khaleeq Second: Colvard Vote: Unanimous

68 WOODLAND HEIGHTS LIVING
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Tim McConn, Marian Wright, Adan T., Adrienne Ruthven, Nicholas Williamson – opposed
Anthony Monnico – applicant
Motion: Baldwin Second: Garza Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

69 ACE AND IVY RIVER OAKS
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Luis Baena, applicant
Motion: Hines Second: Khaleeq Vote: Unanimous

70 BAUER HOCKLEY MASON TRACT GP
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Jones Second: Porras-Pirtle Vote: Unanimous

71 GENERATION PARK EAST GP
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mandapaka Second: Mares Vote: Unanimous

72 NORTHWEST 99 BUSINESS PARK GP

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Jones Second: Mandapaka Vote: Unanimous

ITEM(S) 73 AND 74 WERE TAKEN TOGETHER AT THIS TIME

73 OAKHILL RESERVE GP

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

74 OAKHILL RESERVE SEC 3

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: Victor Vote: Carried Abstained: Mares

75 RODS CAMPUS ON THE POND

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: Mares Vote: Unanimous

76 SAN JACINTO MEMORIAL SITE EXPANSION

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Khaleeq Second: Hines Vote: Unanimous

77 SMC GROUP

Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None

Motion: Viera-Bland Second: Rosenberg Vote: Unanimous

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

79 TEXAS PETROLEUM GROUP GREENS ROAD
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: Khaleeq Second: Heisch Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

ITEM(S) 80 AND 81 WERE TAKEN AT THIS TIME

80 BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.

81 BLUE CREEK TRAILS SEC 1
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred
Speaker(s): None
Motion: Garza Second: Jones Vote: Carried Abstained: Heisch

f. RECONSIDERATIONS OF REQUIREMENT

82 IMHOF STORAGE
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: Mares Vote: Unanimous

83 KUYKENDAHL VILLAGE SEC 1

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka Second: Victor Vote: Carried Abstaining: Heisch

g. EXTENSIONS OF APPROVAL

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

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

95	21132 Dunn Street	Approved

j. ADMINISTRATIVE - None

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

Motion: Porras-Pirtle Second: Garza Vote: Carried
Abstaining: Mares 84, 90 – Heisch 86, 87

k. Development Plats with Variance Requests

96 1702 Hardy Street
Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) xx – xxx.
Commission Action: Approved per staff's recommendation.
Speaker(s): Hermann Krohn, available for questions
Motion: Sigler Second: Garza Vote: Carried

97 1817 Sharp Place
Staff recommendation: Approve.
Commission Action: Approved.
Speaker(s): Jennifer Pool, applicant – available for questions
Motion: Jones Second: Hines Vote: Carried

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

Commission action: Accepted the October 16th public hearing date for Item II, a-m.
Speaker(s): None
Motion: Heisch Vote: Unanimous
Second: Mares Opposed: None

At this time a need for a recusal was noted on Section G, Item 94

94 UT MD Anderson Cancer Center East Campus replat no 1 and extension Approved

Motion: Khaleeq Second: Garza Vote: Carried Abstaining: Colvard

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

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

Motion: Garza
Second: Tahir

Vote: Unanimous
Opposed: None

IV. Public Comment – None

V. Adjournment

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:20 PM.

_____
Lisa M. Clark, Chair

_____
Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Alas Estate	C2	
2	Amigo Truck	C2	
3	Arbor Development	C3F	
4	Avalon at Cypress Sec 9	C3P	
5	Ayatt Hidden Village	C3F	
6	Bartholow Estates	C2	
7	Believers Fellowship	C2	
8	Blue Creek Trails Sec 2	C3F	DEF1
9	Bridgeland Creekland Village Sec 20	C3F	
10	Bridgeland Creekland Village Sec 22	C3F	
11	Broze Road Sec 1	C3F	
12	Broze Road Sec 2	C3F	
13	Carr Street Estates	C3F	
14	Comfy Gateway at Sterlingshire	C3F	
15	Cypress Rosehill Marketplace	C2	
16	Dowdell Park	C3P	
17	Dumont Place	C3F	DEF1
18	Dunham Pointe Reserve Sec 6	C2	
19	Edfield Manor	C3F	
20	Elyson Sec 74	C3P	
21	Enclave at Colquitt	C3F	
22	Estates At Homewood Lane	C3F	
23	Fulshear Foster Development	C2	
24	Generation Park East Sec 1	C3P	
25	Jubilee Sec 19	C3P	
26	Jubilee Sec 20	C3P	
27	Katy Aquatic Team for Youth Inc	C2	
28	Mansfield Vista	C3F	
29	McKay Air Center	C2	
30	Northeast Edge	C2	
31	Oakberry Trails Sec 5	C3F	
32	Oakberry Trails Sec 12	C3F	
33	Pleasant Grove Missionary Baptist Church	C2	
34	Prime Business Park Telephone	C2	
35	Sam Road Farm	C2	DEF1
36	Sheldon Woods Sec 1 partial replat no 2	C3F	
37	Sila Sec 16	C3F	
38	Sila Sec 17	C3F	
39	Sorella Sec 11	C3F	
40	Spring High School	C3F	DEF1
41	Tidwell Lakes Sec 4	C3F	

42	Tidwell Lakes Sec 7	C3P	
43	Tidwell Lakes Sec 8	C3P	
44	University of St Thomas Student Housing at Branard Street	C3F	
45	Woodlands Village Creekside Park Sec 41	C3F	

B. Replats

46	Acropolis Residence	C2R	
47	Allegheny Reserve	C2R	
48	Amanda Laine Square	C2R	
49	Angosh Properties	C2R	
50	Berridge Reserves	C2R	
51	Bilbo Estates	C2R	
52	Branard Street Vista	C2R	
53	Castor Villas	C2R	
54	Central Park Residences	C2R	
55	Champs Plaza	C2R	
56	Clyde Street Landing	C2R	
57	Corder Manor	C2R	
58	Darling Villas	C2R	
59	District 22 Development	C2R	DEF1
60	Eastbelt Truck Park	C2R	
61	Embercourt Residences	C2R	
62	Esfahan Square	C2R	
63	Esther Plaza	C2R	
64	Fairview Court	C2R	
65	Freeland Villas	C2R	
66	Generation Park East Sec 2	C2R	
67	HC WCID no 36 Hollywood Water Plant	C2R	
68	HC WCID no 36 Waxahachie Water Well	C2R	
69	Heights Villas at Link	C2R	DEF1
70	Herkimer Grove	C2R	
71	Hill Country Real Holdings LLC	C2R	
72	Iglesia Evangelica Breen Road	C2R	
73	Kezira Royal Villas	C2R	
74	Mill Plaza	C2R	DEF2
75	Montlew Crossing	C2R	DEF1
76	Myrah Commercial	C2R	
77	Northbank West	C3R	
78	Nueva Jerusalen Church	C3R	
79	Papalote Park	C2R	
80	Plaza Estates at Junell	C2R	
81	Plum Blossom Heights	C2R	
82	Redbud Storage	C2R	
83	Saint Augustine Industrial Park	C2R	
84	Sloan Estates	C2R	
85	Stonehaven Estates	C2R	

86	Sunset Heights Landing	C2R	
87	Thornton Views	C2R	
88	Urban Edge at Schroeder	C2R	
89	Valenciana Village	C2R	
90	Views On Wycliffe Drive	C2R	
91	Villas at Cullen	C2R	
92	Wayside Park	C3R	
93	Woodward Homes	C2R	

C. Replats requiring Public Hearings with Notification

94	Coastal Enclave replat no 1	C3N	
95	Ferndale Landing	C3N	
96	Freepark Plaza	C3N	DEF1
97	Huldy Street Villas	C3N	
98	Luca Residence	C3N	
99	New Flores Estate	C3N	
100	Plaza Estates at Solo	C3N	
101	Reserve at Ruth Street	C3N	
102	Talton Twins	C3N	
103	Westhaven Estates Sec 1 partial replat no 11	C3N	

D. Subdivision Plats with Variance Requests

104	Ace and Ivy River Oaks	C2R	DEF1
105	Bauer Hockley Mason Tract GP	GP	DEF1
106	Bellaire Nursery	C2R	
107	Blue Creek Trails Peek Road Street Dedication and Reserves	C3P	DEF1
108	Blue Creek Trails Sec 1	C3F	DEF1
109	Holderrieth Telge Tract GP	GP	
110	Jubilee GP	GP	
111	Salazar Estates	C2	
112	SMC Group	C2	DEF2
113	Telugu Bhavanam	C2	DEF2
114	Winzer Heights	C3R	

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

115	AM Prime Will Clayton Development	C2	
116	Bridgeland Migration Way Street Dedication Sec 3	SP	
117	Cedars Industrial Park	C2	
118	Cypress Rosehill Corner	C2	
119	East Lake Houston Parkway North Street Dedication Sec 2	SP	

120	Flagstone Sec 4	C3F
121	Harlow District West Clay	C2R
122	Mills Branch Drive Street Dedication and Reserves	C3F
123	Reserve at Bridge Creek Terrace	C2
124	Spring Creek Trail Estate	C2
125	Spring Stuebner Sustainable Park	C2R

H. Name Changes

126	Fort Bend County MUD No 50 Lift Station No 7 Sec (prev. Fort Bend County MUD no 50 Lift Station)	C2

I. Certificates of Compliance

127	2301 FM 1960 W	COC
128	24184 W Terrace Drive	COC

J. Administrative

None

K. Development Plats with Variance Requests

None

III. Off-Street Parking Variance

	4109 McKinney Street

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	Alas Estate	2025-1650	C2	Harris	City	411N	4.94	4.94	0	Louie Trujillo	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
2	Amigo Truck	2025-1732	C2	Harris	City	495F	6.00	6.00	0	Taylor McDaniel	Windrose
3	Arbor Development	2025-1664	C3F	Harris	City	493X	0.41	0.41	0	Melissa Lopez	CE Engineers & Development Consultants, INC
4	Avalon at Cypress Sec 9	2025-1748	C3P	Harris	ETJ	406A	18.20	2.21	57	Jacob Guerrero	Meta Planning + Design LLC
5	Ayatt Hidden Village	2025-1645	C3F	Harris	ETJ	289G	9.00	5.08	29	Ayatt Musid	Ayatt LLC
6	Bartholow Estates	2025-1670	C2	Harris	ETJ	379D	4.00	0.00	3	Ralph Bartholow	Texas Land Maps
7	Believers Fellowship	2025-1711	C2	Harris	ETJ	291N	11.79	11.79	0	Matthew Campbell	Owens Management Systems, LLC
8	Blue Creek Trails Sec 2	2025-1567	C3F	Fort Bend	ETJ	525Q	40.35	8.66	140	Ralph Lopez	BGE, Inc.
9	Bridgeland Creekland Village Sec 20	2025-1741	C3F	Harris	ETJ	365E	16.69	2.58	71	Kenya Guajardo	LJA Engineering, Inc.- (Houston Office)
10	Bridgeland Creekland Village Sec 22	2025-1745	C3F	Harris	ETJ	365F	13.20	3.07	98	Kenya Guajardo	LJA Engineering, Inc.- (Houston Office)
11	Broze Road Sec 1	2025-1726	C3F	Harris	ETJ	334N	30.85	30.07	0	Jacob Guerrero	Meta Planning + Design LLC
12	Broze Road Sec 2	2025-1746	C3F	Harris	ETJ	334N	66.39	61.95	0	Jacob Guerrero	Meta Planning + Design LLC
13	Carr Street Estates	2025-1673	C3F	Harris	City	494A	0.09	0.00	2	Stephen Klimas	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
14	Comfy Gateway at Sterlingshire	2025-1698	C3F	Harris	City	455B	0.18	0.00	2	Nahom Tesfa	New Era Development & Land Services
15	Cypress Rosehill Marketplace	2025-1646	C2	Harris	ETJ	287J	4.53	4.53	0	Phillip Lee	Windrose

16	Dowdell Park	2025-1586	C3P	Harris	ETJ	290F	10.12	8.72	0	Santos F. Gonzalez Gaona	Gratia Geomatics
17	Dumont Place	2025-1620	C3F	Harris	City	574J	16.52	4.55	144	Danna Sivan	LJA Engineering, Inc.- (Houston Office)
18	Dunham Pointe Reserve Sec 6	2025-1709	C2	Harris	ETJ	326W	3.92	3.92	0	Ralph Lopez	BGE, Inc.
19	Edfield Manor	2025-1676	C3F	Harris	City	533V	0.23	0.23	0	Melissa Lopez	CE Engineers & Development Consultants, INC
20	Elyson Sec 74	2025-1738	C3P	Harris	ETJ	404L	18.50	1.92	93	Jacob Guerrero	Meta Planning + Design LLC
21	Enclave at Colquitt	2025-1644	C3F	Harris	City	492Z	0.19	0.00	4	Juan Castillo	CAS Consultants, LLC
22	Estates At Homewood Lane	2025-1739	C3F	Harris	City	455G	0.16	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
23	Fulshear Foster Development	2025-1654	C2	Fort Bend	ETJ	523R	2.89	2.89	0	Raj Koduru	Quiddity Engineering - Katy
24	Generation Park East Sec 1	2025-1651	C3P	Harris	ETJ	417L	28.00	25.27	0	BRYAN RUTH	IDS Engineering Group
25	Jubilee Sec 19	2025-1662	C3P	Harris	ETJ	324P	18.70	2.29	72	June Tang	LJA Engineering, Inc.- (Houston Office)
26	Jubilee Sec 20	2025-1661	C3P	Harris	ETJ	324Q	15.00	1.12	55	June Tang	LJA Engineering, Inc.- (Houston Office)
27	Katy Aquatic Team for Youth Inc	2025-1744	C2	Harris	ETJ	405Y	5.00	5.00	0	Gust George	Beacon Land Services
28	Mansfield Vista	2025-1675	C3F	Harris	City	452B	1.92	0.03	32	Melissa Lopez	CE Engineers & Development Consultants, INC
29	McKay Air Center	2025-1649	C2	Harris	City	335X	9.13	9.13	0	Jon Spears	The Pinnell Group, LLC
30	Northeast Edge	2025-1713	C2	Harris	City	455P	0.14	0.00	2	Rodney Gaston	E.I.C. Surveying Company
31	Oakberry Trails Sec 5	2025-1736	C3F	Harris	ETJ	283F	17.38	2.00	70	Abdul Barazi	Benchmark Engineering Corporation

32	Oakberry Trails Sec 12	2025-1730	C3F	Harris	ETJ	283G	7.93	0.65	51	Abdul Barazi	Benchmark Engineering Corporation
33	Pleasant Grove Missionary Baptist Church	2025-1722	C2	Harris	City	454D	1.25	1.25	0	Desmond Simon	Tetra Land Services
34	Prime Business Park Telephone	2025-1505	C2	Harris	City	575N	7.44	7.44	0	Mustafa Emre	MOMENTUM EGINEERING
35	Sam Road Farm	2025-1595	C2	Fort Bend	ETJ	527Z	1.00	0.00	5	Thien Nguyen	Texas Land Maps
36	Sheldon Woods Sec 1 partial replat no 2	2025-1647	C3F	Harris	ETJ	418X	0.86	0.86	0	Roach & Associates, PLLC Roach & Associates, PLLC	Ellis Surveying Services, LLC
37	Sila Sec 16	2025-1671	C3F	Harris	ETJ	298C	42.35	17.37	140	Ralph Lopez	BGE, Inc.
38	Sila Sec 17	2025-1672	C3F	Harris	ETJ	298C	26.44	5.67	99	Ralph Lopez	BGE, Inc.
39	Sorella Sec 11	2025-1666	C3F	Harris	ETJ	286N	13.77	0.12	76	Brannon Boozer	LJA Engineering, Inc.- (Houston Office)
40	Spring High School	2025-1603	C3F	Harris	ETJ	292M	208.89	208.8	0	Chris Rhodes	Civil-Surv Land Surveying, L.C.
41	Tidwell Lakes Sec 4	2025-1602	C3F	Harris	ETJ	457A	9.25	0.25	46	Eli Sasson	RES Development
42	Tidwell Lakes Sec 7	2025-1680	C3P	Harris	ETJ	417W	9.24	0.00	49	Eli Sasson	RES Development
43	Tidwell Lakes Sec 8	2025-1681	C3P	Harris	ETJ	417W	10.76	0.00	63	Eli Sasson	RES Development
44	University of St Thomas Student Housing at Branard Street	2025-1669	C3F	Harris	City	493S	2.04	2.04	0	Chris Rhodes	Civil-Surv Land Surveying, L.C.
45	Woodlands Village Creekside Park Sec 41	2025-1712	C3F	Harris	ETJ	250R	8.52	1.21	56	Antonio Paz	LJA Engineering, Inc.- (Houston Office)

B. Replats

46	Acropolis Residence	2025-1685	C2R	Harris	City	494G	0.11	0.00	2	Nahom Tesfa	New Era Development & Land Services
47	Allegheny Reserve	2025-1658	C2R	Harris	City	533K	0.23	0.01	6	To be determined	SEM SERVICES

48	Amanda Laine Square	2025-1674	C2R	Harris	ETJ	367P	2.95	2.95	0	Texas Conference Association Of Seventh-day Adventists	South Texas Surveying Associates, Inc.
49	Angosh Properties	2025-1708	C2R	Harris	City	576K	1.28	1.28	0	Suneet Mago	Owens Management Systems, LLC
50	Berridge Reserves	2025-1734	C2R	Harris	City	493H	0.30	0.30	0	Mark Berridge	Conley Land Services, LLC
51	Bilbo Estates	2025-1721	C2R	Harris	City	454G	0.60	0.01	12	Terrell Bilbo	Owens Management Systems, LLC
52	Branard Street Vista	2025-1691	C2R	Harris	City	492V	0.13	0.00	2	Mohsen Javadian	Total Surveyors, Inc.
53	Castor Villas	2025-1538	C2R	Harris	City	453J	0.11	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
54	Central Park Residences	2025-1697	C2R	Harris	City	494V	0.11	0.11	2	Nahom Tesfa	New Era Development & Land Services
55	Champs Plaza	2025-1723	C2R	Harris	ETJ	367K	1.78	1.73	0	Gregory Walp	Windrose
56	Clyde Street Landing	2025-1689	C2R	Harris	City	492G	0.11	0.00	2	Mohsen Javadian	Total Surveyors, Inc.
57	Corder Manor	2025-1443	C2R	Harris	City	533P	0.11	0.00	2	Melissa Lopez	CE Engineers & Development Consultants, INC
58	Darling Villas	2025-1663	C2R	Harris	City	492B	0.12	0.00	3	Melissa Lopez	CE Engineers & Development Consultants, INC
59	District 22 Development	2025-1641	C2R	Harris	City	452U	0.26	0.00	5	Melissa Lopez	CE Engineers & Development Consultants, INC
60	Eastbelt Truck Park	2025-1752	C2R	Harris	ETJ	457G	63.23	63.23	0	Davide Mei	Daram Engineers, Inc.
61	Embercourt Residences	2025-1716	C2R	Harris	City	492Z	0.14	0.00	2	Siaw Ming Goh	The Interfield Group
62	Esfahan Square	2025-1686	C2R	Harris	ETJ	411G	2.45	2.45	0	Pazhman Ghaderi	HRS and Associates, LLC
63	Esther Plaza	2025-1683	C2R	Harris	City	412T	2.28	2.28	0	Nahom Tesfa	New Era Development & Land Services

64	Fairview Court	2025-1656	C2R	Harris	City	492V	0.11	0.00	2	Katie Pritchard	MOMENTUM EGINEERING
65	Freeland Villas	2025-1735	C2R	Harris	City	575H	0.17	0.00	2	Tim Lesak	PROSURV
66	Generation Park East Sec 2	2025-1715	C2R	Harris	ETJ	417K	238.53	238.5	0	BRYAN RUTH	IDS Engineering Group
67	HC WCID no 36 Hollywood Water Plant	2025-1696	C2R	Harris	ETJ	497C	1.02	1.02	0	Gerardo Parra	A & S Engineers
68	HC WCID no 36 Waxahachie Water Well	2025-1695	C2R	Harris	ETJ	497F	0.48	0.48	0	Gerardo Parra	A & S Engineers
69	Heights Villas at Link	2025-1609	C2R	Harris	City	453T	0.36	0.01	7	Nahom Tesfa	New Era Development & Land Services
70	Herkimer Grove	2025-1688	C2R	Harris	City	492D	0.17	0.00	2	Tony Monaco	Total Surveyors, Inc.
71	Hill Country Real Holdings LLC	2025-1720	C2R	Harris	City	536X	4.62	4.62	0	Charles Brown	The Interfield Group
72	Iglesia Evangelica Breen Road	2025-1678	C2R	Harris	ETJ	411G	2.33	2.10	0	Mario Lanza	Century Engineering, Inc
73	Kezira Royal Villas	2025-1682	C2R	Harris	City	533Y	0.23	0.00	4	Nahom Tesfa	New Era Development & Land Services
74	Mill Plaza	2025-1519	C2R	Harris	City	453L	0.54	0.54	0	josh griffin	Survey Solutions of Texas
75	Montlew Crossing	2025-1632	C2R	Harris	City	492V	0.43	0.00	4	Richard Mazzarino	Total Surveyors, Inc.
76	Myrah Commercial	2025-1719	C2R	Harris	City	454Q	0.79	0.79	0	Christian Aranda	Tetra Land Services
77	Northbank West	2025-1526	C3R	Harris	City	492M	4.49	4.49	0	CHRIS HAINE	Tetra Land Services
78	Nueva Jerusalen Church	2025-1513	C3R	Harris	City	571F	30.73	30.73	0	Caleb Sanchez	Texas Professional Surveying
79	Papalote Park	2025-1667	C2R	Harris	City	410W	0.34	0.34	0	Lisett Campos	Advance Surveying, Inc.
80	Plaza Estates at Junell	2025-1684	C2R	Harris	City	412T	0.16	0.00	2	Nahom Tesfa	New Era Development & Land Services
81	Plum Blossom Heights	2025-1655	C2R	Harris	City	490Y	0.34	0.34	0	Jake Patrick	Patrick Planning Services, LLC
82	Redbud Storage	2025-1749	C2R	Harris	ETJ	412D	0.89	0.89	0	Shreya Radadiya	Windrose

83	Saint Augustine Industrial Park	2025-1489	C2R	Harris	City	533M	0.30	0.30	0	Melissa Lopez	CE Engineers & Development Consultants, INC
84	Sloan Estates	2025-1731	C2R	Harris	City	454G	0.65	0.01	12	Terrell Bilbo	Owens Management Systems, LLC
85	Stonehaven Estates	2025-1677	C2R	Harris	City	452A	0.20	0.00	2	Josh Bennett	Dart Land Services LLC
86	Sunset Heights Landing	2025-1690	C2R	Harris	City	453S	0.17	0.00	2	Richard Mazzarino	Total Surveyors, Inc.
87	Thornton Views	2025-1687	C2R	Harris	City	452L	0.33	0.00	8	Oren Uziel	Total Surveyors, Inc.
88	Urban Edge at Schroeder	2025-1705	C2R	Harris	City	534J	0.27	0.01	5	To be determined	SEM SERVICES
89	Valenciana Village	2025-1717	C2R	Harris	City	533V	0.13	0.00	2	Joel Valenciana	Owens Management Systems, LLC
90	Views On Wycliffe Drive	2025-1611	C2R	Harris	City	449X	0.56	0.02	12	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
91	Villas at Cullen	2025-1634	C2R	Harris	City	533Z	0.16	0.00	3	Melissa Lopez	CE Engineers & Development Consultants, INC
92	Wayside Park	2025-1699	C3R	Harris	City	574U	9.24	8.68	0	Christen Vestal	Weisser Engineering & Surveying
93	Woodward Homes	2025-1652	C2R	Harris	City	533T	0.23	0.00	3	Raphael Ogbongbemiga	Adeo Homes LLC

C. Replats requiring Public Hearings with Notification

94	Coastal Enclave replat no 1	2025-1487	C3N	Harris	City	533Z	0.58	0.01	10	Moruf Jimoh	Cobalt Engineering & Inspections LLC
95	Ferndale Landing	2025-1537	C3N	Harris	City	492U	0.11	0.00	2	Karim Nasreddin	Total Surveyors, Inc.
96	Freepark Plaza	2025-1447	C3N	Harris	City	535P	3.30	3.30	0	Kurt Papp	Texas Land Maps
97	Huldy Street Villas	2025-1552	C3N	Harris	City	492V	0.11	0.00	2	Hugo Chambon	Total Surveyors, Inc.
98	Luca Residence	2025-1496	C3N	Harris	ETJ	250F	1.24	0.00	1	Matthew Luca	E.I.C. Surveying Company
99	New Flores Estate	2025-1420	C3N	Harris	ETJ	368R	4.13	1.69	1	Pedro Alberto	Chisholm Trail Land Surveying

100	Plaza Estates at Solo	2025-1540	C3N	Harris	City	494G	0.14	0.00	1	Nahom Tesfa	New Era Development & Land Services
101	Reserve at Ruth Street	2025-1504	C3N	Harris	City	493X	0.18	0.00	2	Zaheer Qazi	Pioneer Engineering, LLC
102	Talton Twins	2025-1539	C3N	Harris	City	455G	0.16	0.00	2	AAB Homes, LLC	AAB Homes, LLC
103	Westhaven Estates Sec 1 partial replat no 11	2025-1579	C3N	Harris	City	491S	0.59	0.02	8	Kolapo Asafa	Owens Management Systems, LLC

D. Subdivision Plats with Variance Requests

104	Ace and Ivy River Oaks	2025-1515	C2R	Harris	City	492T	1.69	1.66	0	Sara Karouni	Windrose
105	Bauer Hockley Mason Tract GP	2025-1486	GP	Harris	ETJ	326A	66.80	0.00	0	Jacob Guerrero	Meta Planning + Design LLC
106	Bellaire Nursery	2025-1413	C2R	Harris	City	528H	1.47	1.47	0	Trac Hoang	Dominion Development LLC
107	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.
108	Blue Creek Trails Sec 1	2025-1553	C3F	Fort Bend	ETJ	525Q	33.92	11.78	97	Ralph Lopez	BGE, Inc.
109	Holderrieth Telge Tract GP	2025-1725	GP	Harris	ETJ	287U	444.90	0.00	0	Collins Pier	Meta Planning + Design LLC
110	Jubilee GP	2025-1668	GP	Harris	ETJ	324P	1622.10	0.00	0	June Tang	LJA Engineering, Inc.- (Houston Office)
111	Salazar Estates	2025-1575	C2	Harris	City	454J	0.72	0.00	6	Efrain Salazar	Owens Management Systems, LLC
112	SMC Group	2025-1498	C2	Montgomery	ETJ	296E	3.01	3.01	0	James Robertson	Weisser Engineering & Surveying
113	Telugu Bhavanam	2025-1259	C2	Harris	ETJ	404N	40.64	40.64	1	Jessica McShan	Survtech Corporation
114	Winzer Heights	2025-1581	C3R	Harris	City	412S	2.41	0.07	38	Sergio Salazar	Pioneer Engineering, LLC

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

None

G. Extension of Approval

115	AM Prime Will Clayton Development	2024-1898	C2	Harris	ETJ	376A	2.16	2.16	0	Mark Haman	Doshi Engineering & Surveying Company
116	Bridgeland Migration Way Street Dedication Sec 3	2024-1882	SP	Harris	ETJ	365N	2.59	0.00	0	Peter Huinker	McKim & Creed, Inc.
117	Cedars Industrial Park	2024-2036	C2	Harris /Fort Bend	City	570Q	4.76	4.76	0	Manish Shah	Chesterfield Development Services
118	Cypress Rosehill Corner	2024-1958	C2	Harris	ETJ	287N	1.50	1.46	0	Salim Charolia	Hovis Surveying Company
119	East Lake Houston Parkway North Street Dedication Sec 2	2024-1952	SP	Harris	ETJ	378R	1.85	0.00	0	Christopher Browne	EHRA
120	Flagstone Sec 4	2024-1957	C3F	Harris	ETJ	334K	22.92	6.44	108	Jacob Guerrero	Meta Planning + Design LLC
121	Harlow District West Clay	2024-2025	C2R	Harris	City	493N	0.71	0.71	0	Barry Espinosa	Windrose
122	Mills Branch Drive Street Dedication and Reserves	2024-1921	C3F	Montg omery	ETJ	296P	15.72	11.42	0	Jacob Guerrero	Meta Planning + Design LLC
123	Reserve at Bridge Creek Terrace	2024-2024	C2	Harris	ETJ	366X	8.38	8.38	0	ROSE VILLARREAL	Quiddity Engineering - Katy
124	Spring Creek Trail Estate	2024-2106	C2	Harris	ETJ	292L	1.90	1.90	0	Christian Goedde	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
125	Spring Stuebner Sustainable Park	2024-2059	C2R	Harris	ETJ	291K	6.00	6.00	0	Juan Castillo	CAS Consultants, LLC

H. Name Changes

126	Fort Bend County MUD No 50 Lift Station No 7 Sec (prev. Fort Bend County MUD no 50 Lift Station)	2025-1639	C2	Fort Bend	ETJ	525R	0.24	0.24	0	Peek Road Holdings, LLC.	BGE, Inc.

I. Certificates of Compliance

127	2301 FM 1960 W	25-0026	COC	Harris	ETJ	331V	1.27			Nader Mezher	M1 1960 LLC
128	24184 W Terrace Drive	25-0027	COC	Montgomery	ETJ	295H	0.07			Marisol Rivera	CP Dirtworks

J. Administrative

None

K. Development Plats with Variance Requests

None

III. Off-Street Parking Variance

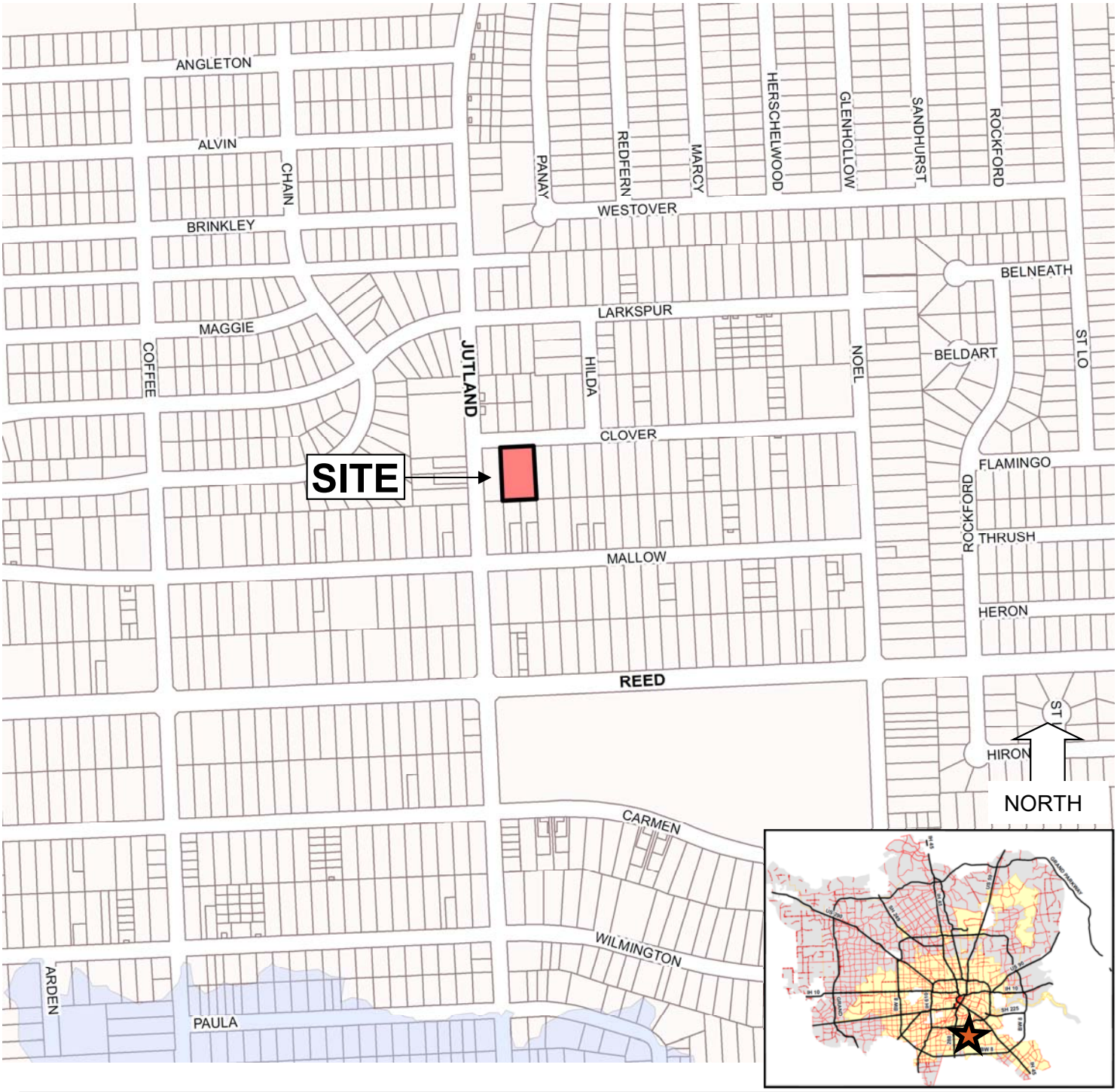
	4109 McKinney Street	25001889	PV	Harris	City	494S				Romulo Cisneros	Cisneros Design Studio

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Coastal Enclave replat no 1

Applicant: Cobalt Engineering and Inspections LLC



C – Public Hearings

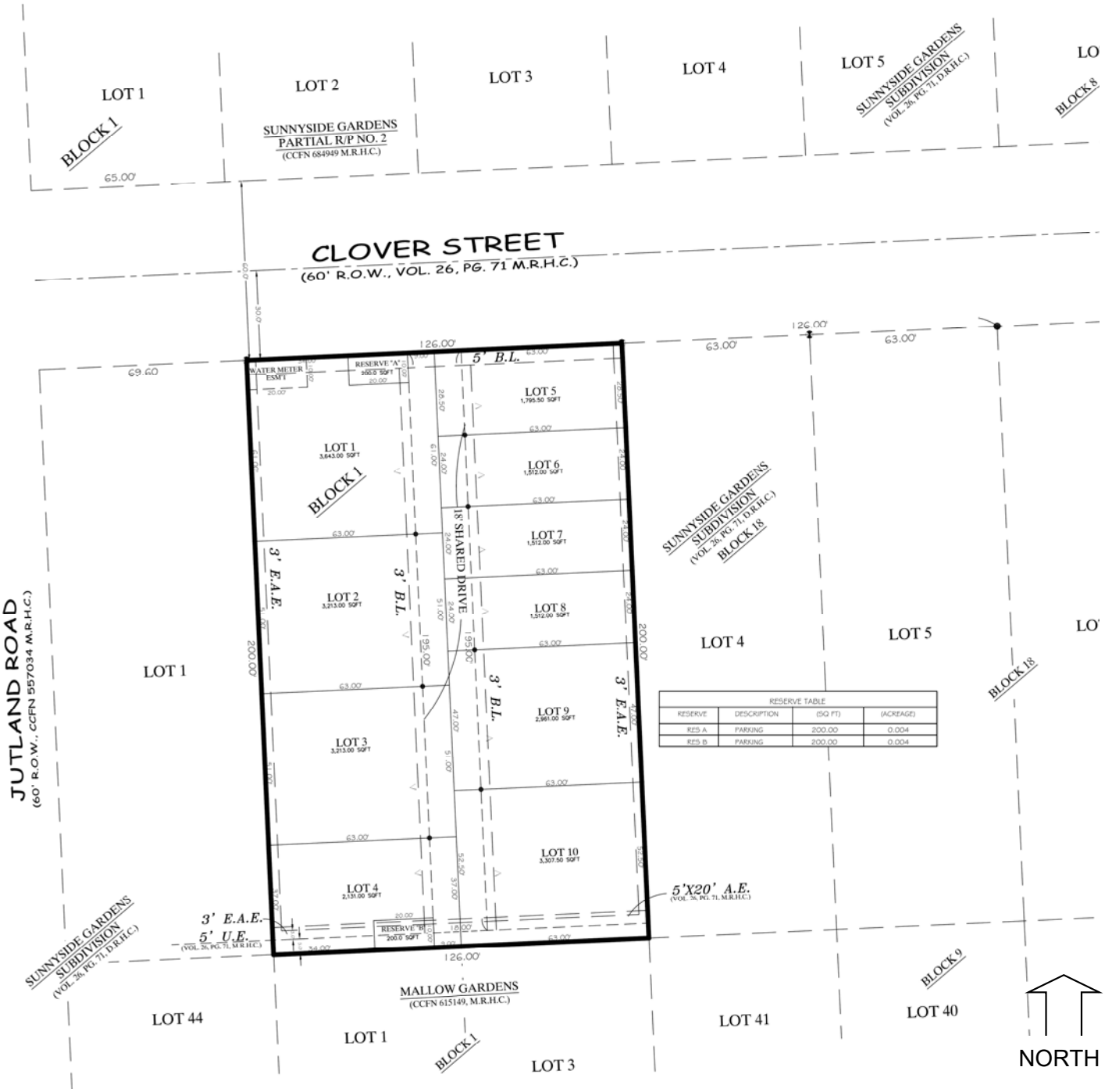
Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Coastal Enclave replat no 1

Applicant: Cobalt Engineering and Inspections LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Coastal Enclave replat no 1

Applicant: Cobalt Engineering and Inspections LLC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1487

PLAT NAME：Coastal Enclave replat no 1

Dear Property Owner:

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

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

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,Frank Southall, with Cobalt Engineering & Inspections LLC, on behalf of the developer, can be contacted at 409-527-3884 for additional information regarding this project. You may also contact the review planner 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, October 2, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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TERMINOLOGY

- **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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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
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- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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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: 95

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Ferndale Landing

Applicant: Total Surveyors, Inc



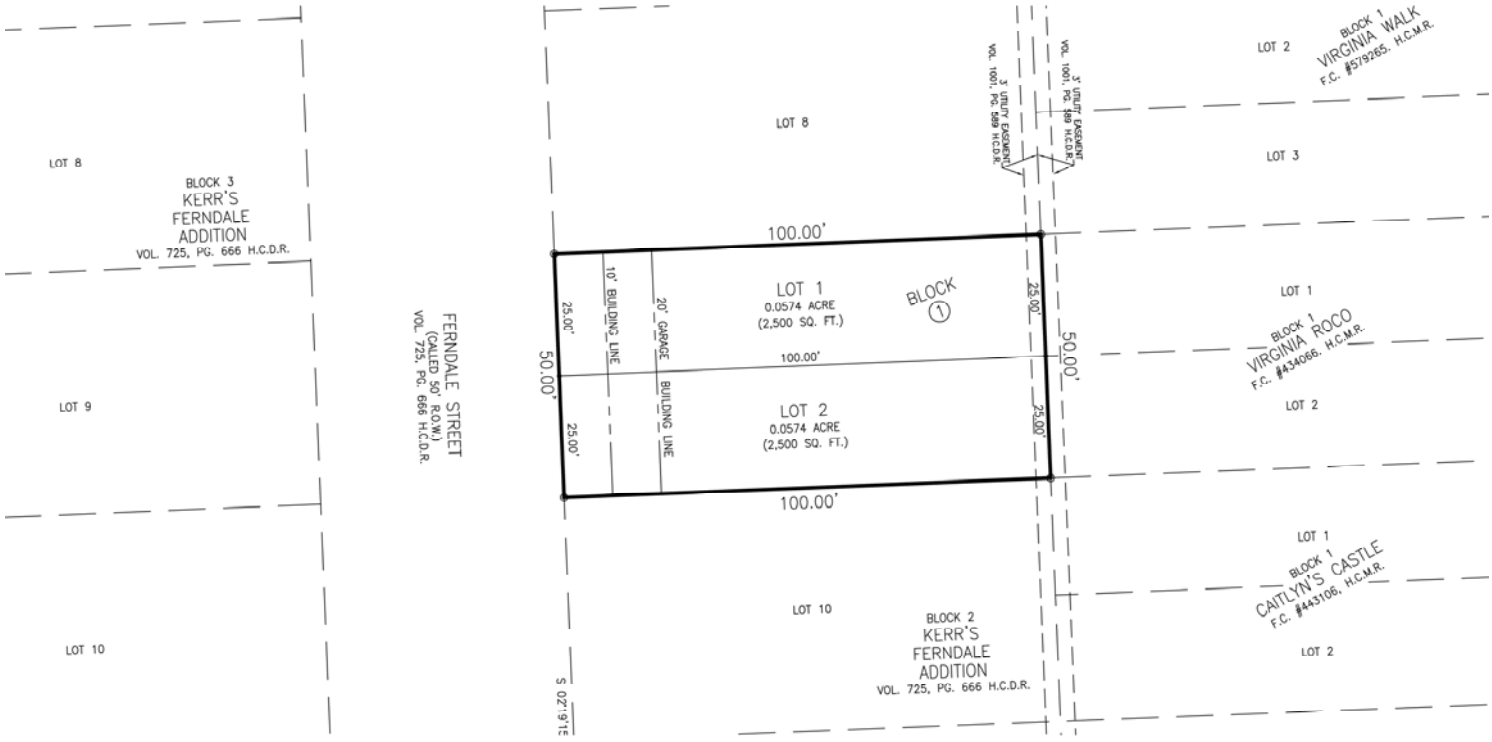
C – Public Hearings Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Ferndale Landing

Applicant: Total Surveyors, Inc



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Ferndale Landing

Applicant: Total Surveyors, 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

September 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1537

PLAT NAME：Ferndale Landing

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Kerr's Ferndale Addition, being all of Lot 9, Block 2, as recorded in Volume 725 Page 666 of the Harris County Deed Records. The property is located at 2935 Ferndale Street; east along Ferndale Street between Kipling Street and W Alabama Street. The purpose of the replat is to create two single-family residential lots.

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

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

The applicant,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 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, October 2, 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

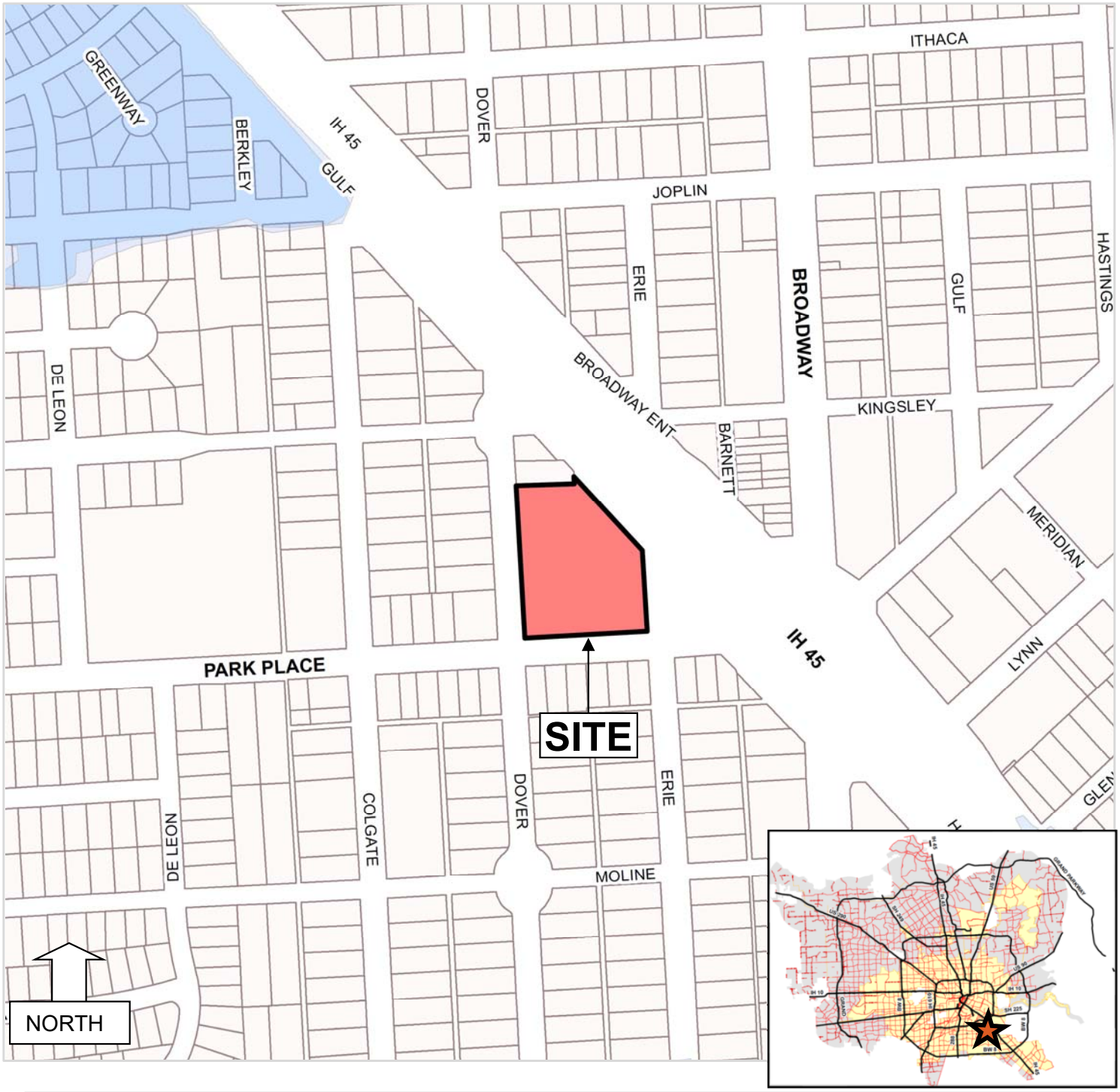
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Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Freepark Plaza (DEF 1)

Applicant: Texas Land Maps



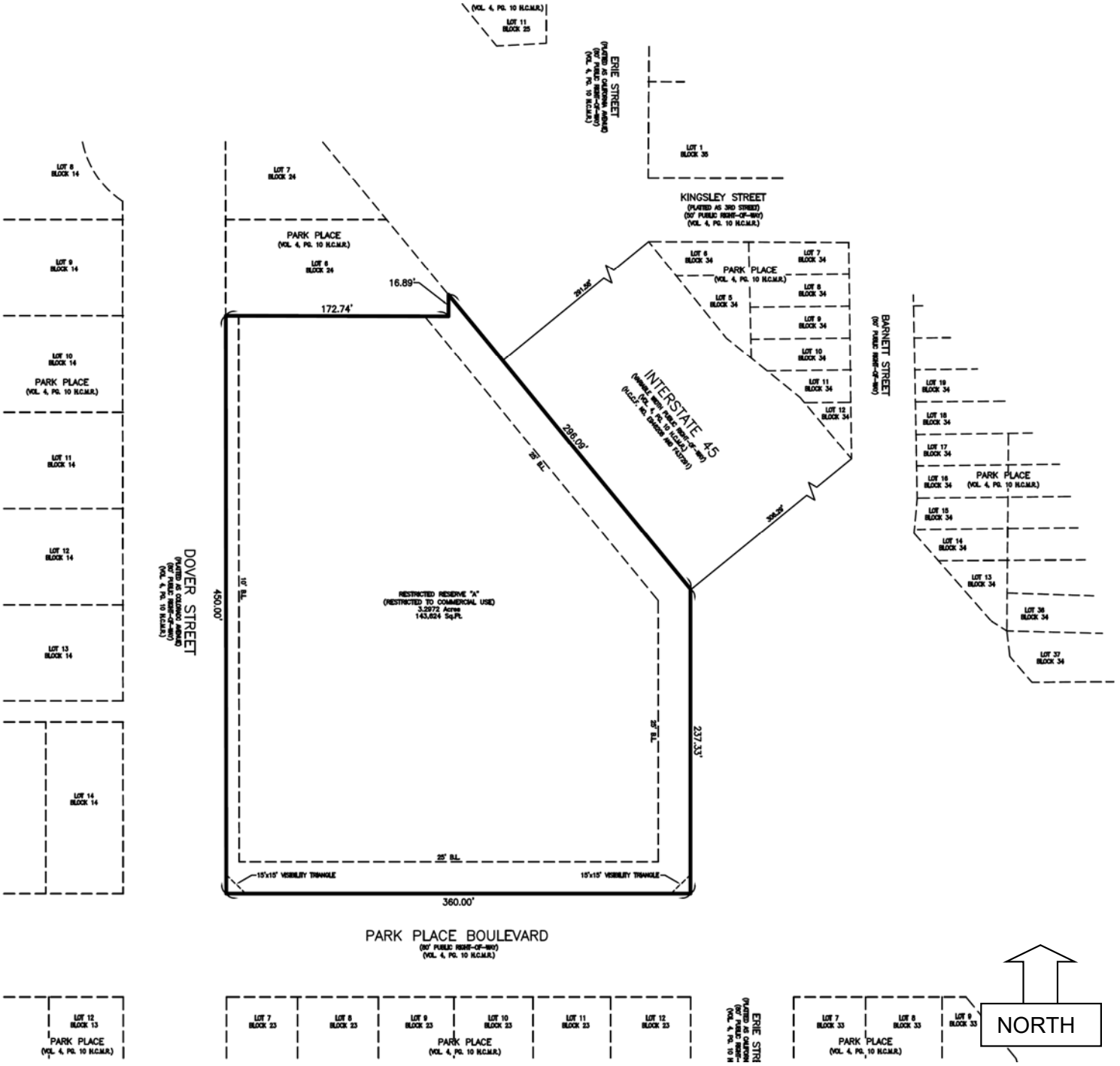
C – Public Hearings Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Freepark Plaza (DEF 1)

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Freepark Plaza (DEF 1)

Applicant: Texas Land Maps



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

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.

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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.

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TERMINOLOGY

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

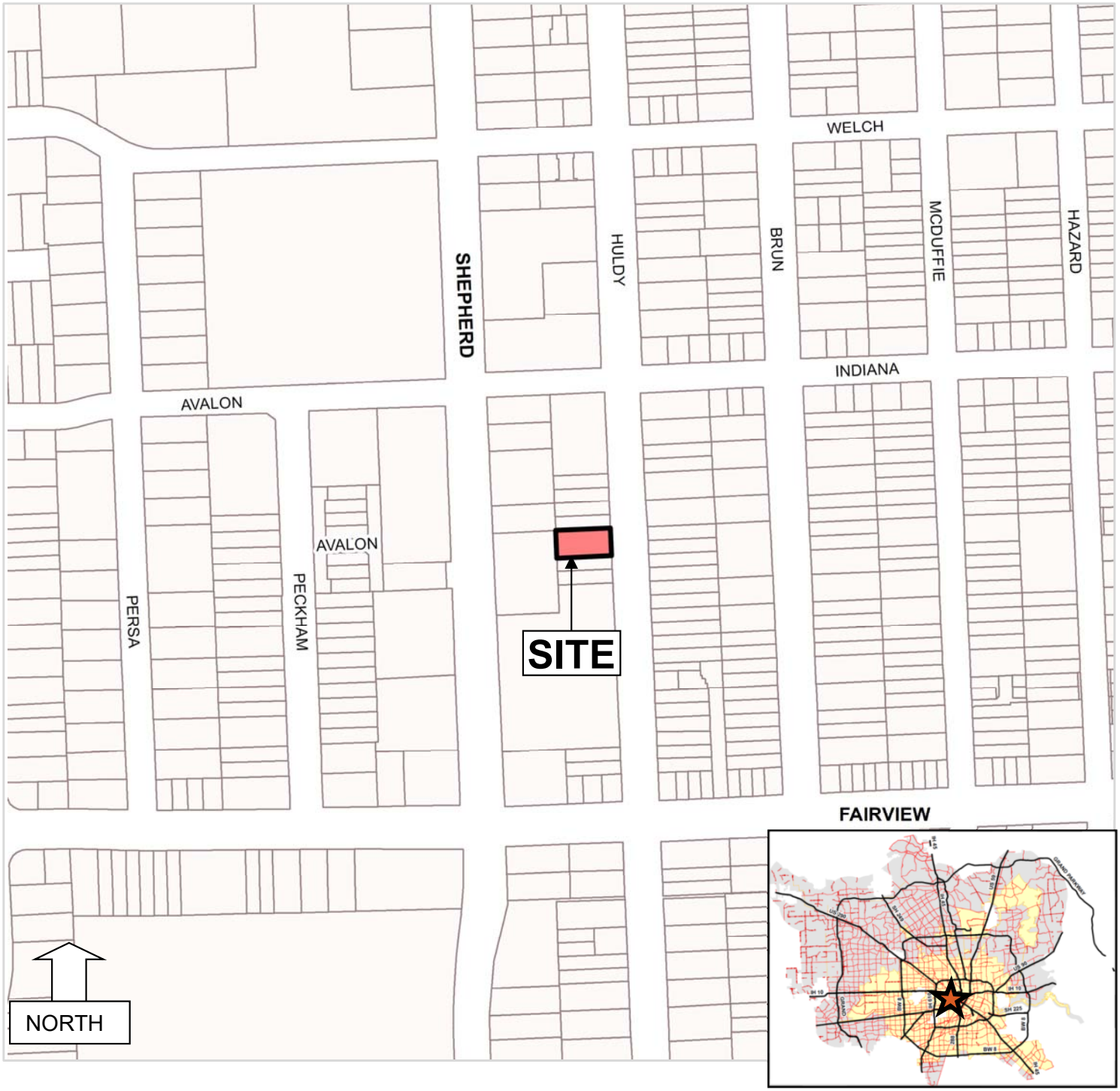
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Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Huldy Street Villas

Applicant: Total Surveyors, Inc.



C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Huldy Street Villas

Applicant: Total Surveyors, Inc.



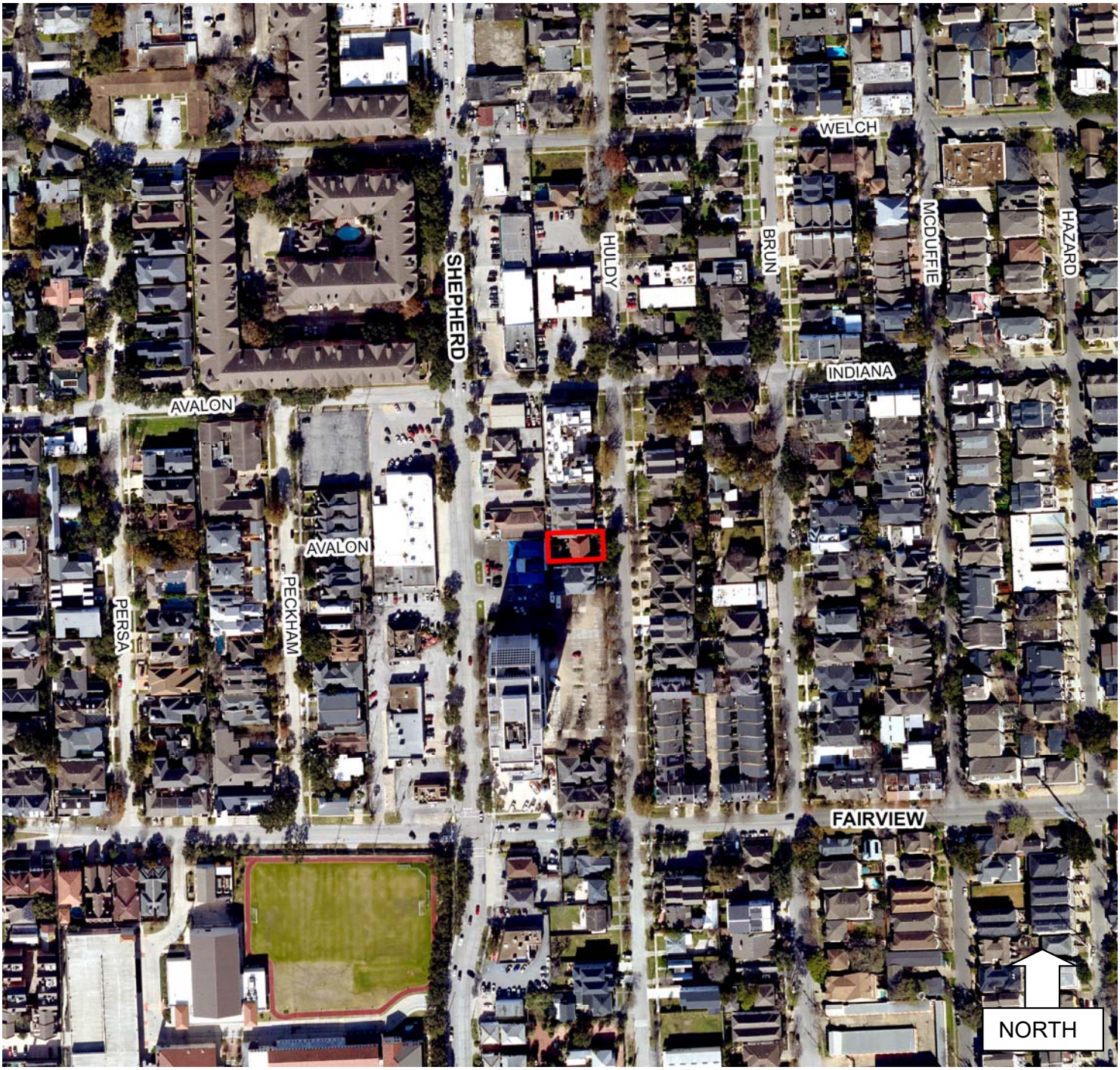
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Huldy Street Villas

Applicant: Total Surveyors, 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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www.houstontx.gov

Public Hearing Notice

PH

September 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1552

PLAT NAME：Huldy Street Villas

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Hyde Park Main Addition Fourth Subdivision being Lot 13, Block 64, as recorded in Volume 502, Page 51 of the Harris County Deed Records. The property is located at 2202 Huldy Street; west along Huldy Street between Indiana Street and Fairview 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.

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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 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, October 2, 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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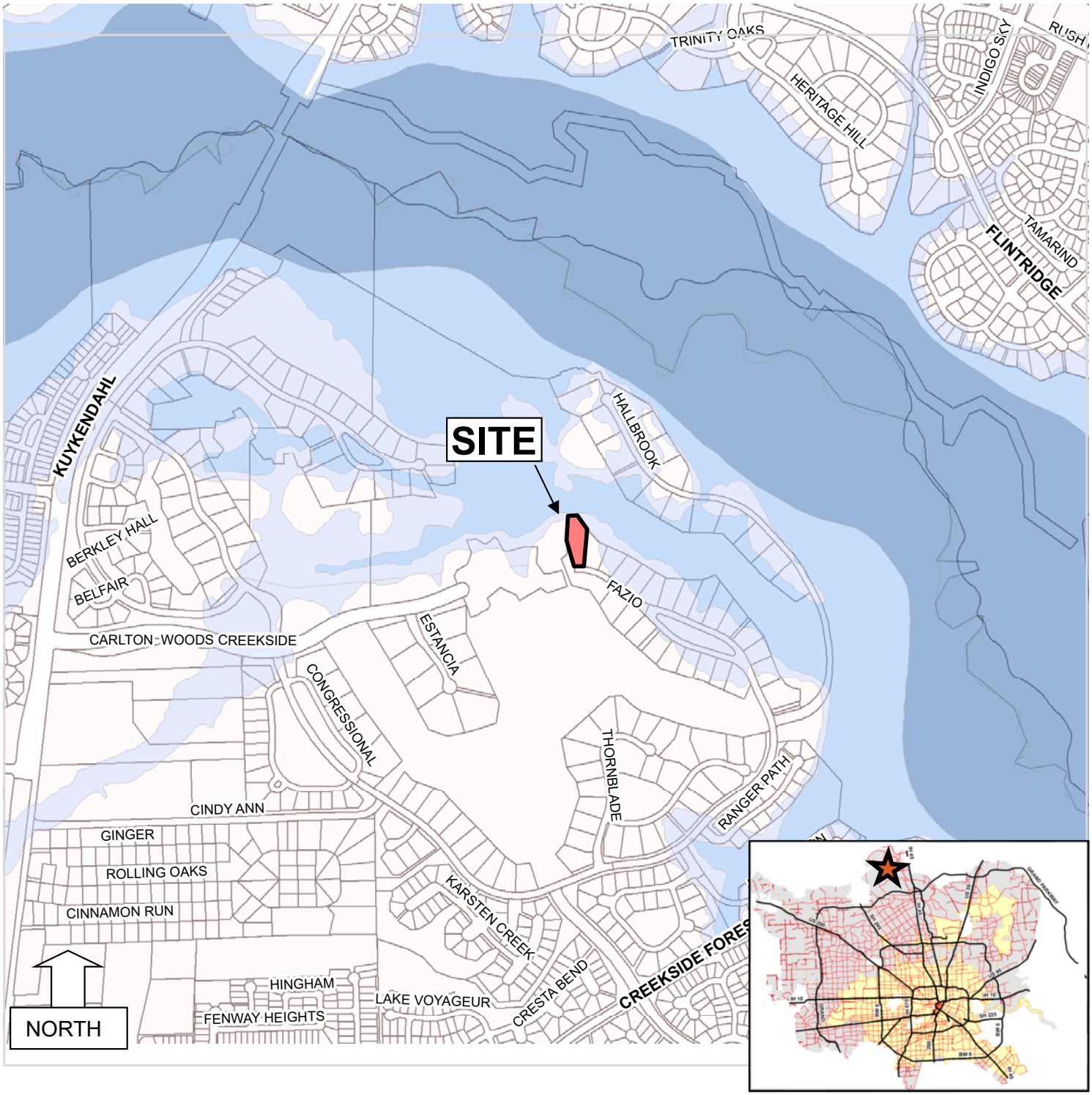
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Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Luca Residence

Applicant: E.I.C Surveying Company



C – Public Hearings

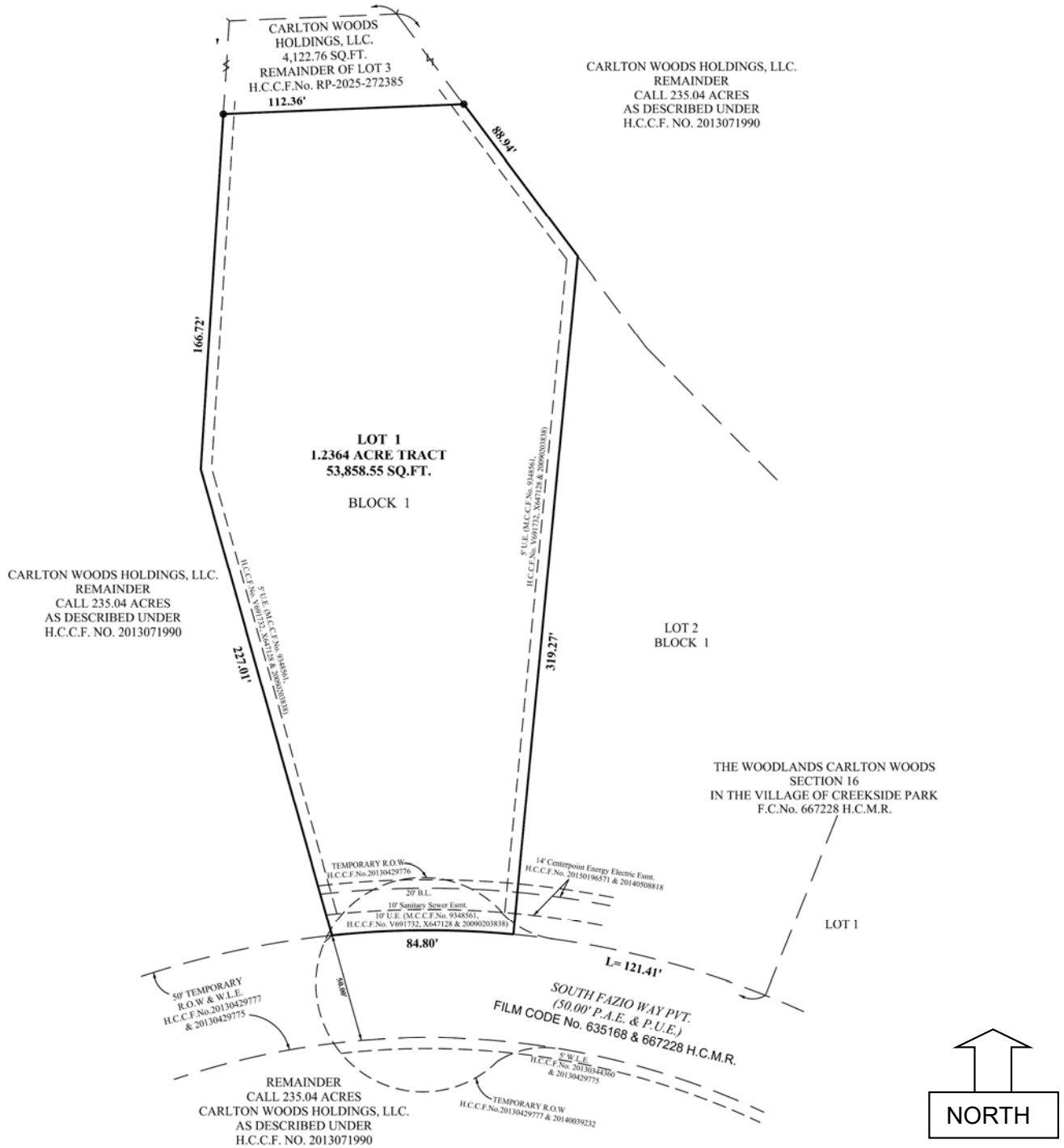
Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Luca Residence

Applicant: E.I.C Surveying Company



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Luca Residence

Applicant: E.I.C Surveying Company



C – Public Hearings Aerial

CITY OF HOUSTON
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Public Hearing Notice

PH

September 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1496

PLAT NAME：Luca Residence

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of The Woodlands Carlton Woods Creekside Sec 16 in the Village of Creekside Park, being a portion of Lot 3, Block 1 as recorded under Film code No. 667228 of the Harris County Map Records. The property is located at north along S Fazio Way (PVT), north of Creekside Forest Drive and east of Kuykendahl Road. The purpose of the replat is to create one single-family residential lot.

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The applicant,Emil Haddad, with E.I.C. Surveying Company, on behalf of the developer, can be contacted at 281-955-2772 for additional information regarding this project. You may also contact the review planner 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, October 2, 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 DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

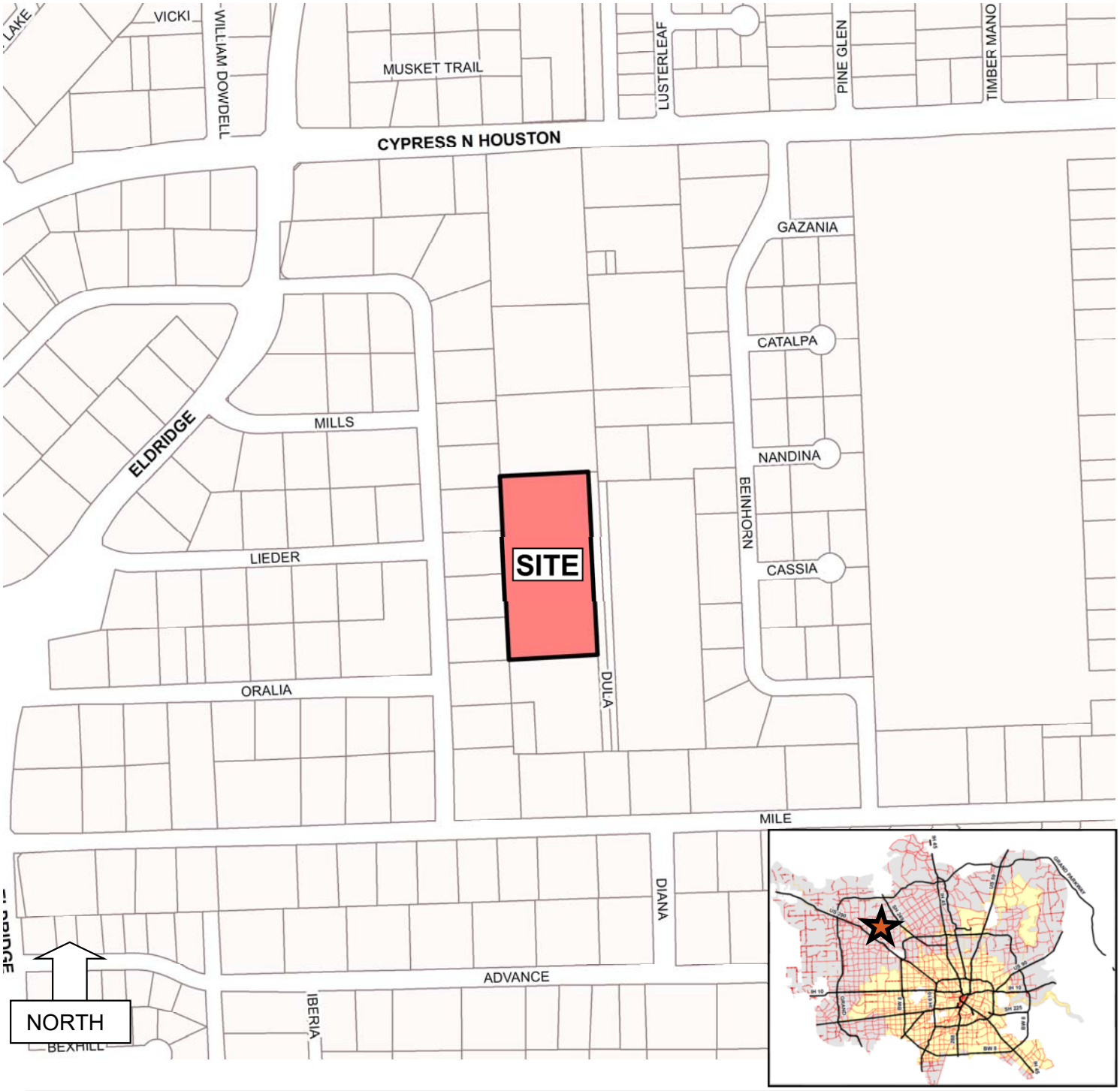
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Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: New Flores Estate

Applicant: Chisolm Trail Land Surveying



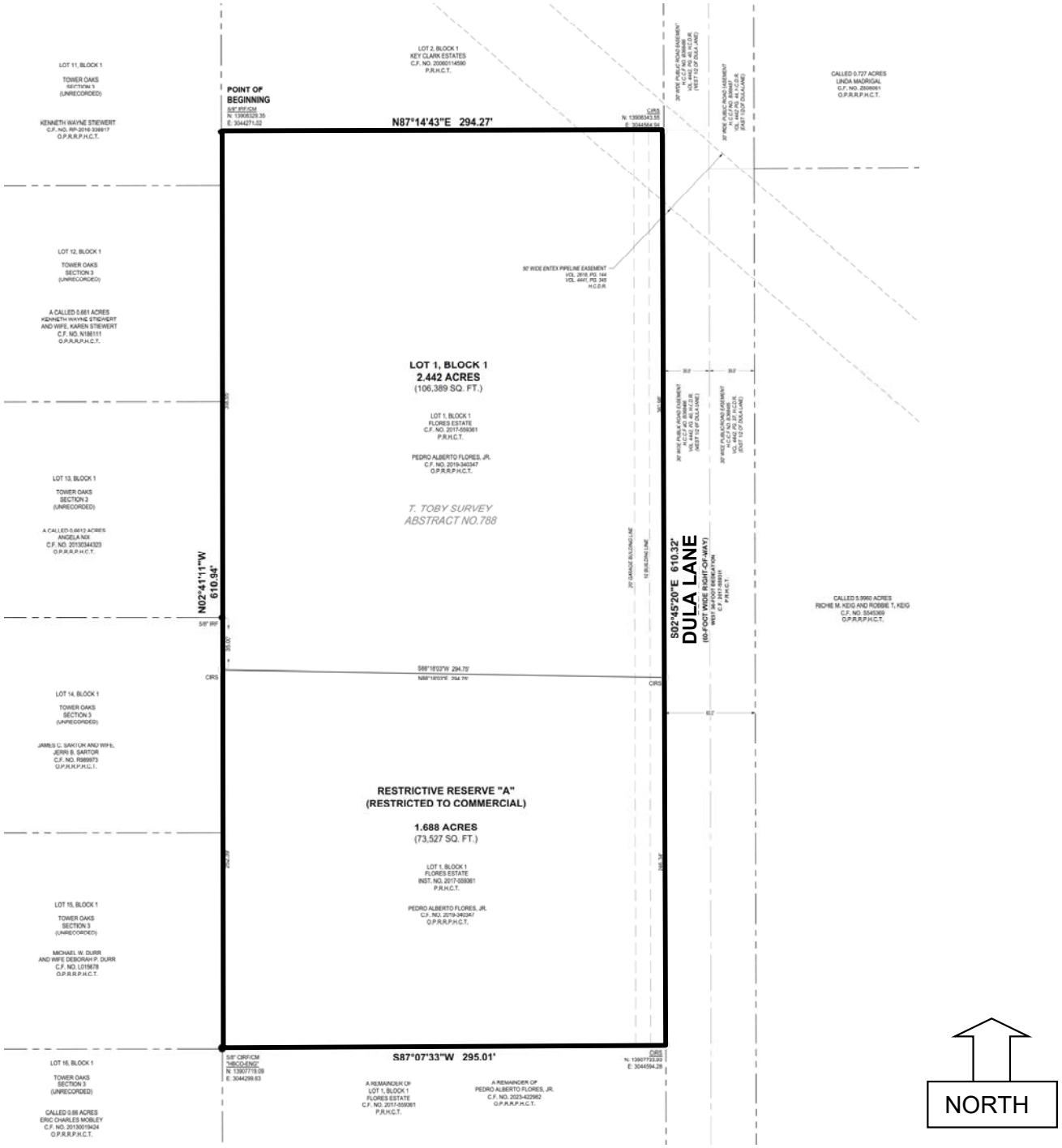
C – Public Hearings Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: New Flores Estate

Applicant: Chisolm Trail Land Surveying



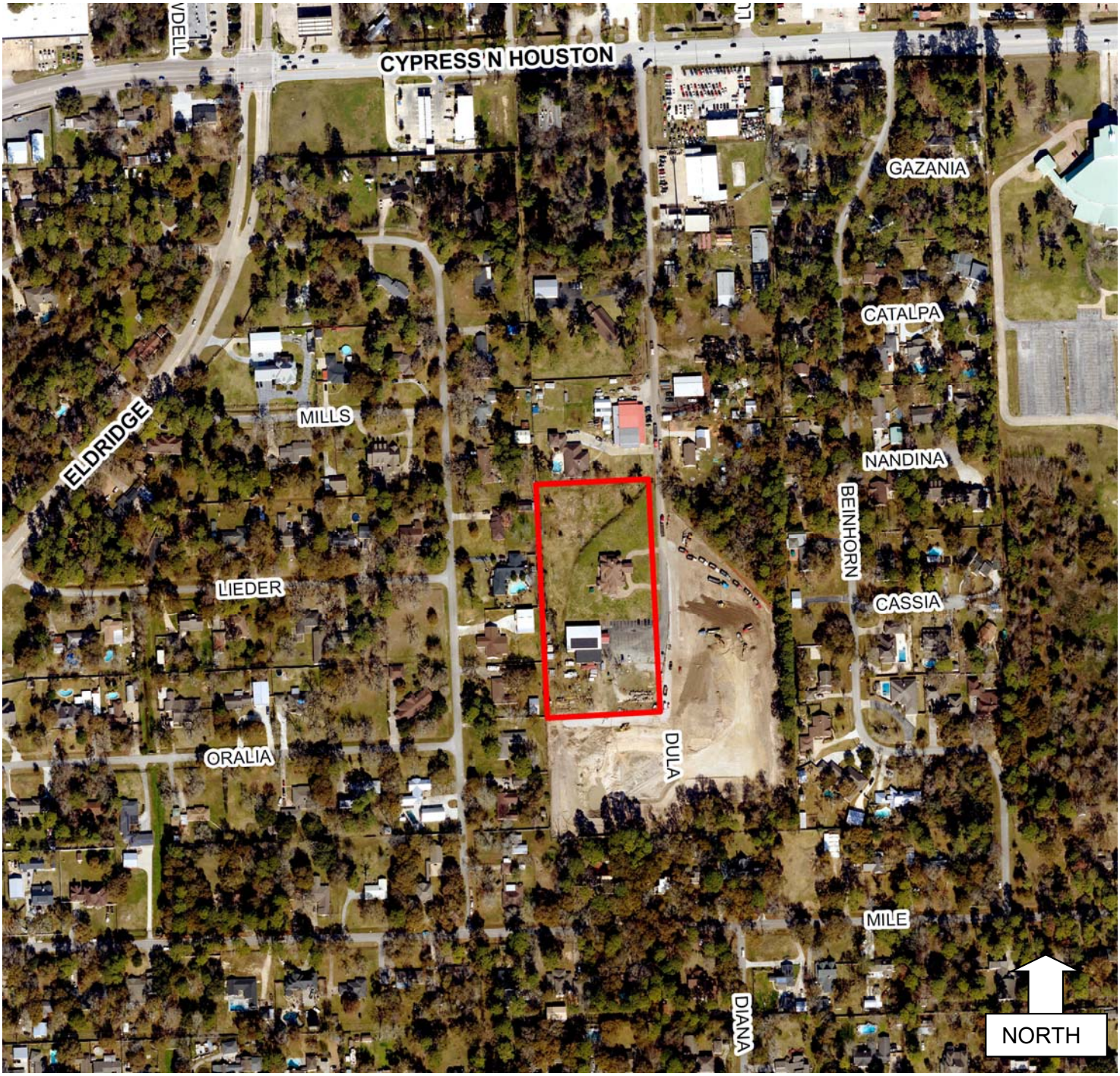
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: New Flores Estate

Applicant: Chisolm Trail Land Surveying



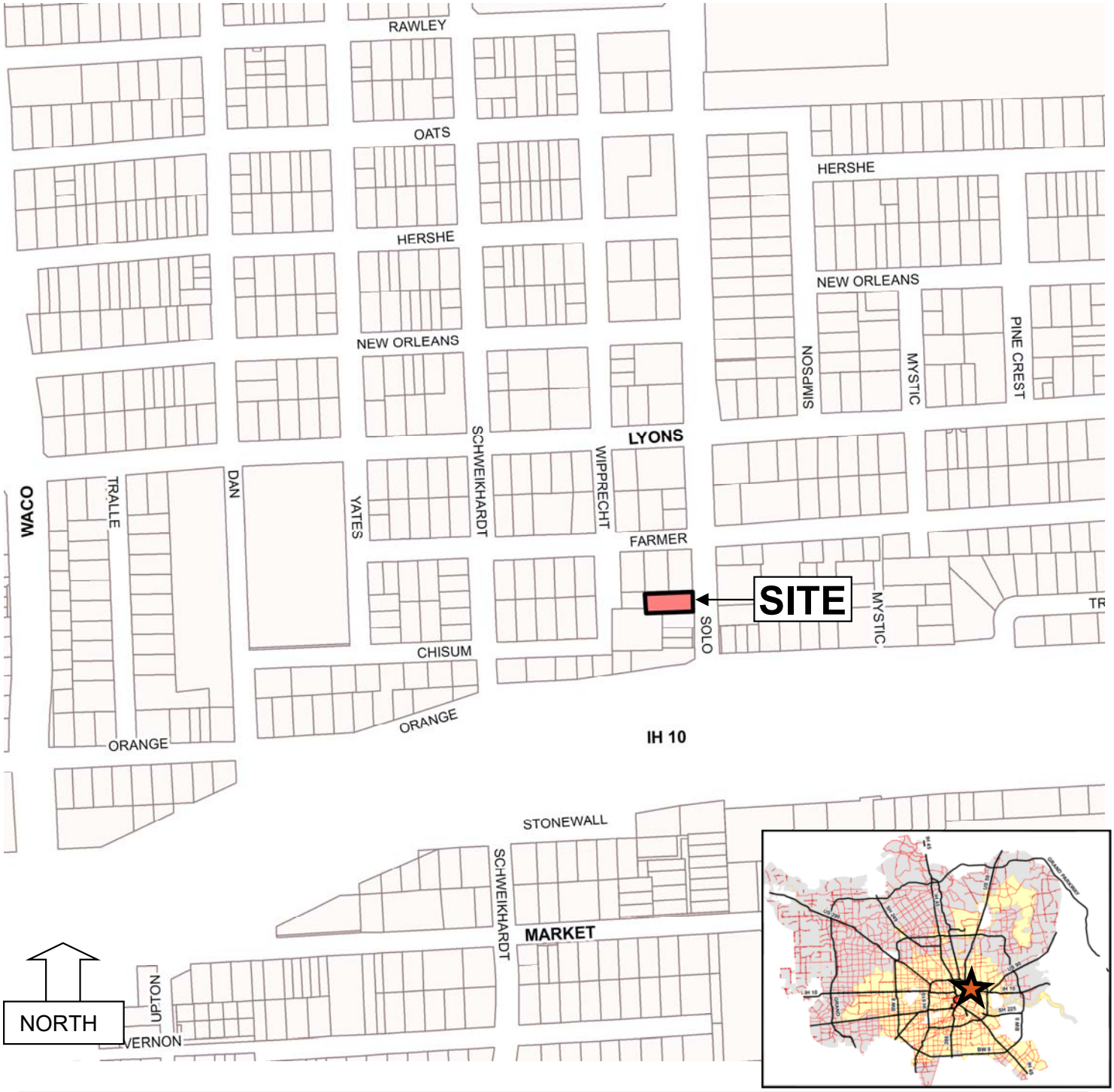
C – Public Hearings Aerial

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Plaza Estates at Solo

Applicant: New Era Development & Land Services



C – Public Hearings

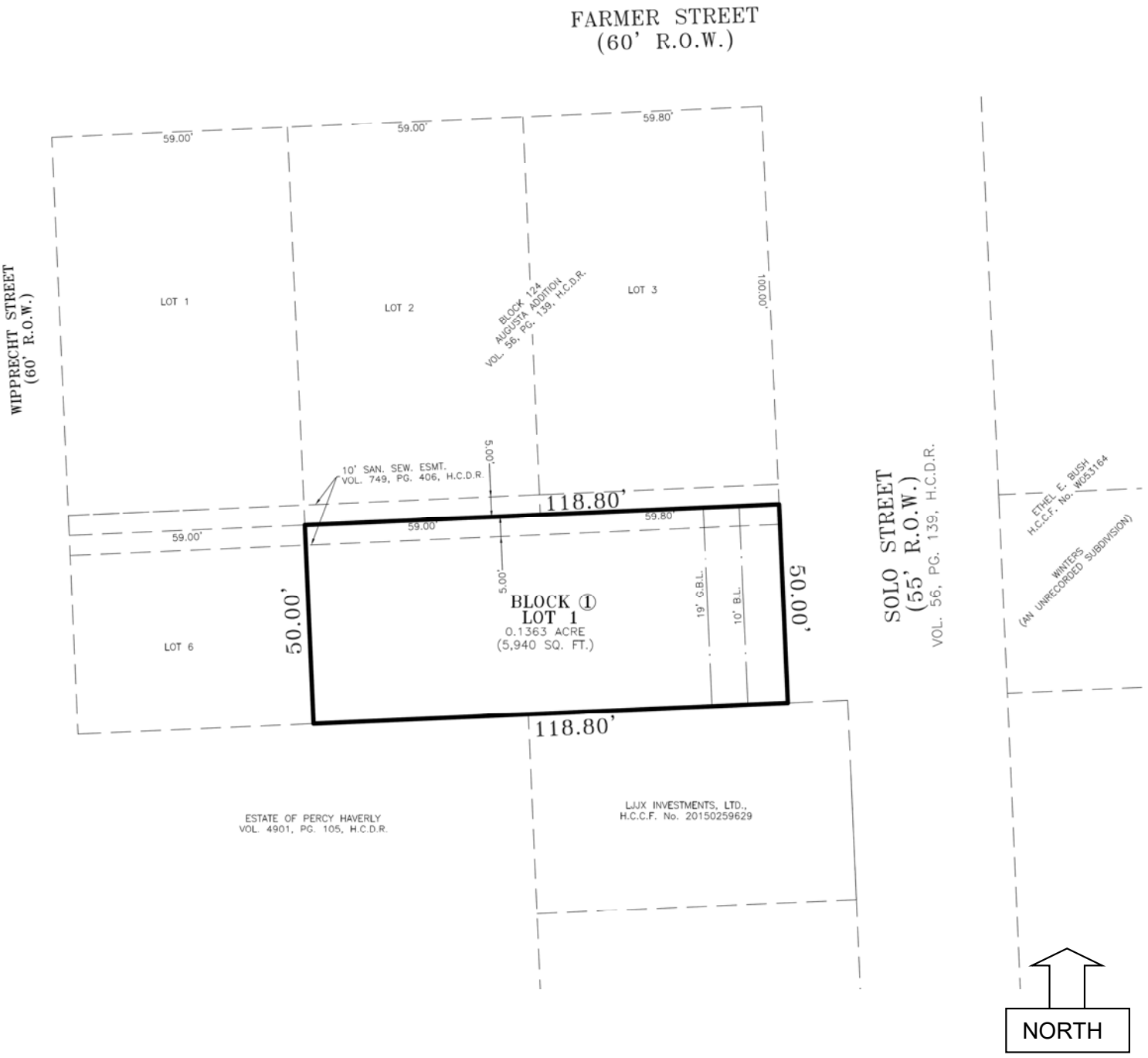
Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Plaza Estates at Solo

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Plaza Estates at Solo

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 27, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1540

PLAT NAME：Plaza Estates at Solo

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of AUGUSTA ADDITION partial replat no 7 being Lots One (1), Two (2) and Three (3), in Block One (1), of Augusta Addition partial replat no 7. The property is located at 1419 Solo St, HOUSTON, TX 77020, west along Solo Street north of I-10 East.. The purpose of the replat is to create 1 lot.

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

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The applicant,Nahom Tesfa, with New Era Development & Land Services, on behalf of the developer, can be contacted at 713-470-9280 for additional information regarding this project. You may also contact the review planner 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, October 2, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

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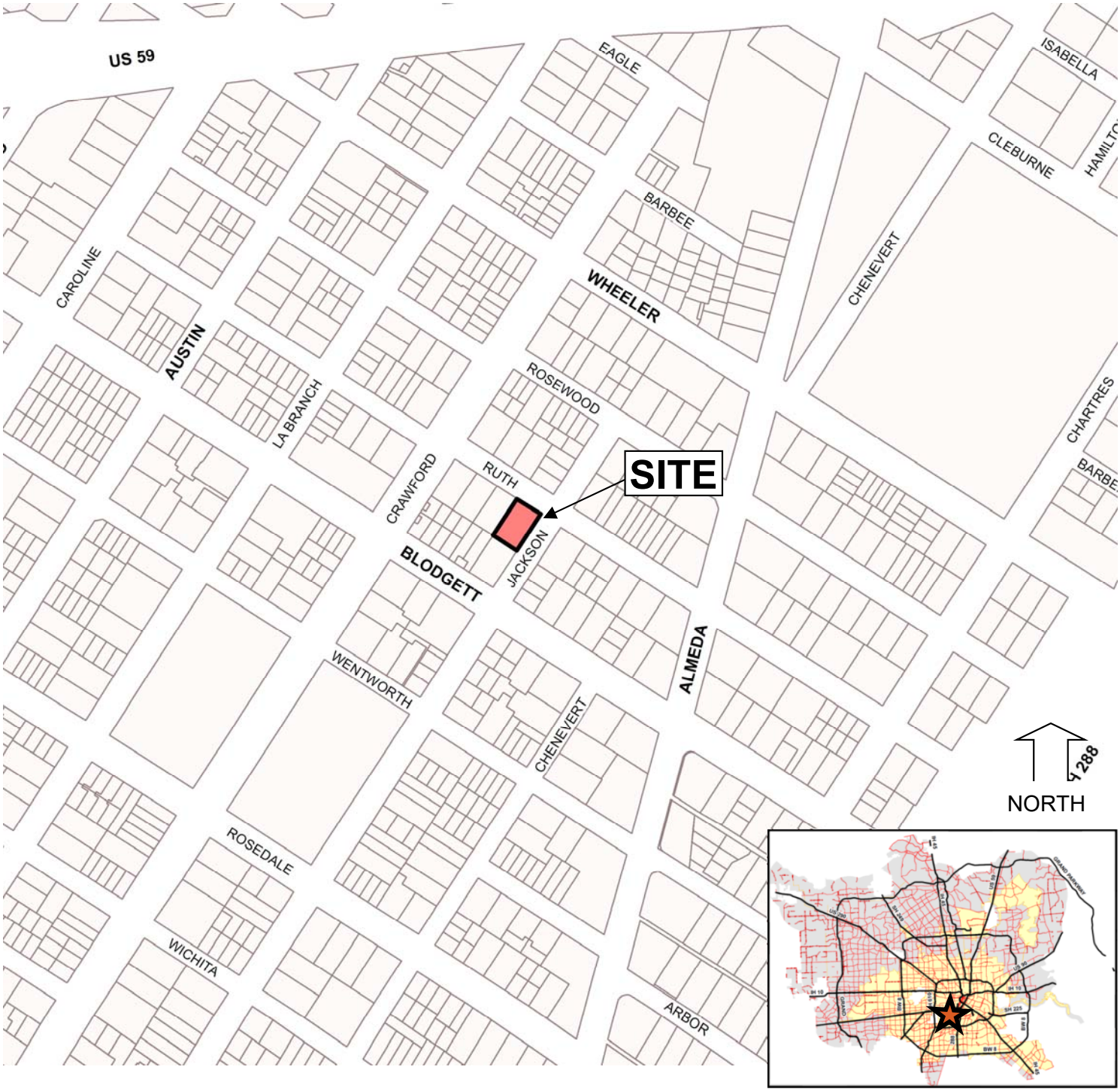
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Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Reserve at Ruth Street

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Reserve at Ruth Street

Applicant: Pioneer Engineering, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Reserve at Ruth Street

Applicant: Pioneer Engineering, 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 27, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1504

PLAT NAME：Reserve at Ruth Street

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Estates on Jackson being Lots 1-4 of Block 1, recorded in Film Code 709921 of the Harris County Map Records. The property is located at 1614 Ruth Street. The purpose of the replat is create 2 single-family lots.

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

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The applicant,Jose Mendoza, with Pioneer Engineering, LLC, on behalf of the developer, can be contacted at 832-307-0010 for additional information regarding this project. You may also contact the review planner Devin Crittle, with the Planning and Development Department regarding this notice via email at Devin.Crittle@houstontx.gov or call (832) 393-6534.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 2, 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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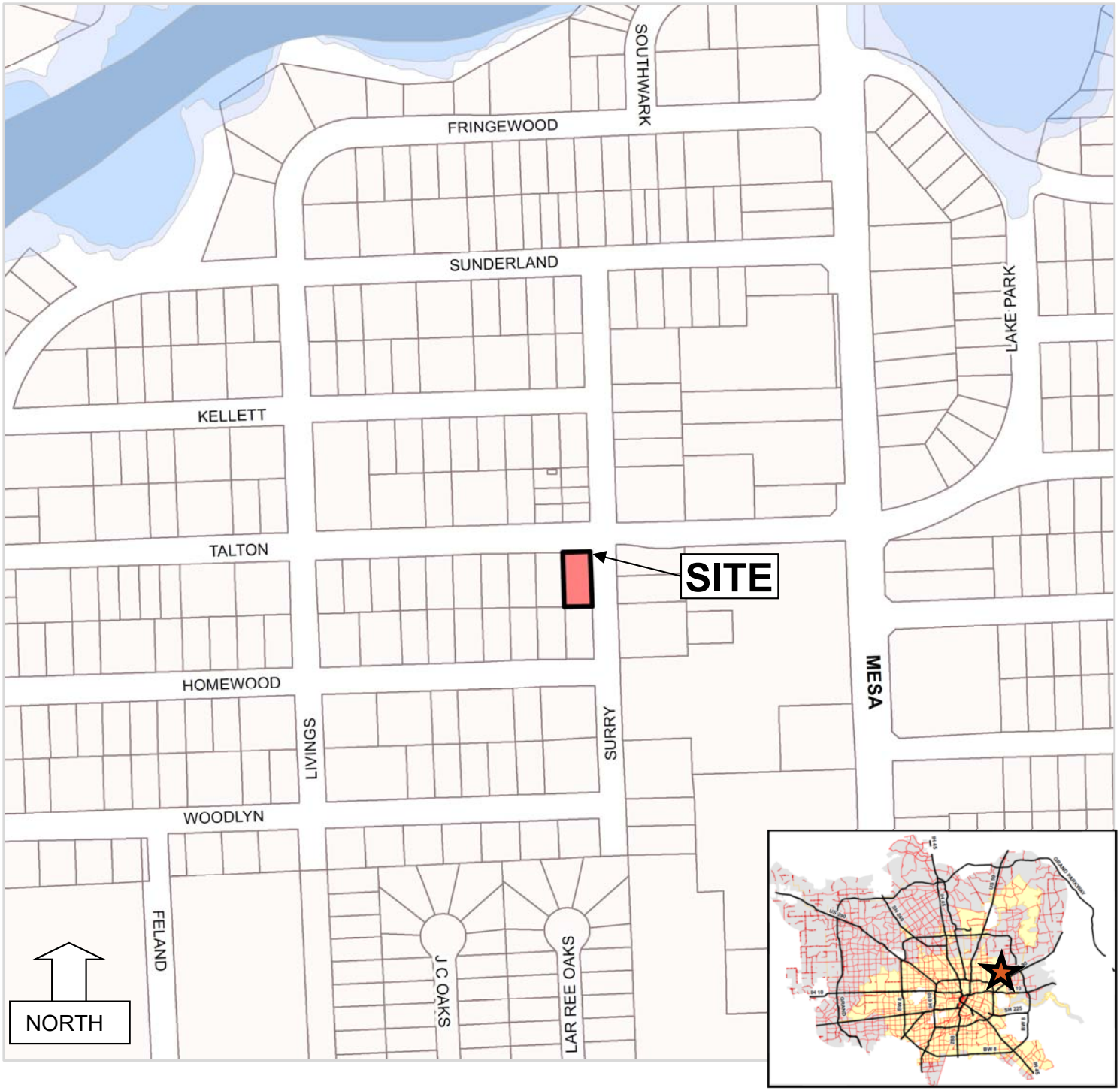
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Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Talton Twins

Applicant: AAB Homes, LLC



C – Public Hearings

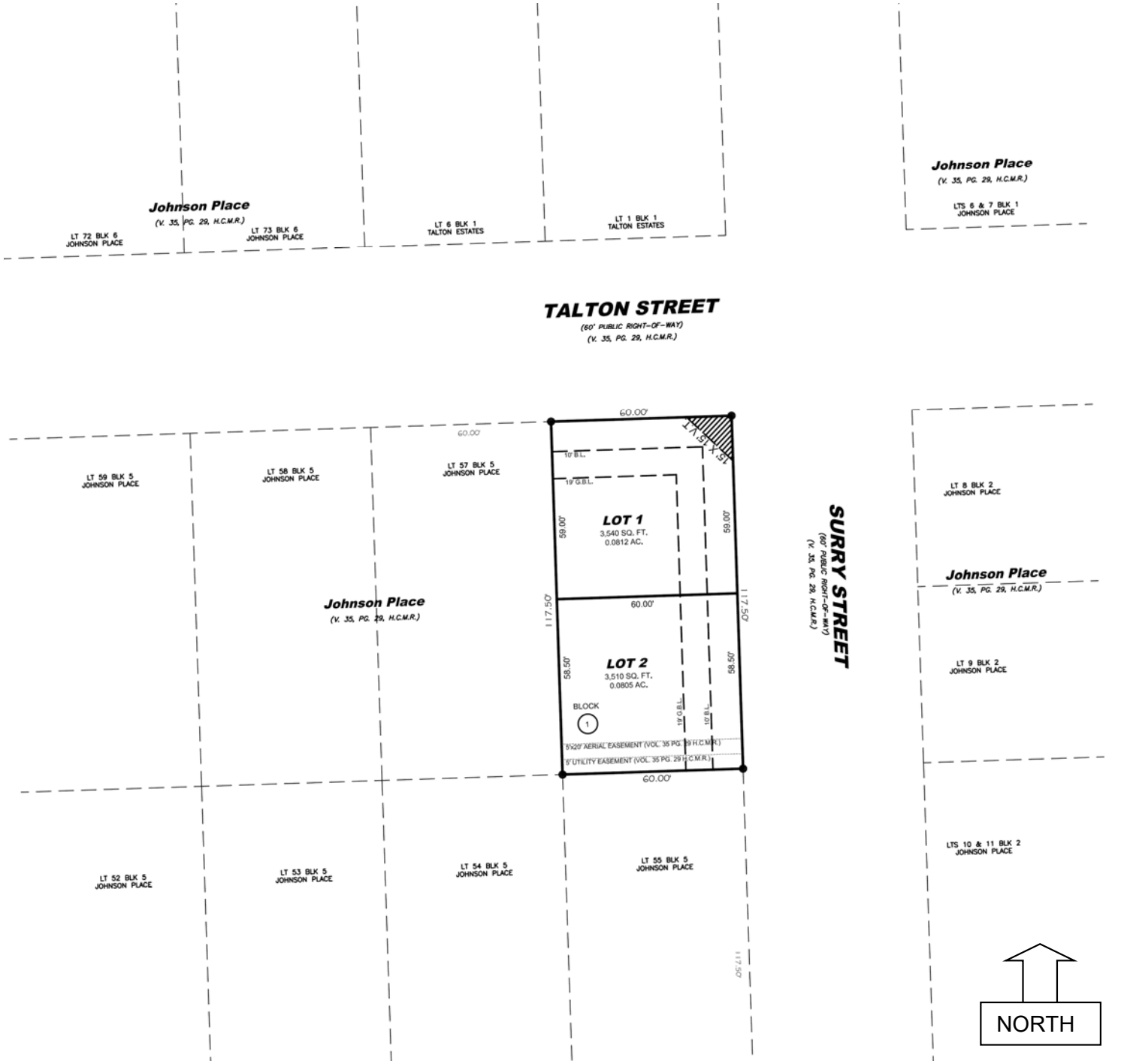
Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 10/02/2025**

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Applicant: AAB Homes, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Talton Twins

Applicant: AAB Homes, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

September 8, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1539

PLAT NAME：Talton Twins

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Johnson Place, being Lot 56, Block 5 as recorded in Volume 35, Page 29 of the Harris County Map Records. The property is located at 8634 Talton Street, at the southwest intersection of Talton Street and Surry Street, west of Mesa Drive and south of Tidwell Road. The purpose of the replat is to create two (2) single-family residential lots.

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The applicant,Arica Bailey, with AAB Homes, LLC, on behalf of the developer, can be contacted at 832-606-7202 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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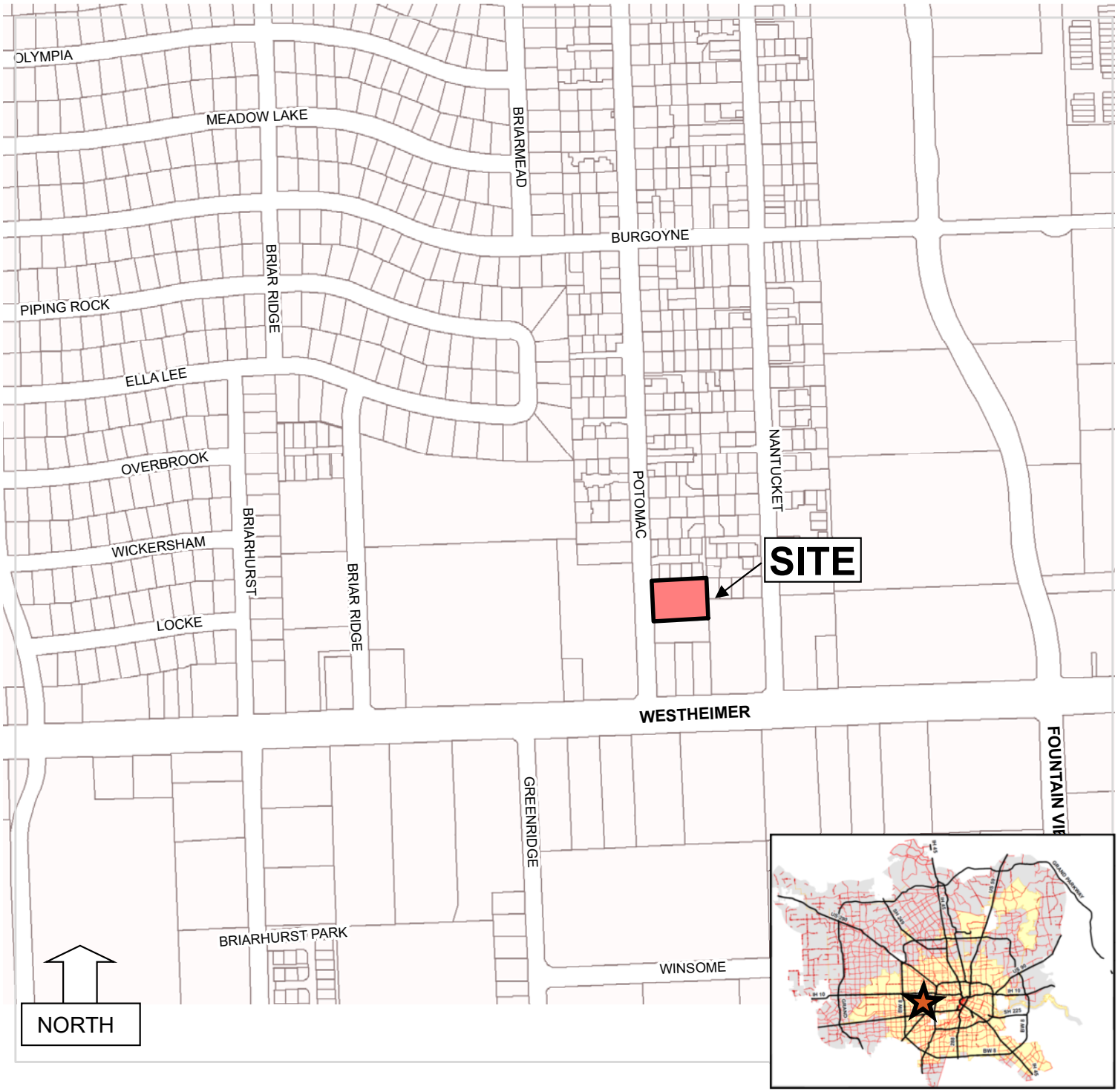
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Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Westhaven Estates Sec 1 partial replat no 11

Applicant: Owens Management Systems, LLC



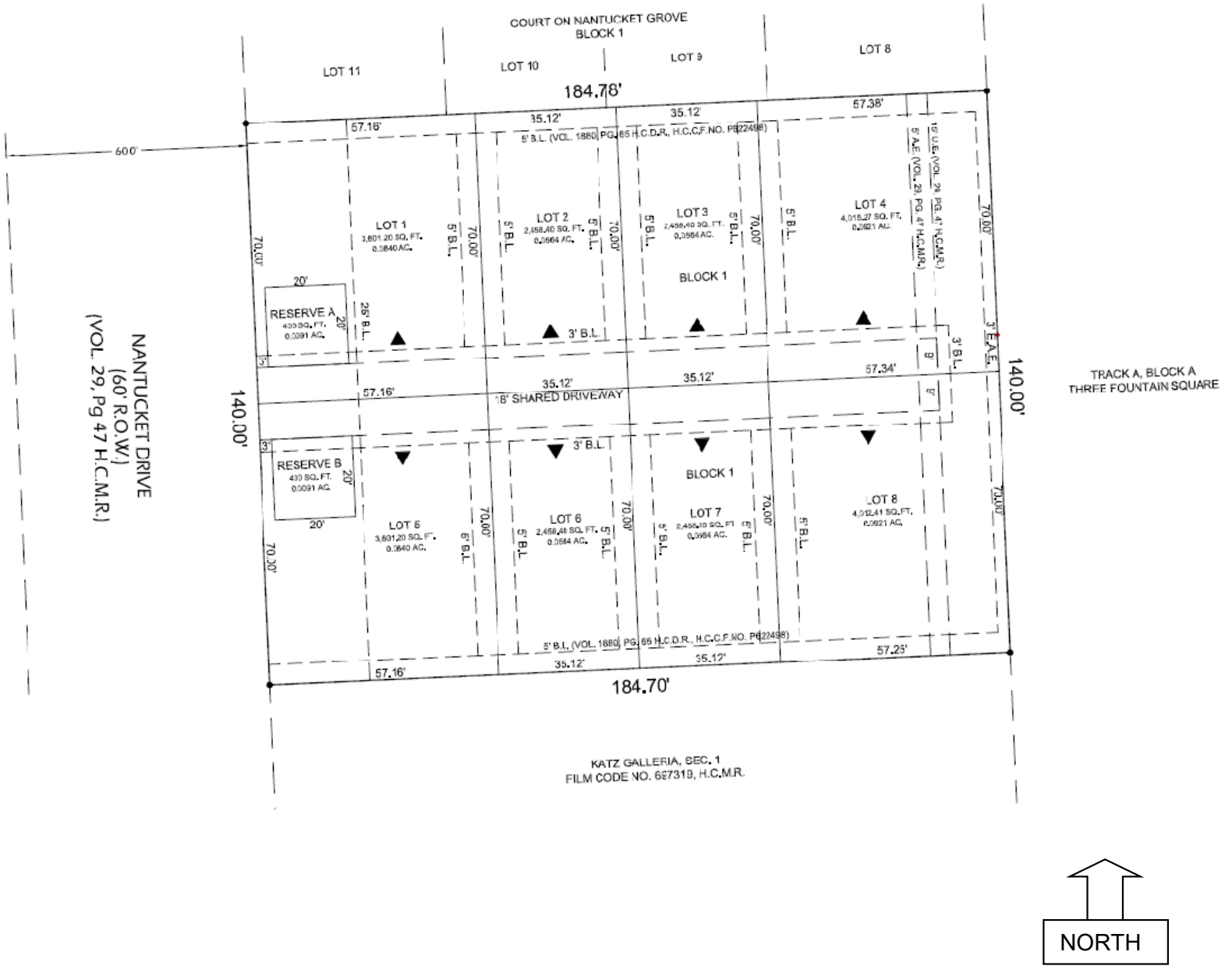
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Subdivision Name: Westhaven Estates Sec 1 partial replat no 11

Applicant: Owens Management Systems, LLC



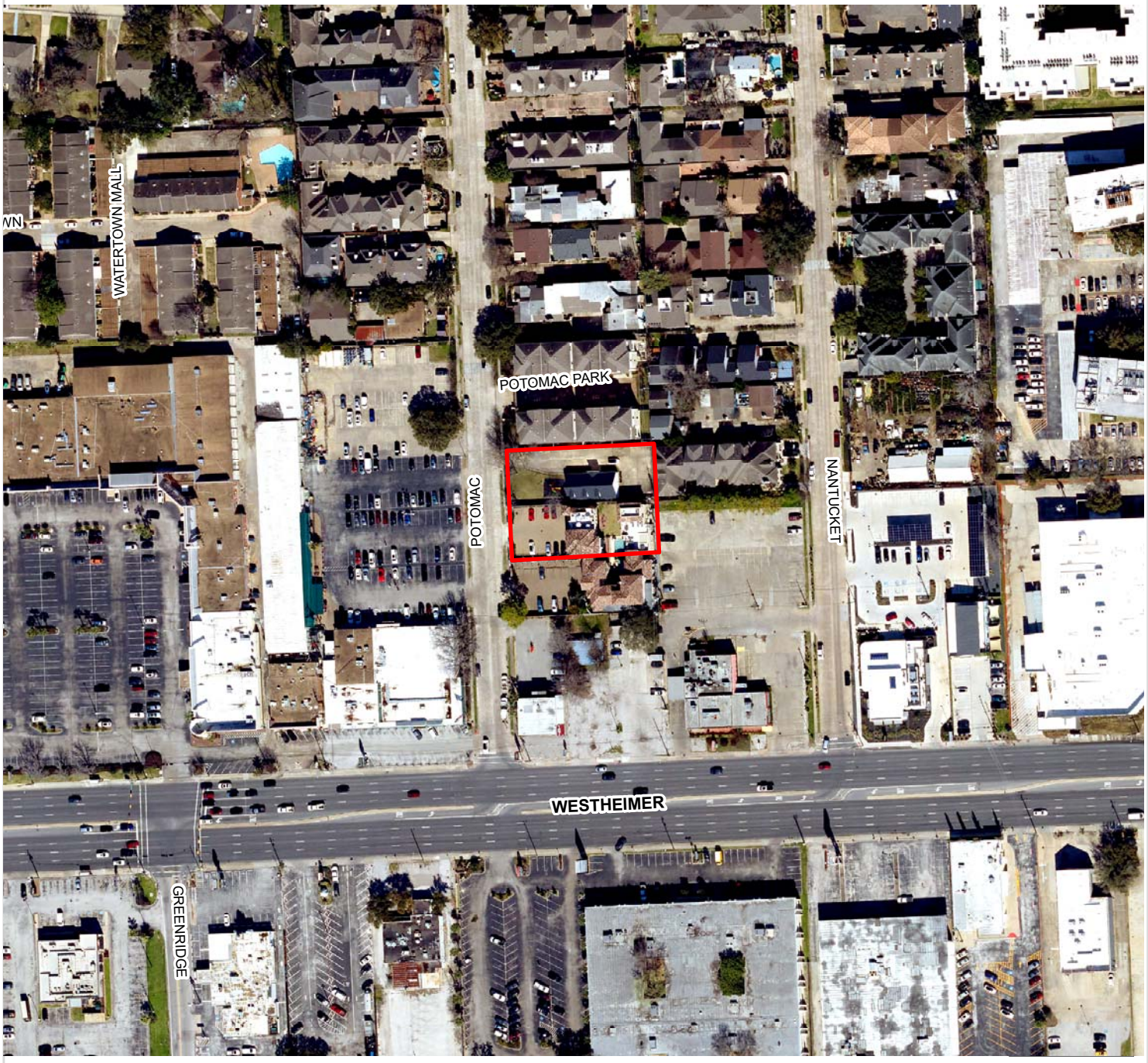
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Westhaven Estates Sec 1 partial replat no 11

Applicant: Owens Management Systems, 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

September 8, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1579

PLAT NAME：Westhaven Estates Sec 1 partial replat no 11

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Westhaven Estates Sec 1 being Lots 170 and 171, Block 6. The property is located at 2601 and 2605 Nantucket Drive. East along Nantucket Drive, north of Westheimer Road. The purpose of the replat is create 8 lots and 2 parking reserves.

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

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,Joyce Owens, with Owens Management Systems, LLC, on behalf of the developer, can be contacted at 713-643-6333 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, October 2, 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

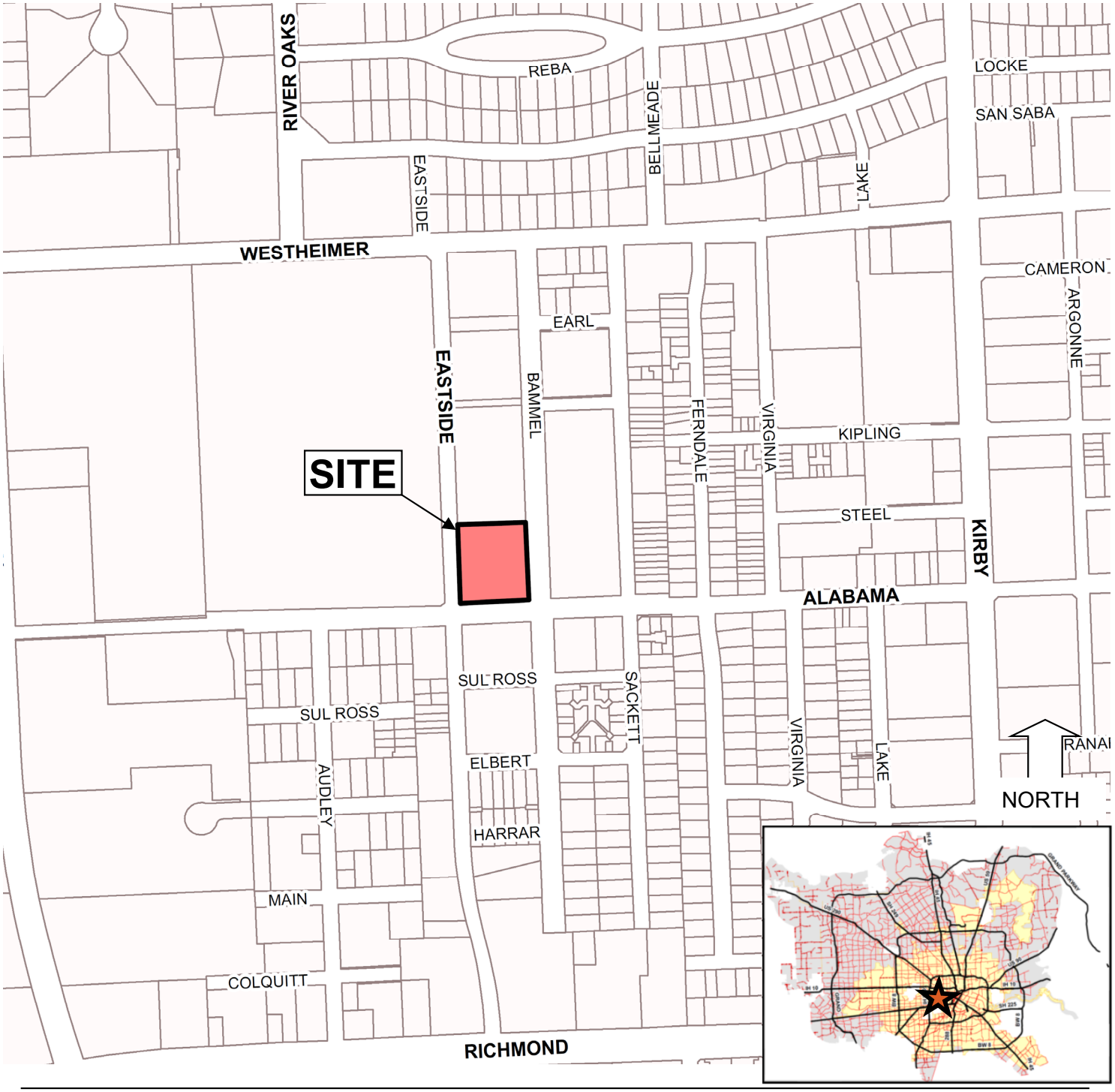
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Ace and Ivy River Oaks (DEF 1)

Applicant: Windrose



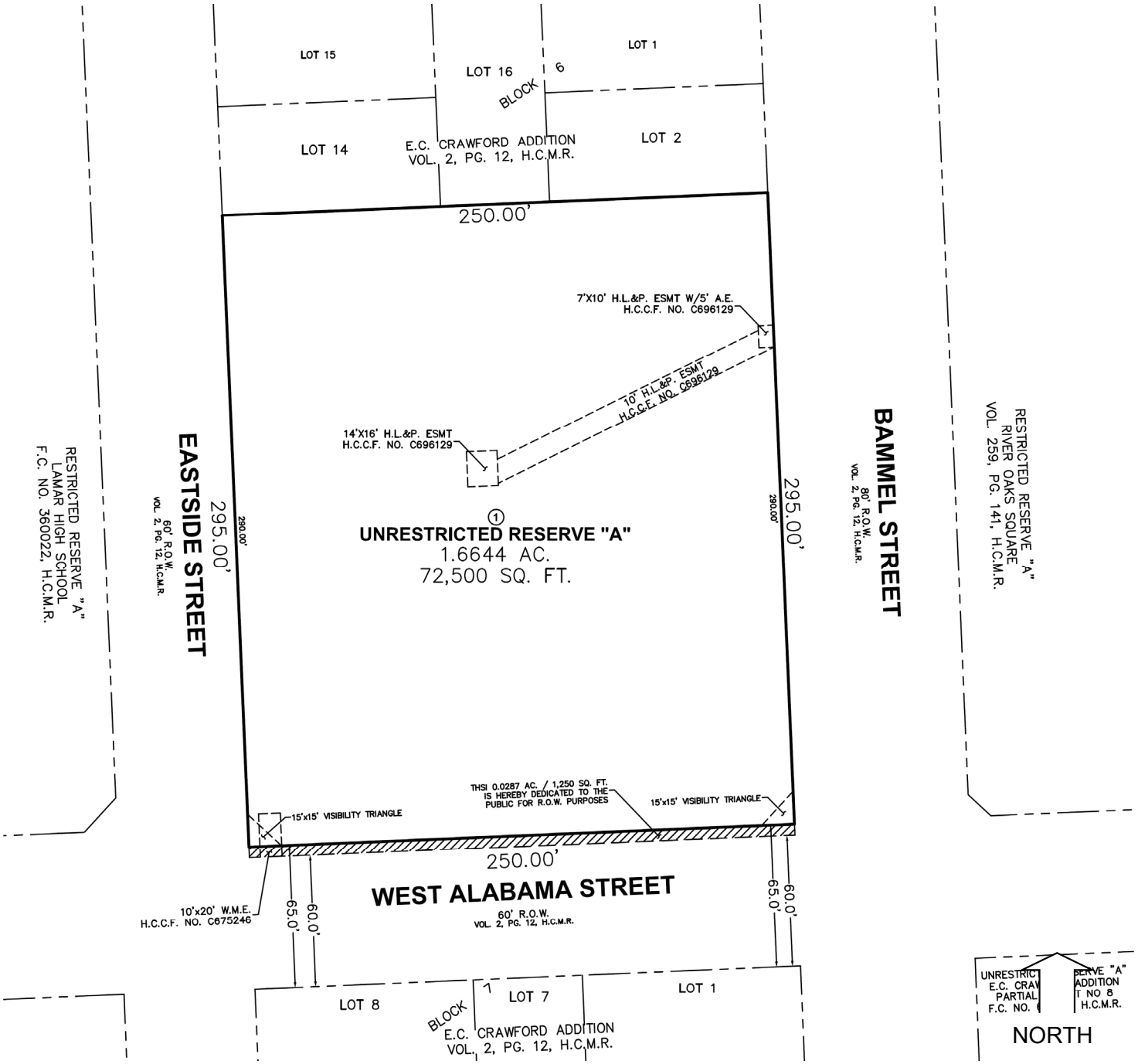
D – Variances **Site Location**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Ace and Ivy River Oaks (DEF 1)

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Ace and Ivy River Oaks (DEF 1)

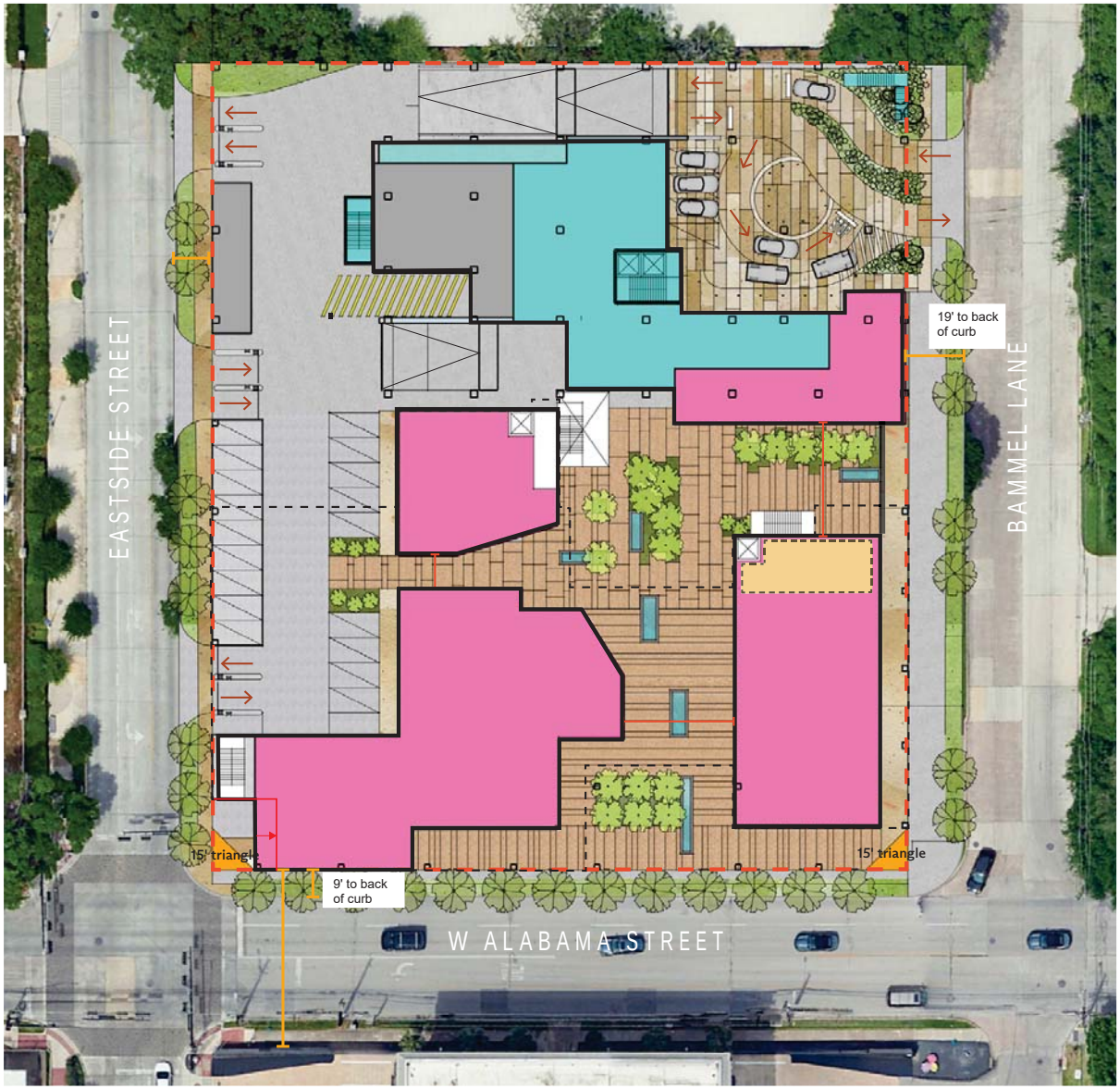
Applicant: Windrose

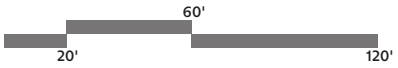


D – Variances

Aerial

Site Plan - Level 01





Elevation - Alabama St.



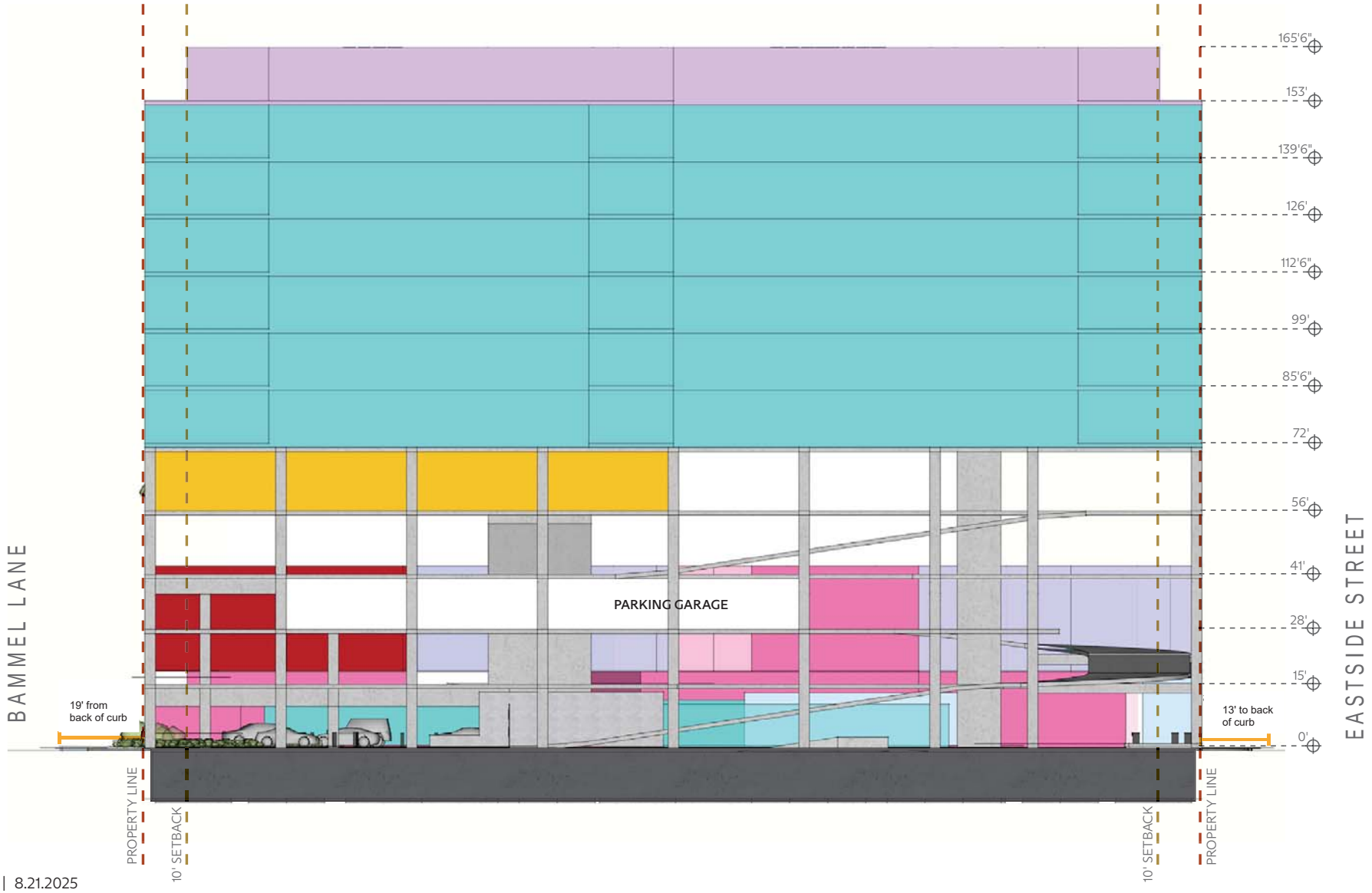
Elevation - Bammel Lane



Elevation - Eastside St.



Elevation - North Property Line



3D View

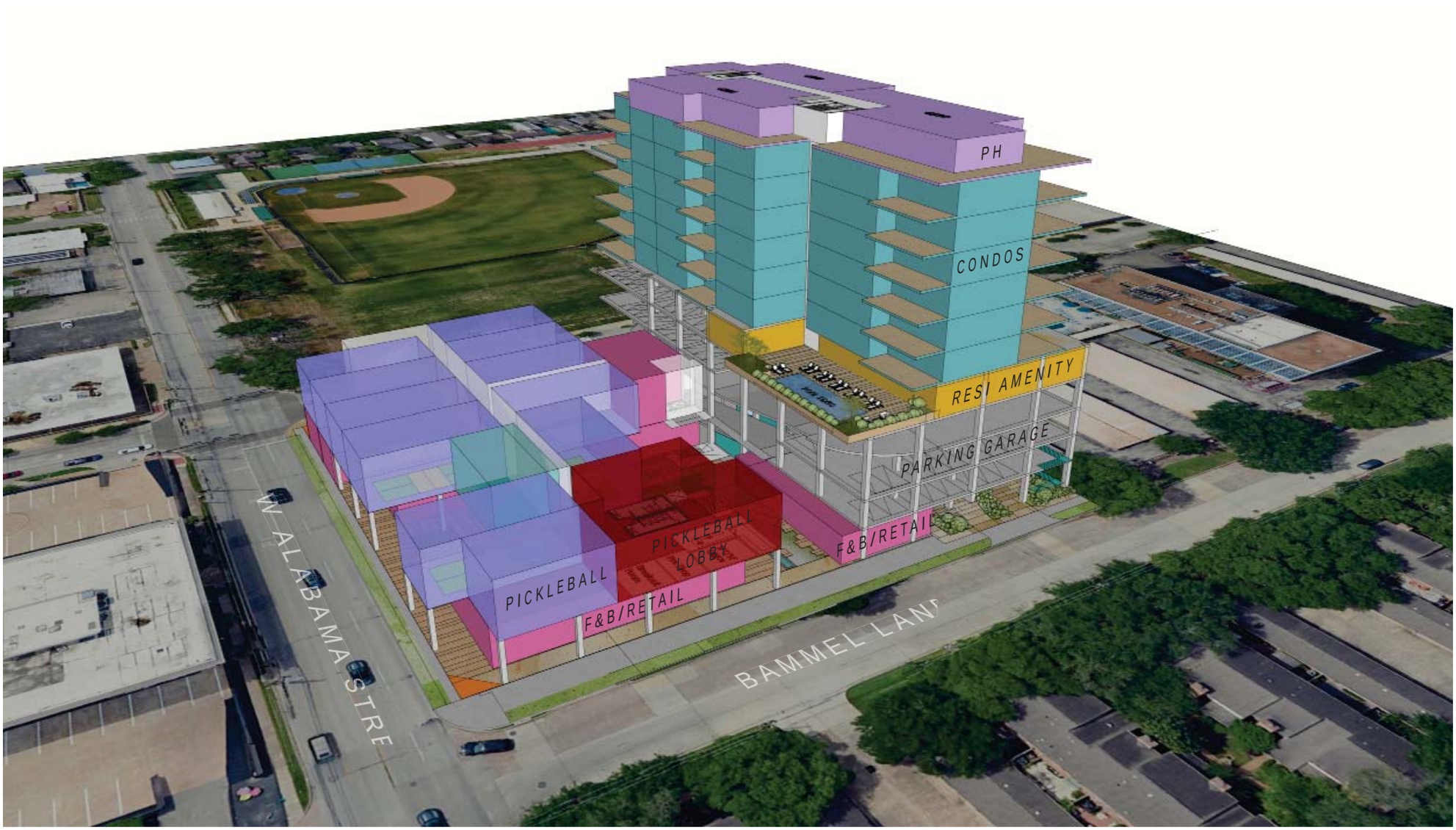

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PARKING GARAGE
PICKLEBALL
PICKLEBALL LOBBY
F&B/RETAIL
F&B/RETAI
W ALABAMA STRE
BAMMEL LAN



EXHIBIT A

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

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 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.

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

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

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

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

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

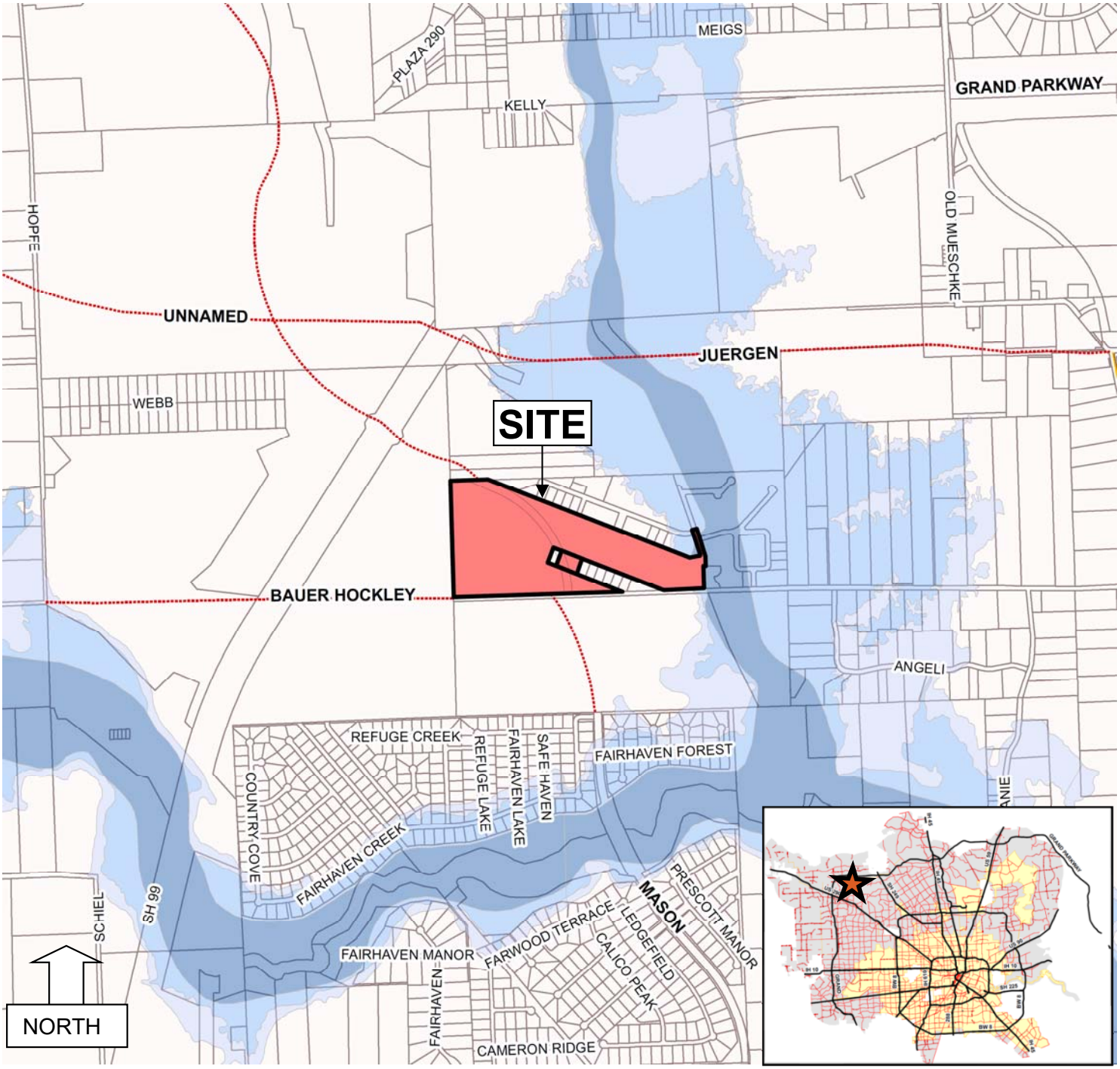
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Bauer Hockley Mason Tract GP (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

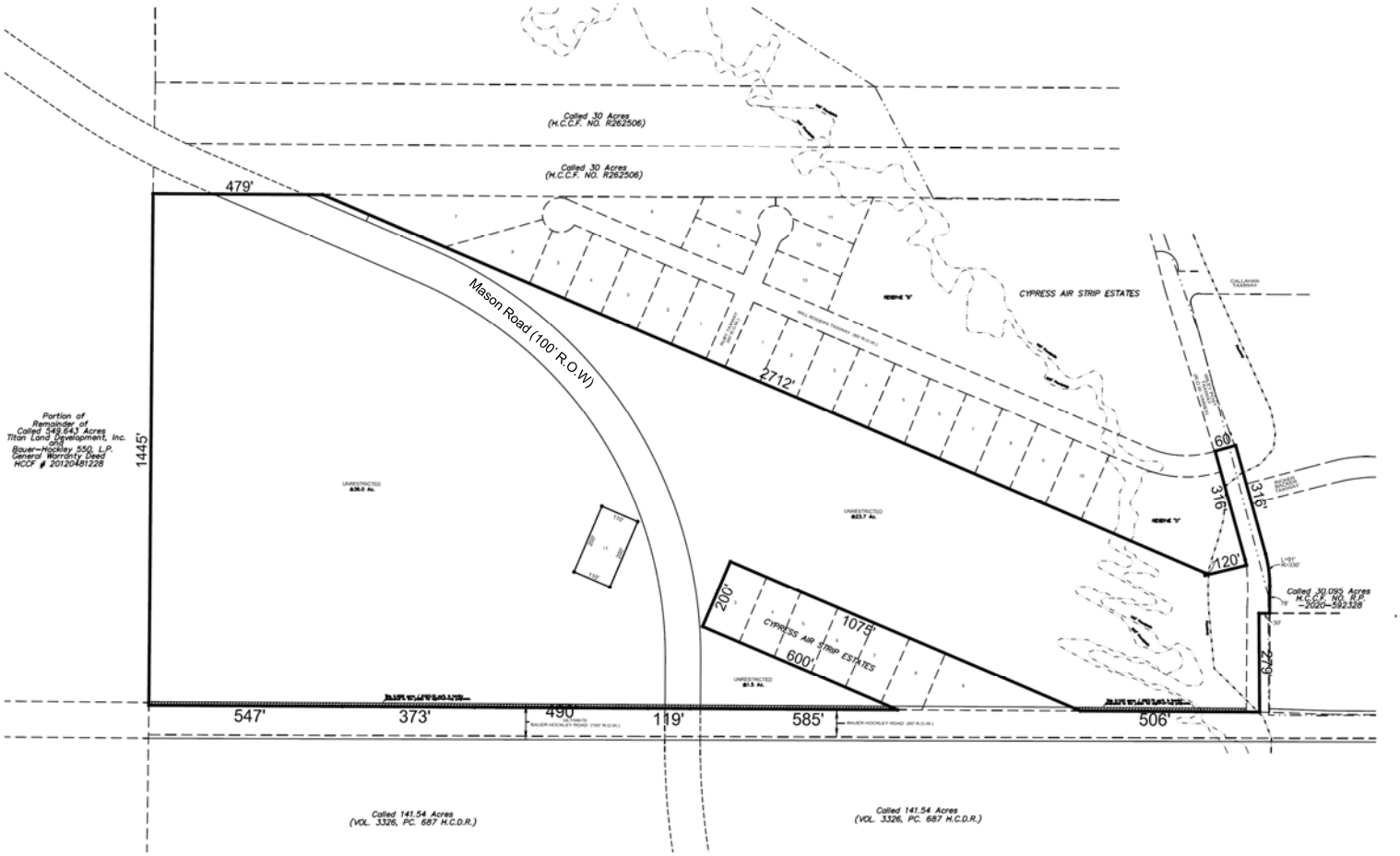
Site Location

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Bauer Hockley Mason Tract GP (DEF 1)

Applicant: Meta Planning + Design LLC



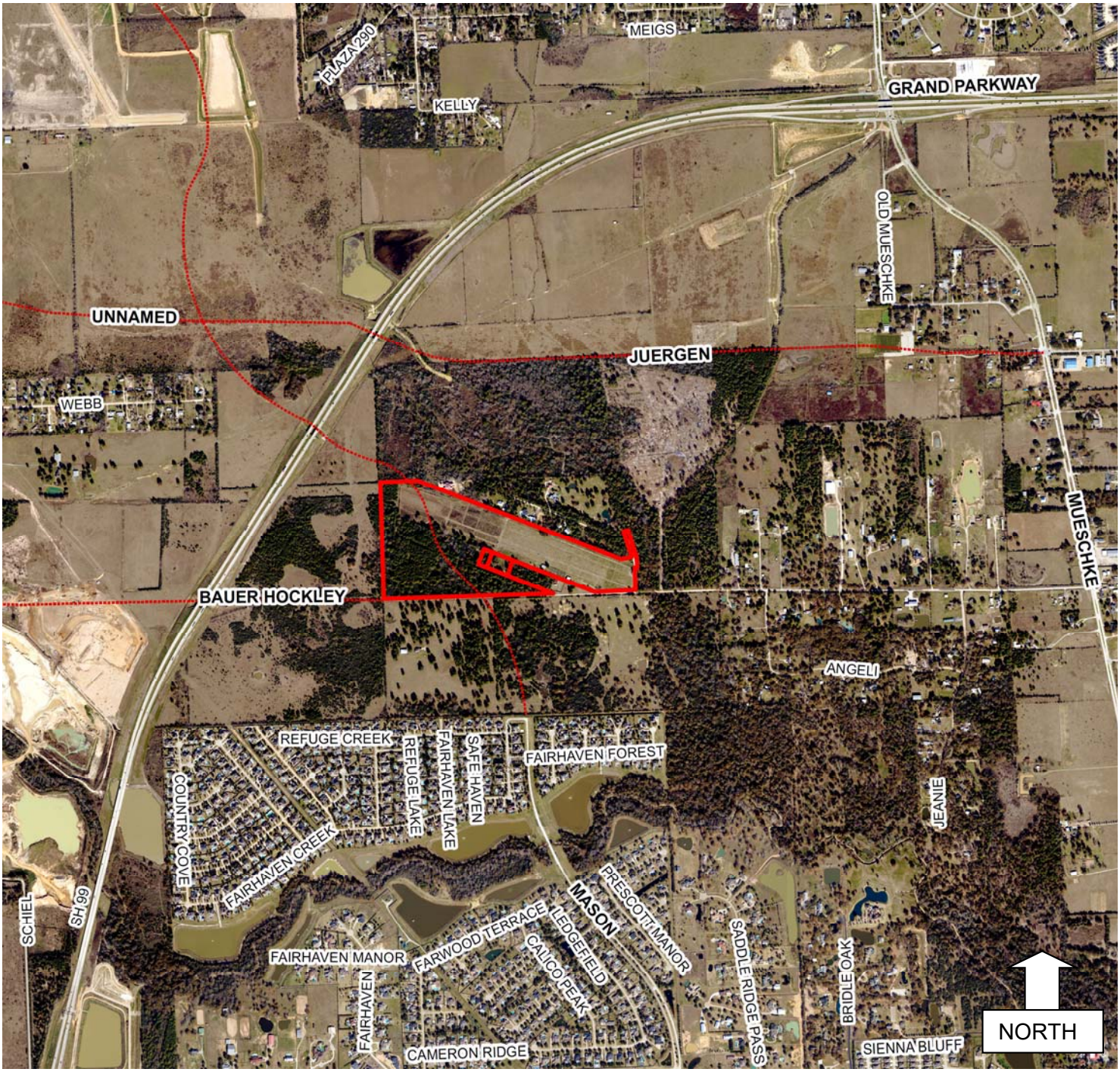
D – Variances **Subdivision**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Bauer Hockley Mason Tract GP (DEF 1)

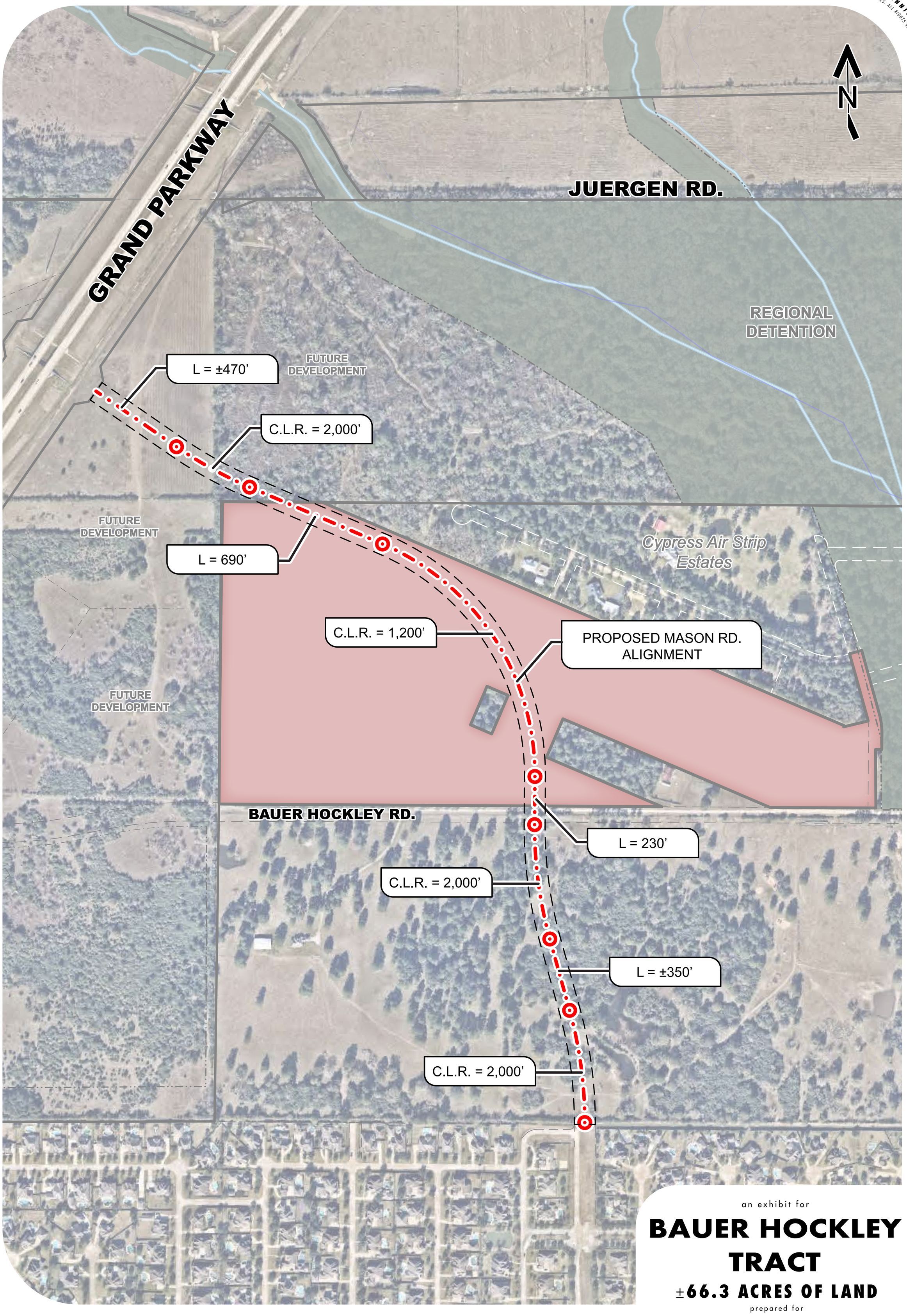
Applicant: Meta Planning + Design LLC



D – Variances

Aerial

META PLANNING + DESIGN
©2025, ALL RIGHTS RESERVED



an exhibit for

BAUER HOCKLEY TRACT

±66.3 ACRES OF LAND

prepared for

MLB CAPITAL PARTNERS

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-I-741
SEPTEMBER 15, 2025

OPTION G

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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META PLANNING + DESIGN

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 1,200 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 1,200 feet, which is a minor deviation from the required 2,000 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 a full boulevard section of Mason Road.

The proposed reduction of the centerline radii along Mason Road has been previously coordinated with Harris County Engineering and City of Houston Planning Department. The geometry depicted in the GP reflects the alignment agreed upon by the applicant and Harris County Engineering.

(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

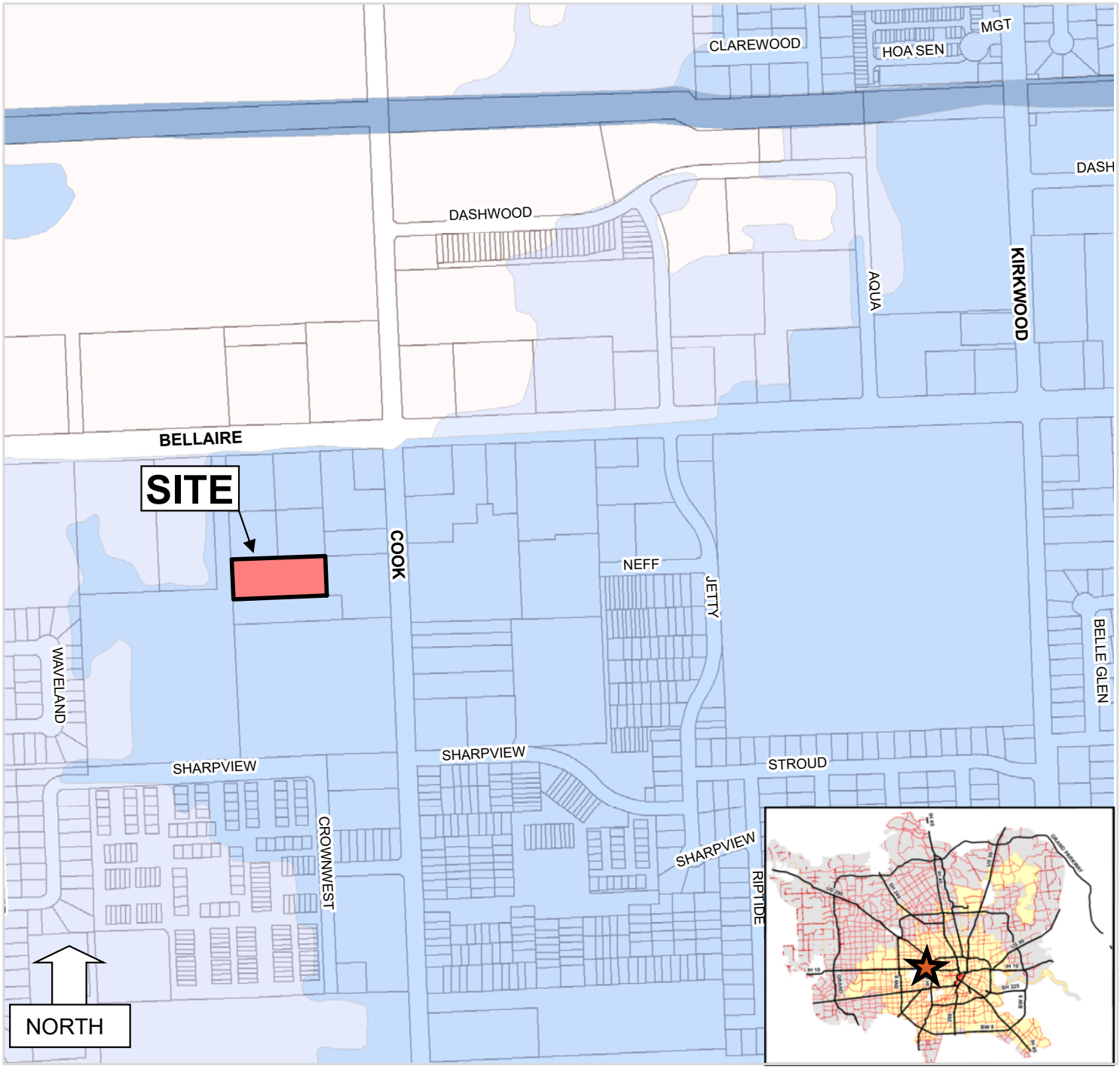
(5) Economic hardship is not the sole justification of the variance.
The existing conditions of the surrounding area are the justification for this variance..

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Bellaire Nursery

Applicant: Dominion Development LLC



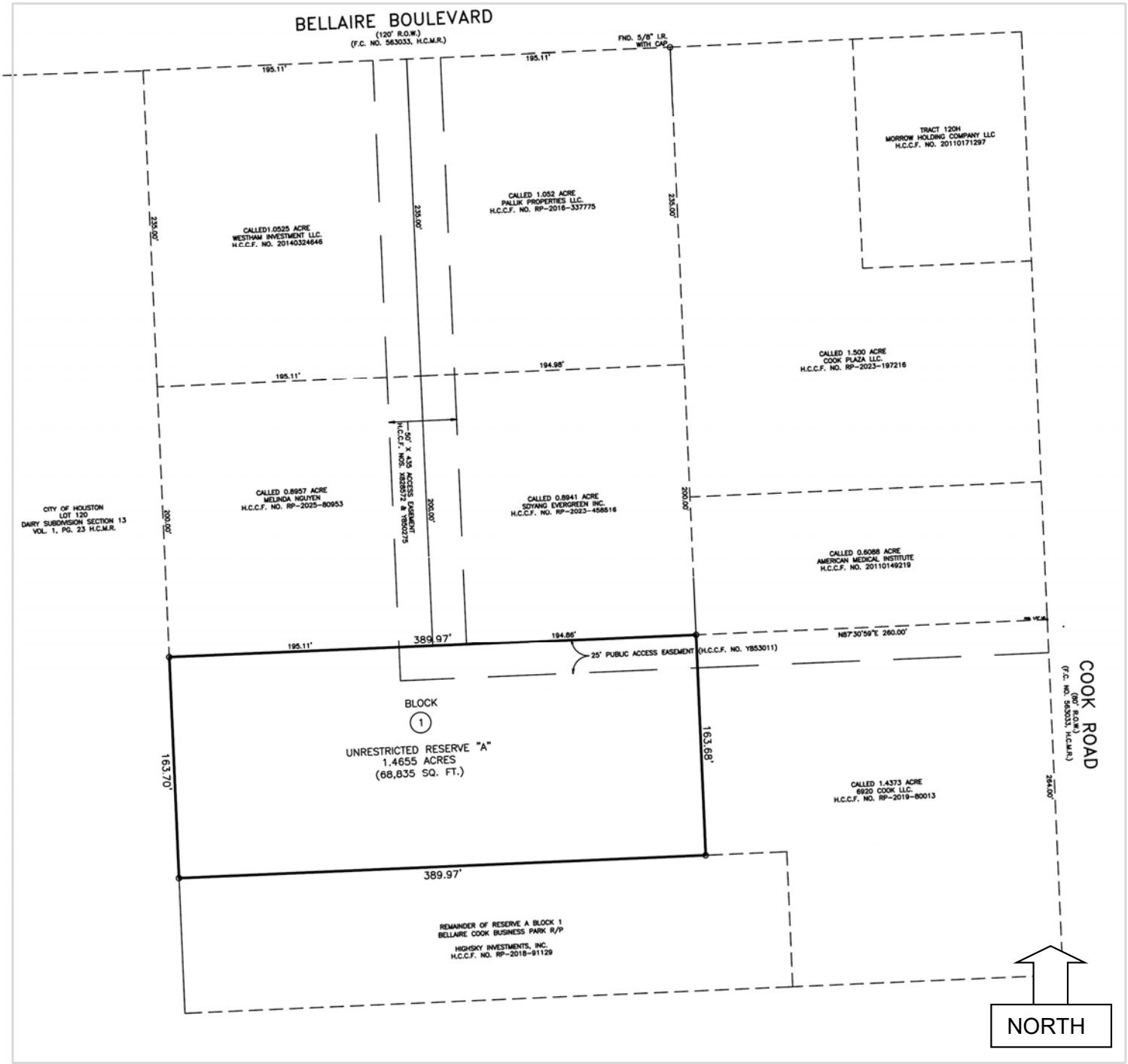
D – Variances **Site Location**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Bellaire Nursery

Applicant: Dominion Development LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 106

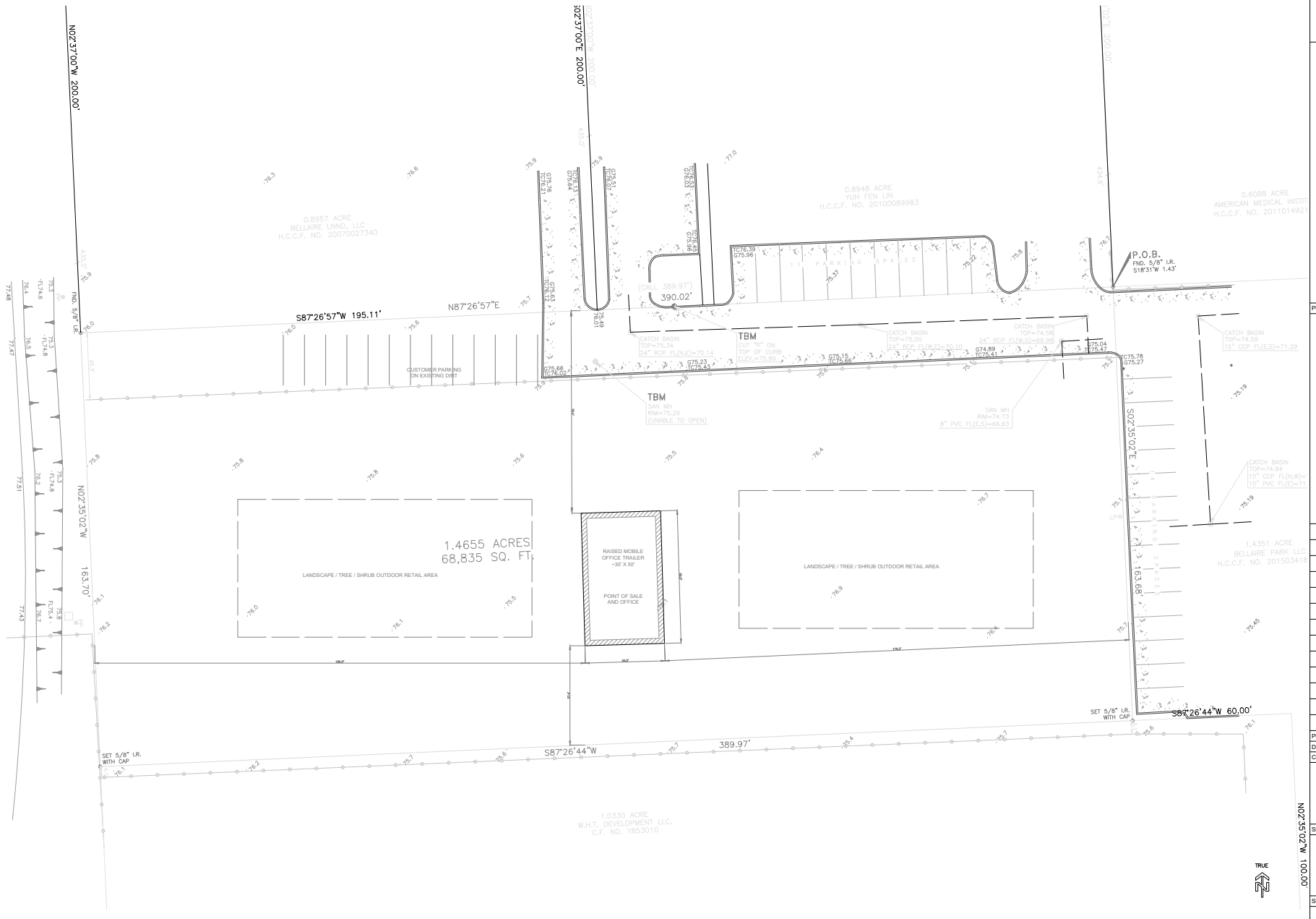
Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Bellaire Nursery

Applicant: Dominion Development LLC



D – Variances **Aerial**



SITE PLAN

SCALE: 1/16"=1'-0" | 1

Maloney Services

Drawings Prepared By:
Maloney Services
832.257.4619
maloneyservices@yahoo.com

PROJECT TITLE

BELLAIRE LANDSCAPE FACILITY

0 BELLAIRE BLVD.
HOUSTON, TX., 77072

	08-25-2025	PERMIT DOCUMENT

PROJECT NO: 08262025

DRAWN BY: MJM

CHECKED BY : TN

MALONEY SERVICES L.L.C. 2025. THIS OFFICE ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS. ALL INFORMATION MUST BE CONFIRMED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE OWNERS AND BUILDERS RESPONSIBILITY FOR FOLLOWING MATERIAL AND MANUFACTURERS INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH TRADE, AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHIC AREA IN WHICH THIS PROJECT IS TO BE CONSTRUCTED.

SHEET TITLE

SITE PLAN

SHEET NUMBER

SP1.10

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1413
Plat Name: Bellaire Nursery
Applicant: Vernon N Smith
Date Submitted: 7/28/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a reserve to take access from an access easement

Chapter 42 Section: 42-190 (C)

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:

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;
We are requesting a Variance to Chapter 42- DIV 4 Sec. 42-190 which requires that proposed plats must have 60' of frontage on an existing ROW. We will build a plant nursery on the property that is located on the rear portion of commercial land that has numerous other existing businesses whose properties are adjacent to the ROWs, except for the 50' easement that leads back to our property. Since it is impossible for us to have any frontage on the ROW, the existing easement provides access not only for us, but to the rear of all of the existing properties. There have been numerous properties built within the City that have this similar easement access because they are located behind existing commercial retail businesses. Applicant desires to build a retail plant nursery comparable to existing retail business along Bellaire Blvd. and Cook Road that will maintain the integrity of the community. A variance will accomplish this proposal.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant had no idea and was not informed upon purchase of the land that there were issues with the City's existing ordinance that would prohibit his reasonable use of the land. They were told that with the current access easement, there would be no issue with any desired use of the property within the City's permitting regulations.

(3) The intent and general purposes of this chapter will be preserved and maintained;
as the property was originally a portion of the existing properties adjacent to the ROW and creation of the nursery would just complete the buildout of remaining land that has more than sufficient access to Bellaire Blvd. via the
existing concrete paved easement. The property will be an enhancement for the many businesses that will benefit from the use of the plants sold by the nursery.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
as there is more than sufficient access to the property via the 50' easement and in case of emergency, there is also a second easement (25' width) providing access to Cook Road, adjacent and running parallel to the front (north side) of the property, if for any reason, evacuation of the premises was necessary.

(5) Economic hardship is not the sole justification of the variance.
The applicant is attempting to maintain the integrity of the neighborhood by removing the blight of vacant land surrounded by many retail businesses and office space, with the improvements proposed.

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

September 9, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1413

PLAT NAME：Bellaire Nursery

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located south of Bellaire Blvd, west of Cook 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 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 reserve to take access from an access easement Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Vernon N Smith, with Dominion Development LLC, on behalf ofthe developer, can be contacted at 281-444-2222 for additional information regarding this project.

You may also contact the Check-In Planner, Devin Crittle, with the Planning and Development Department regarding this notice via email at Devin.Crittle@houstontx.gov or call (832) 393-6534.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 2, 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

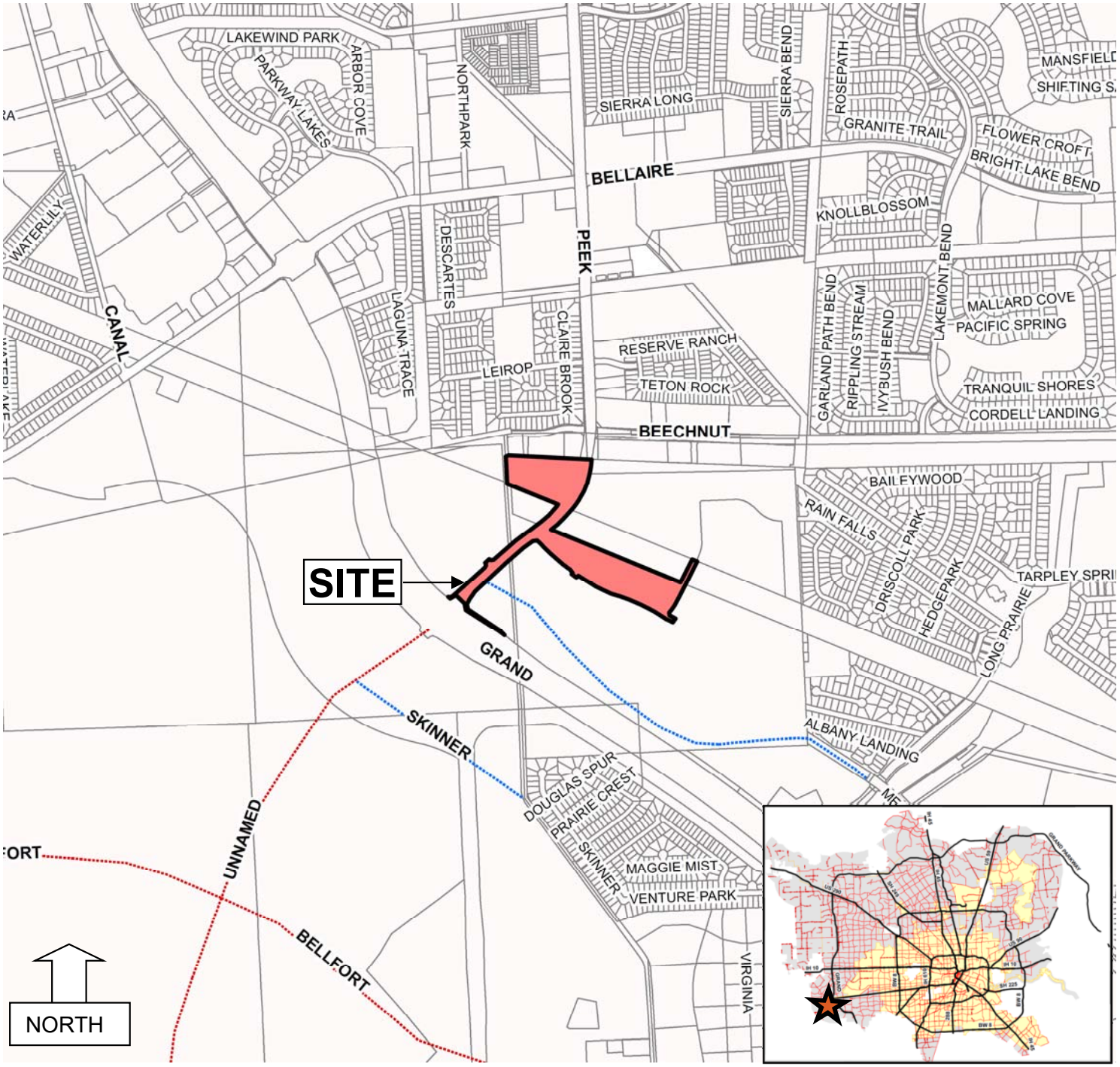
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Blue Creek Trails Peek Road Street Dedication and Reserves (DEF 1)

Applicant: BGE, Inc



D - Variances

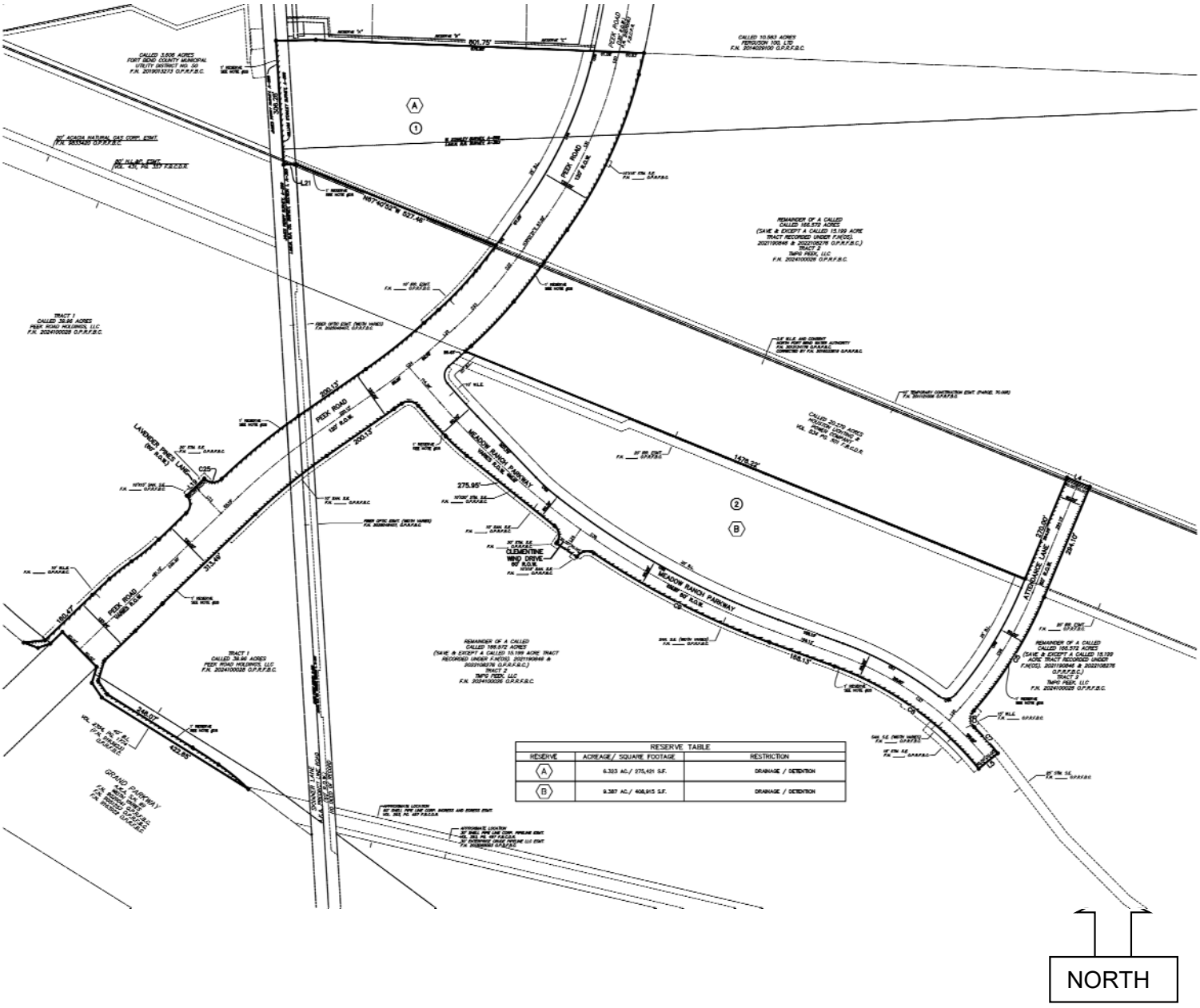
Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Blue Creek Trails Peek Road Street Dedication and Reserves (DEF 1)

Applicant: BGE, Inc



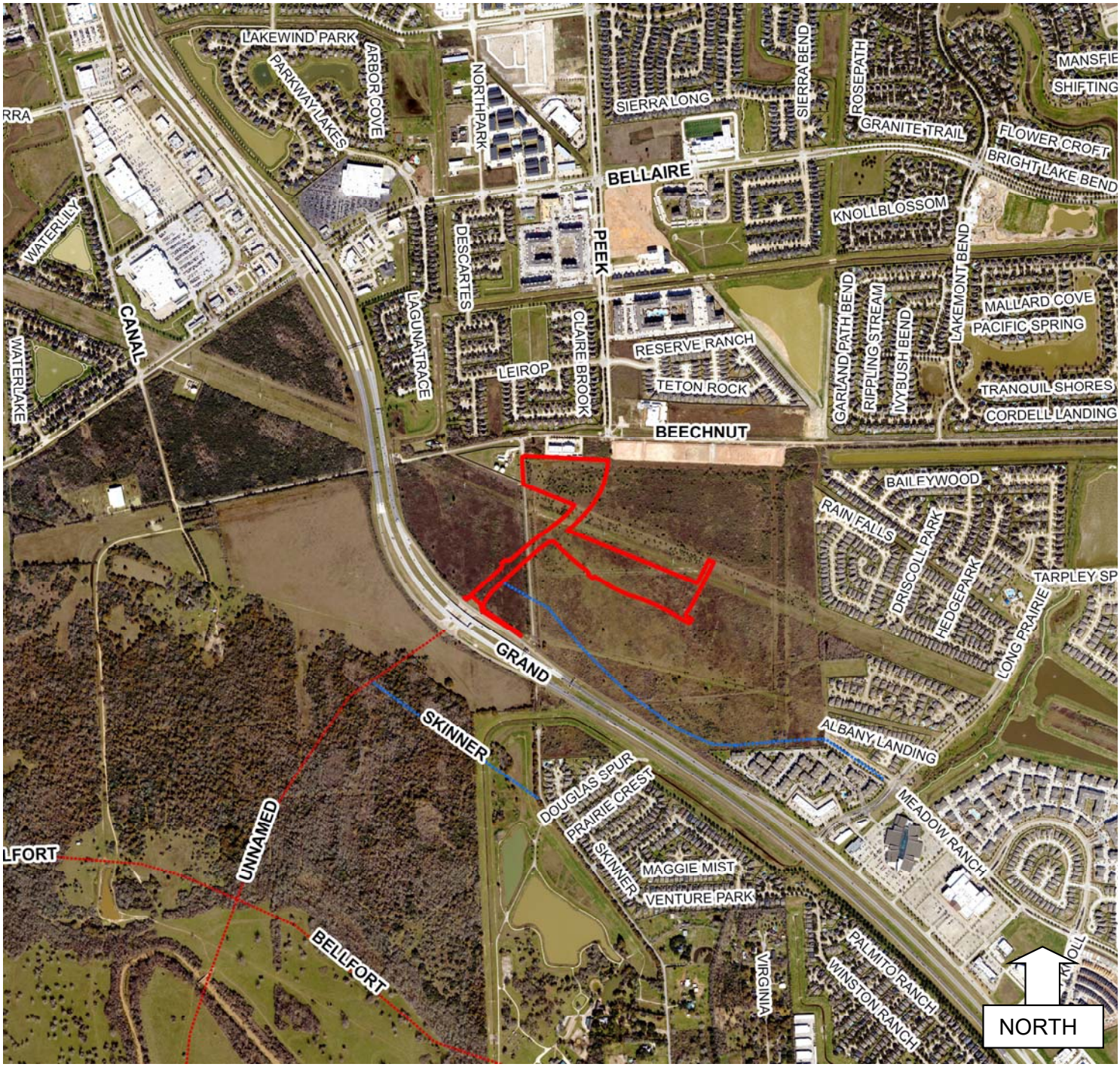
D - Variances Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Blue Creek Trails Peek Road Street Dedication and Reserves (DEF 1)

Applicant: BGE, Inc



D - Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance 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. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a reduced curve radius of 1,000-feet, 1,100-feet and 1,500-feet rather than the required 2,000-feet along the major thoroughfare, Peek Road.

Chapter 42 Section: Sec. 42-132 (a) Curves

Chapter 42 Reference:
(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2000 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
N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject site is a 25.02-acre tract located northeast of Grand Parkway – State Highway 99 and south of Beechnut Street. The site is bound by an existing stub street of Peek Road, a major thoroughfare, which intersects with Beechnut Street to the north, and an existing alignment intersection of Peek Road at Grand Parkway to the south. The proposed development will establish a right-of-way connection of the proposed major thoroughfare, Peek Road between the Grand Parkway – State Highway 99 and the existing stub street of Peek Road.

Peek Road is an existing major thoroughfare north of Beechnut Street. In order to connect the existing 2,000-ft centerline proposed portion of Peek Road through the proposed site from the north, a reduction of the centerline radius of 1,100-feet with a tangent of ±97.29 to a curve connection of a 1,500-foot radius to a curve connection of 1,000-feet with a continuation of a reverse curve with a centerline radius of 1,500-feet with a tangent of 47.93', is necessary to obtain the alignment.

The site lies between and is adjacent to the existing major thoroughfare, Peek Road. Due to the existing physical characteristics of Peek Road, Chapter 42 ordinance standards of a minimum 2000-ft centerline radius with a 100-ft minimum tangent

between reverse curves is not feasible for the development of the proposed major thoroughfare through 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 existing stub alignments for the connection of Peek Road are restraints created by the existing alignment of the major thoroughfare. To maintain the proposed connection of Peek Road in alignment with the City of Houston and Fort Bend County Major Thoroughfare and Freeway Plans, a reduction of the centerline radius is necessary to maintain geometric standards that would not negatively impact the proposed alignment.

(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 by providing safe turning movements, sight distances, and traffic operations. Additionally, the proposed alignment of Peek Road through the site will allow for intended connection of Peek Road to the north and Grand Parkway to the south, therefore maintaining connectivity in the area.

(4) The granting of the variance 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 centerline configuration maintains connectivity, safe turning movements, sight distances, and traffic operations.

(5) Economic hardship is not the sole justification of the variance.
While economic factors often play a role in development decisions, the primary rationale for this variance is not driven by economic hardship but by the site's existing physical characteristics in relation to adjacent alignments of Peek Road. By the allowance of the proposed variance, Peek Road will be able to make the connection to allow for the continuation of the major thoroughfare as intended.

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.

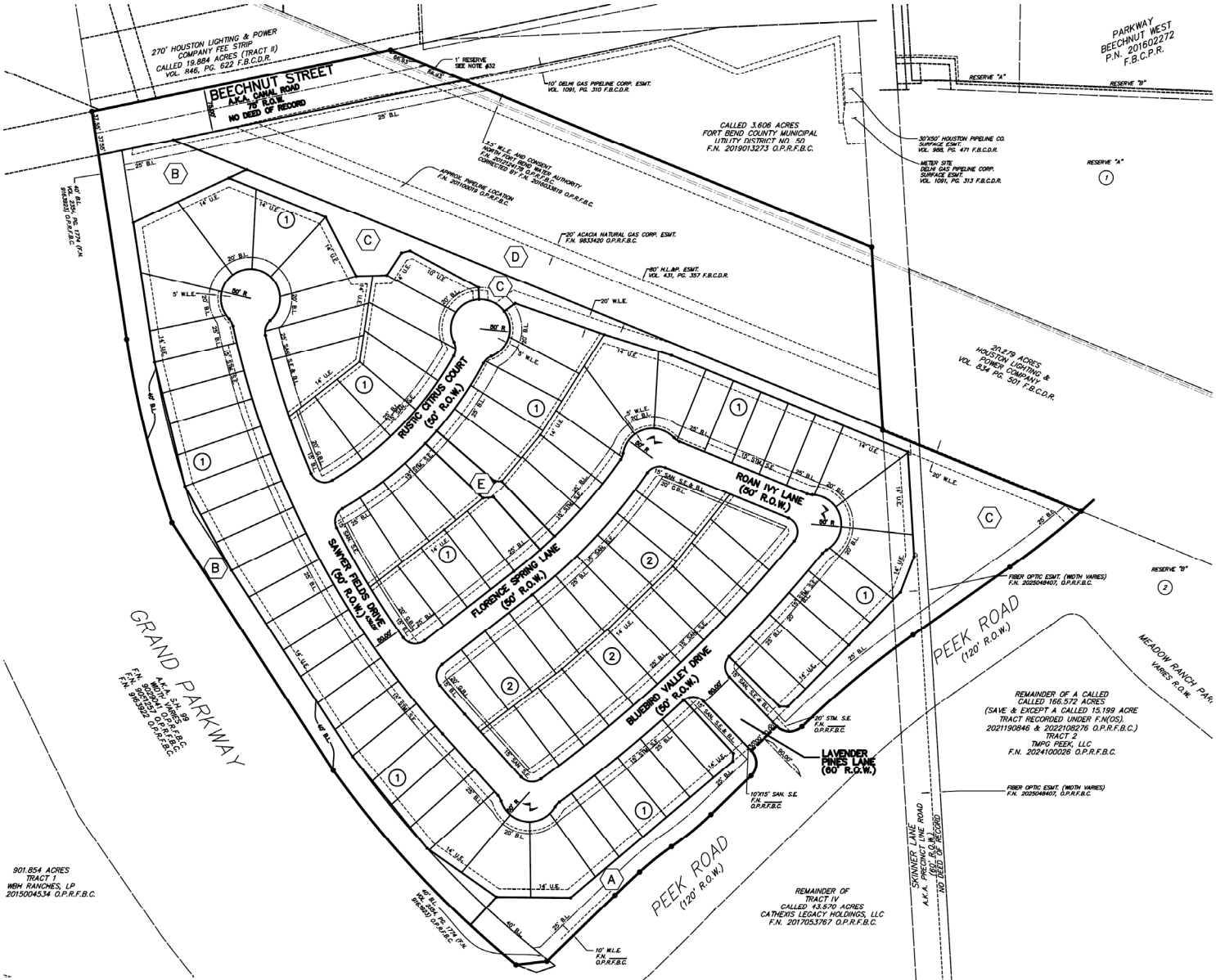
(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
Granting this special exception will not be injurious to public health, safety, or welfare, as the proposed right-of-way configuration maintains adequate spacing and access for emergency services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

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Blue Creek Trails Sec 1 (DEF 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

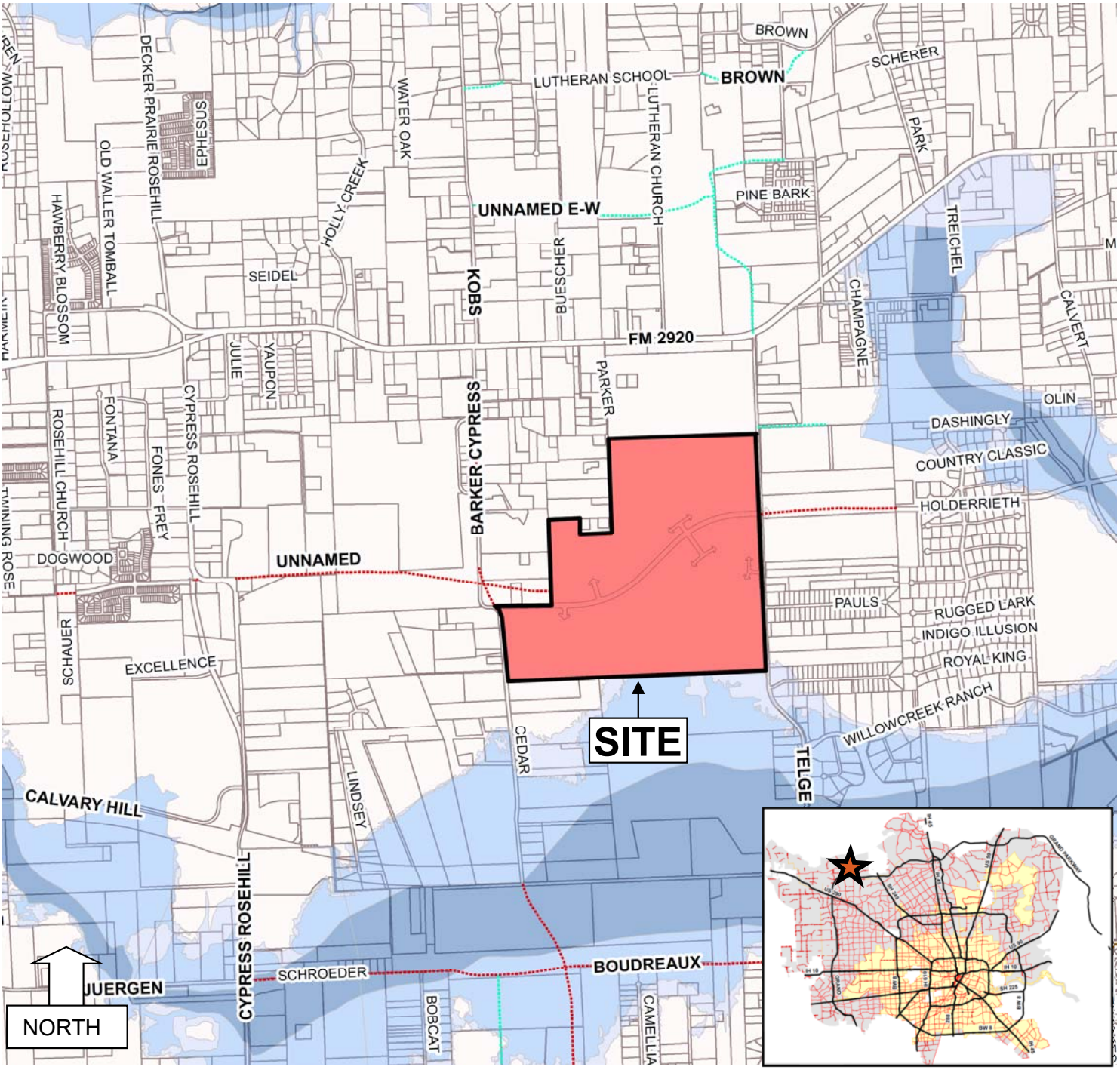
D – Variances Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Holderrieth Telge Tract GP

Applicant: Meta Planning + Design LLC



D – Variances

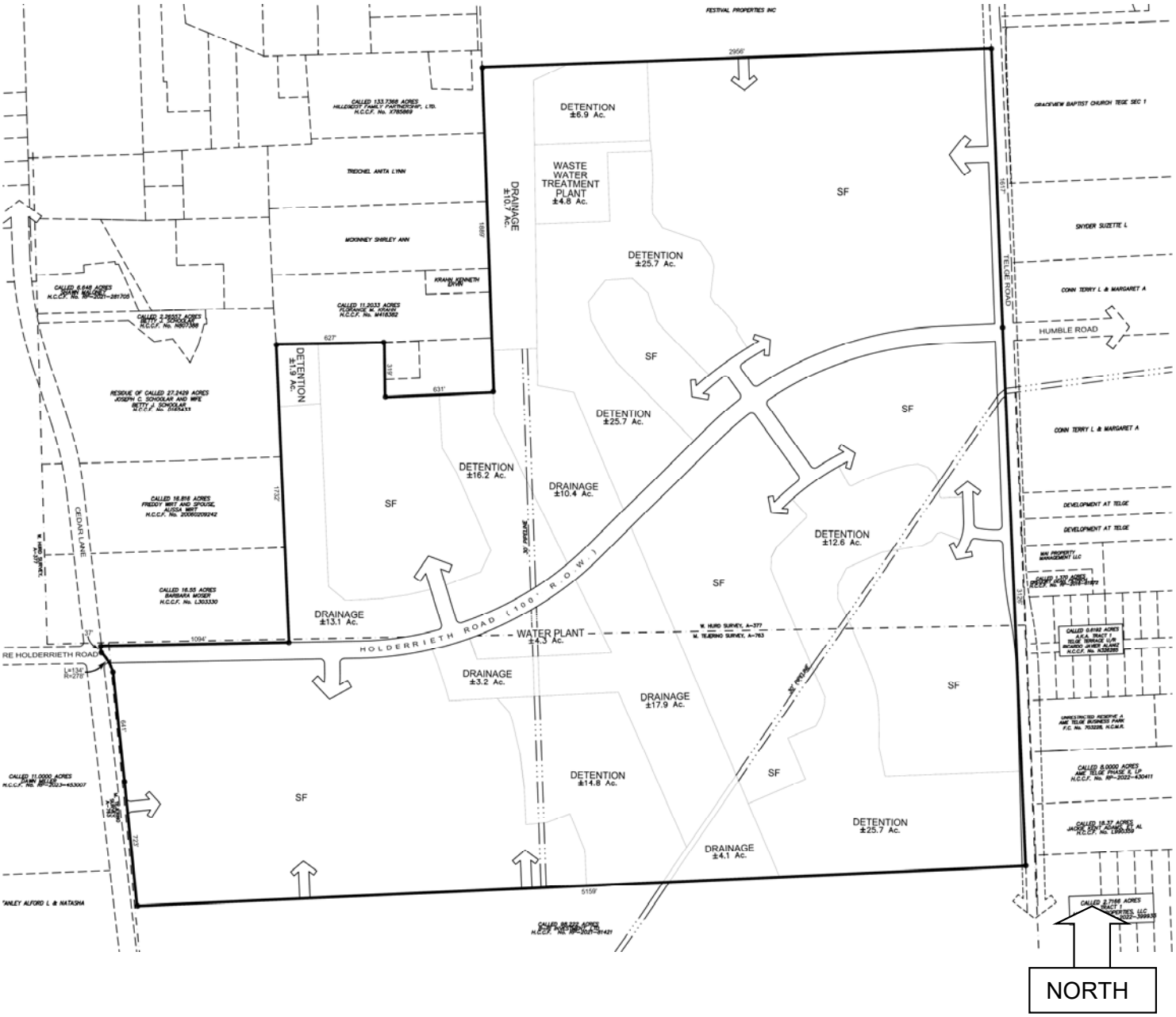
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Holderrieth Telge Tract GP

Applicant: Meta Planning + Design LLC



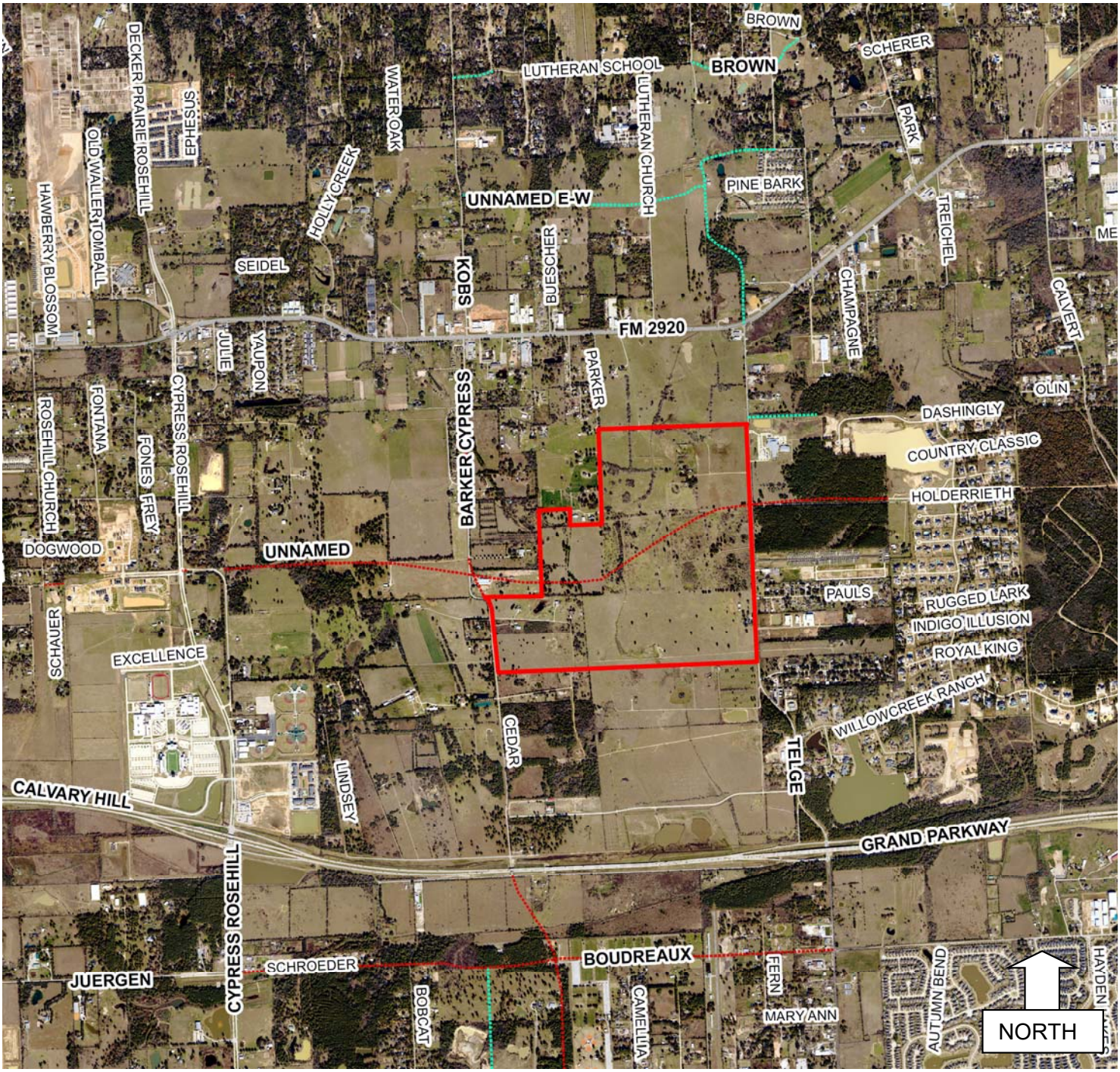
D – Variances **Subdivision**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 10/02/2025**

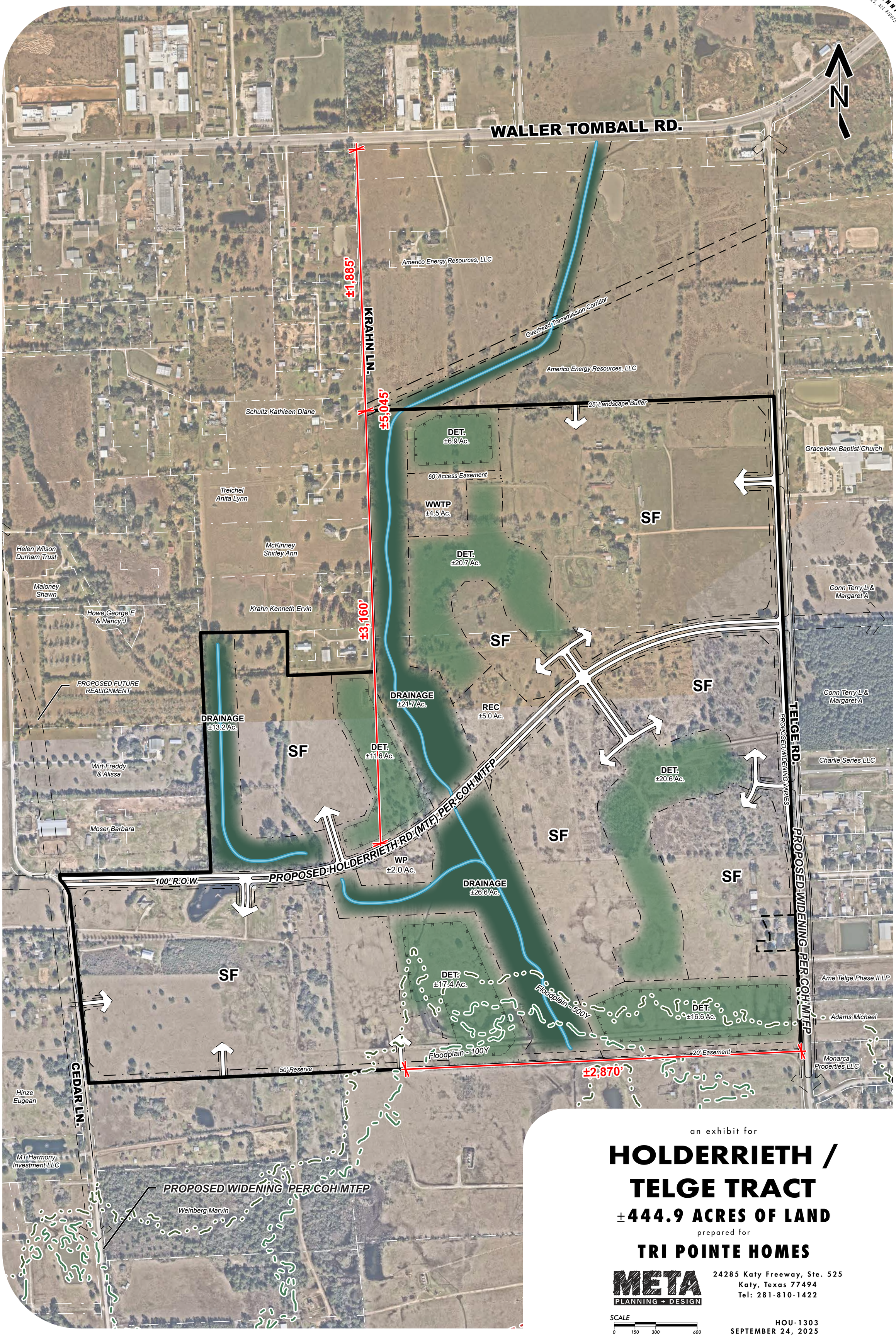
Subdivision Name: Holderrieth Telge Tract GP

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**

META PLANNING + DESIGN
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an exhibit for

HOLDERRIETH / TELGE TRACT

±444.9 ACRES OF LAND

prepared for

TRI POINTE HOMES

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

HOU-1303
SEPTEMBER 24, 2025

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1725
Plat Name: Holderrieth Telge Tract GP
Applicant: Julia Herzog
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for an excessive local street intersection spacing of ±3,160' along the northwestern boundary of Holderrieth Telge Tract GP and an additional ±1,885' from the boundary to FM 2920, totaling to approximately 5,045' between the two thoroughfares.

Chapter 42 Section: 42-128a

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

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
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 Holderrieth Telge development is an approximately 445-acre single-family residential community that is located within the northwest portion of Houston's ETJ in Harris County Holderrieth Telge is bounded by Telge Road to the east and Cedar Lane to the west. In addition to Telge Road and Cedar Lane, the development is bisected by future Holderrieth Road which runs east-to-west through the tract. Further north of the tract is Waller Tomball Road, and further south is the Grand Parkway (99).

In order to provide adequate drainage throughout the development, a centralized drainage channel has been proposed to follow an existing waterway connecting to Willow Creek. These existing streams running north to south will be expanded and channelized in order to naturally drain into Willow Creek. An additional east-west local street on the northwestern boundary of our site would disrupt the proposed drainage system as well as create more risk to flooding within the development. These pre-existing drainage constraints have created an excessive local street

intersection spacing of approximately 3,160 feet from proposed thoroughfare to the northwestern corner of the boundary, which is only a 20% deviation from the ½ mile (2,640') allowed intersection spacing. The proposed mobility of the GP provides adequate vehicular circulation, adding an additional stub street along the northwestern boundary would not affect the current circulation of the property.

Directly north of the proposed GP is a ±110 acre tract that is currently undeveloped. Similar to the Holderrieth Telge tract, the undeveloped property is bounded by Telge Road to the east and Krahn Lane to the west. This gives the property existing streets to connect to if they were to develop in the future. As previously stated, the excessive intersection spacing within our boundary is approximately 3,160 feet and there is approximately 5,045 feet between FM 2920 and future Holderrieth Road. Because of the adjacent tract's large acreage, it is very likely that the future development to the north could provide an east-west street. The total ±5,045' intersection spacing includes that area to the north which has the opportunity for future street connectivity. However, the subject property cannot speak to development plans for the adjacent owner, only the area within the control of this developer, which is the 3,160' boundary of the subject tract and is a 20% deviation from the standard. The remaining 1,885' beyond this GP boundary may or may not develop in the future with additional connection opportunities.

Overall, the addition of a stub street along the northwestern boundary of the site will not have a positive impact on the vehicular circulation in the region. The network of major thoroughfares including proposed Holderrieth Road bisecting the property and existing Telge Road and Cedar Lane surrounding the development, along with the strong internal connectivity of local streets, will safely carry the vehicular traffic of the region.

(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 due to drainage constraints caused by existing streams that cross through the property, not a hardship created or imposed by the applicant.

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

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety, or welfare of the community, as there will be a strong roadway network throughout and surrounding the development. Additionally, the addition of a stub street crossing an existing stream and disrupting the proposed drainage channel could result in flooding.

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

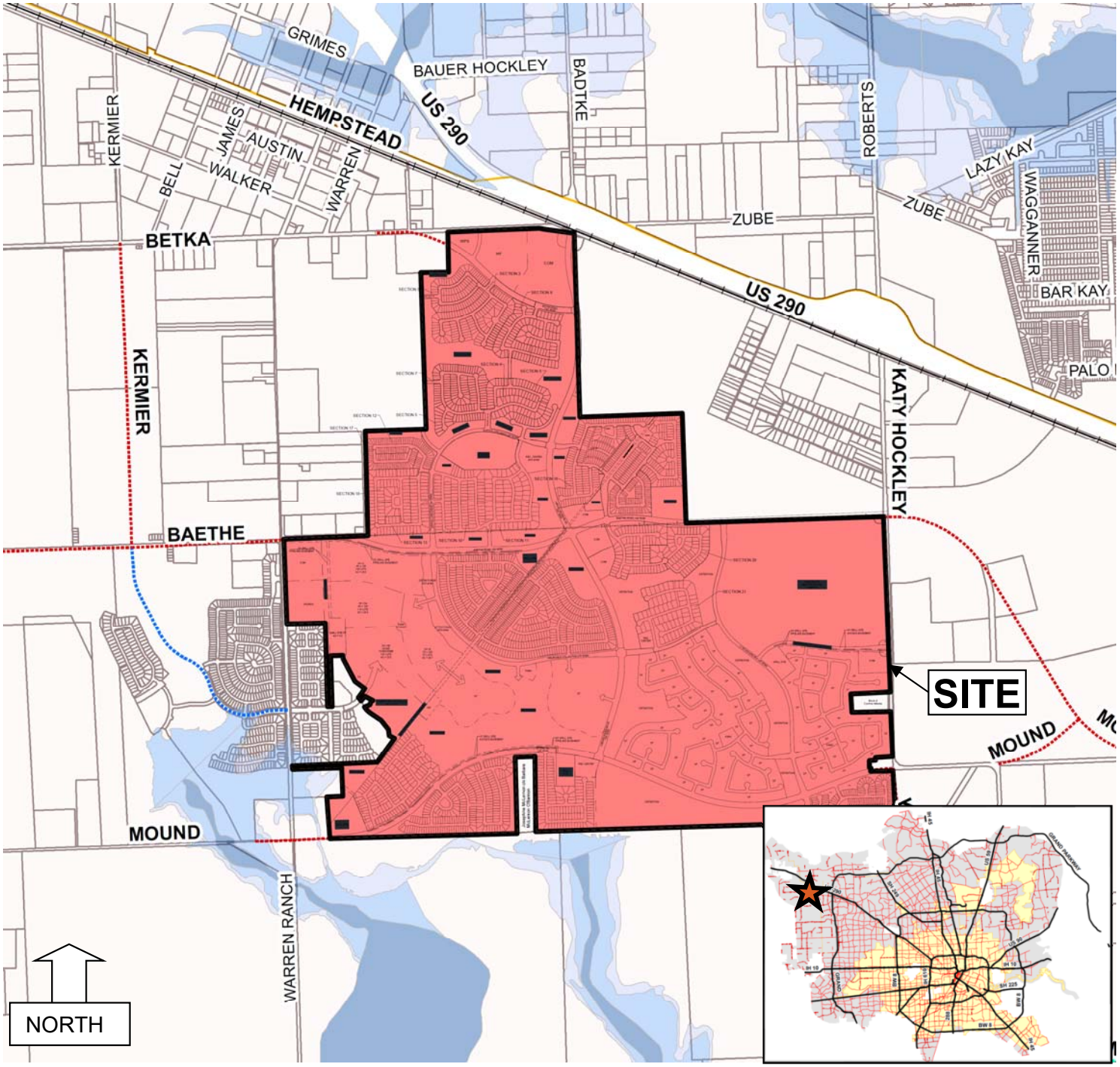
The justification of this variance is related to the drainage constraints, which is not an economic hardship.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Jubilee GP

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



D – Variances

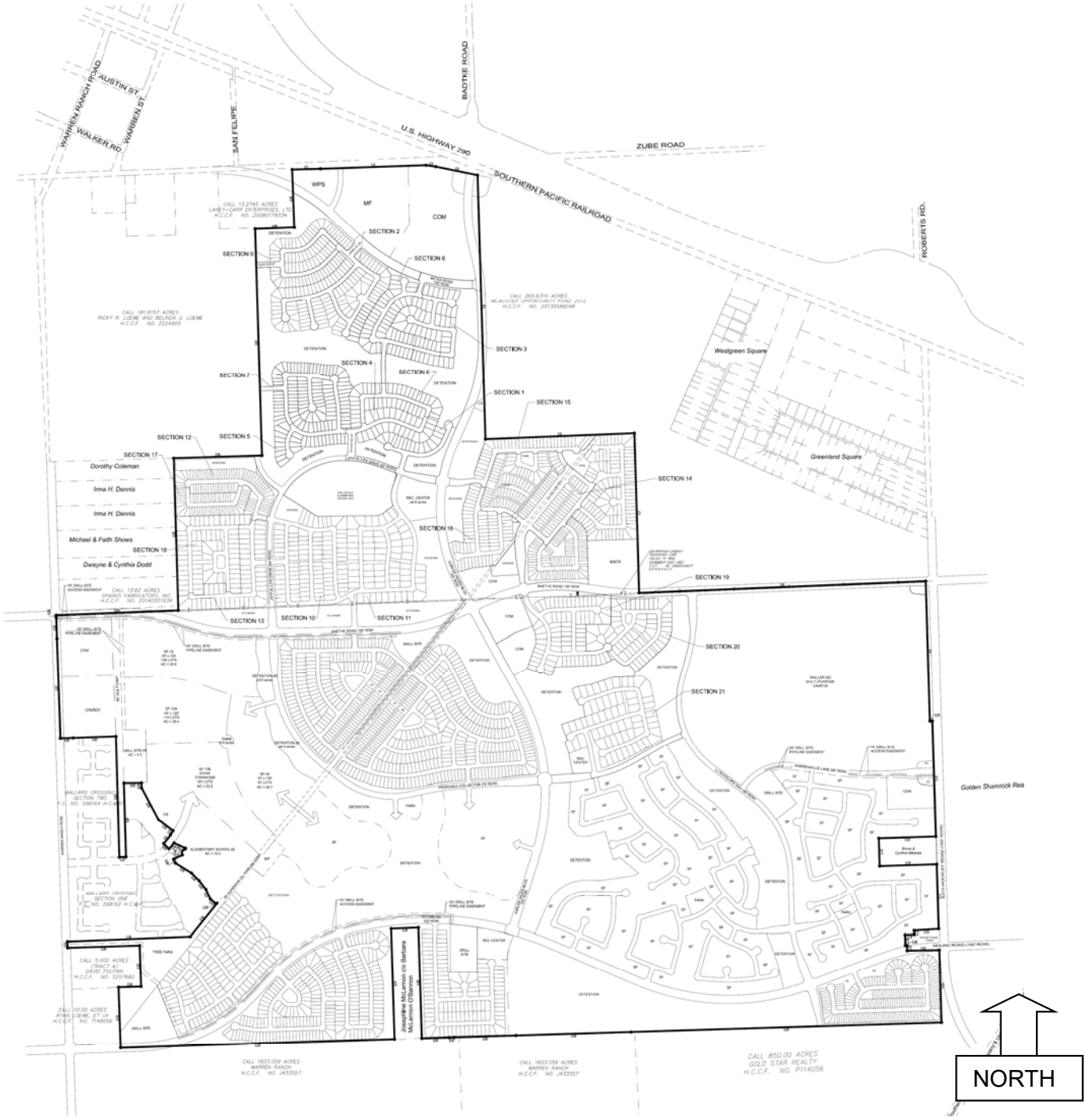
Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Jubilee GP

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



D – Variances

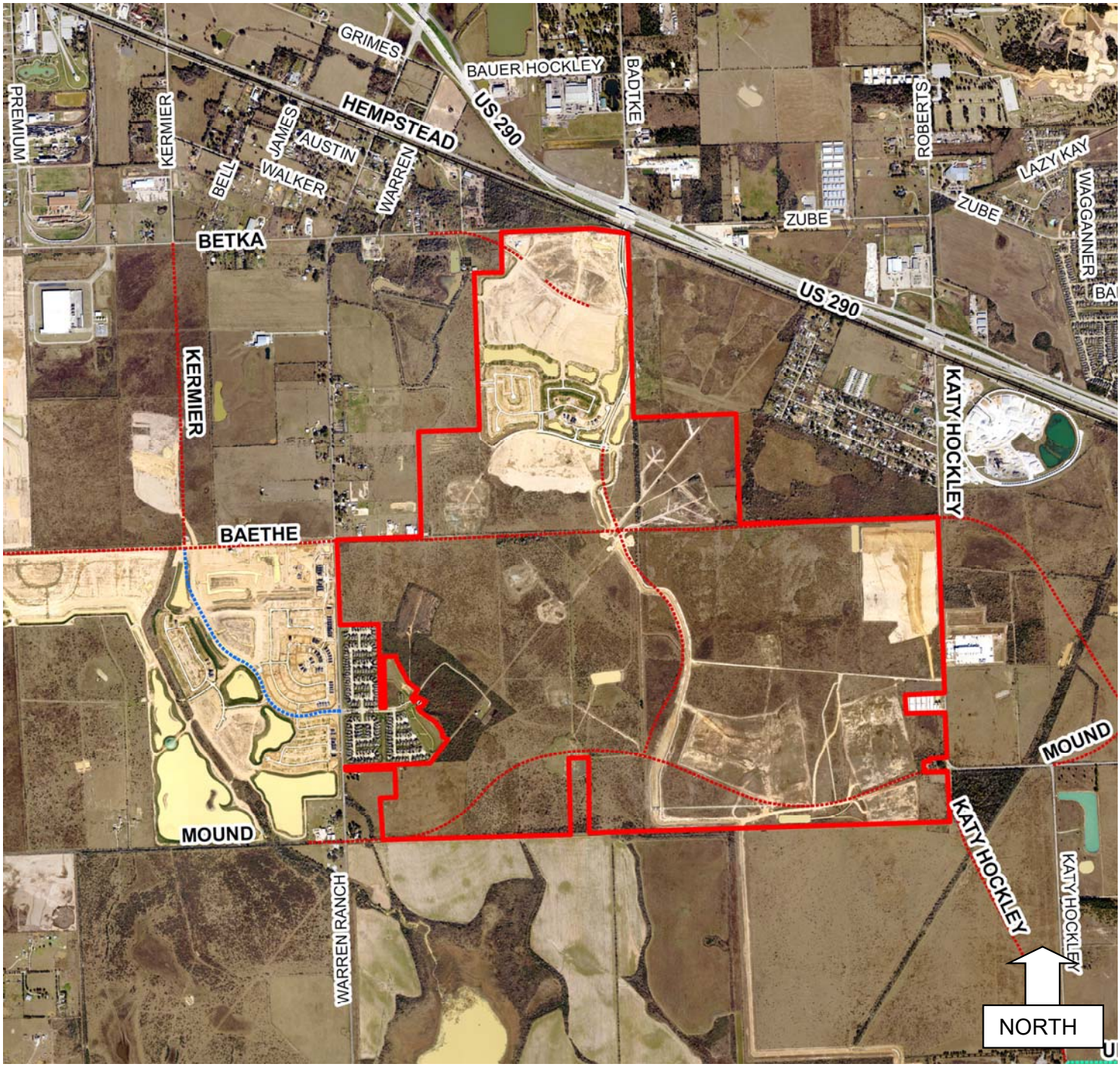
Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Jubilee GP

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



D – Variances

Aerial

LEGEND

VARIANCE REQUEST

OLD HEMPSTEAD HWY

U.S. 290 NORTHWEST FREEWAY

SOUTHERN PACIFIC RAILROAD

BETKA RD.

WPS

MF

COM

DETENTION

SECTION 9

SECTION 8

SECTION 2

SECTION 3

SECTION 6

SECTION 7

SECTION 4

SECTION 15

SECTION 1
MODEL
HOMES

SECTION 5

SECTION 12

SECTION 14

SECTION 17

ELEMENTARY
SCHOOL SITE

REC CENTER

DAYCARE

SECTION 16

SECTION 18

PARK

SECTION 11

SECTION 13

WWTP

SECTION 10

PROPOSED BAETHE

DRILL
SITE

SF

SECTION 19

SECTION 20

SECTION 21

JUBILEE HAVEN BLVD.

WARREN RANCH RD.

KATY HOCKLEY RD.

ROBERTS RD.

CHURCH

SF-13

ELEMENTARY
SCHOOL SITE

Emergency
Services
District Site
(To Be Verified)

PROPOSED MOUND RD.

TREE FARM

ACTIVITY
CENTER

WALLER I.S.D
MULTI-CAMPUS
SCHOOL SITE

2,105'

1,915'

2,730'

3,015'

McAlister
Opportunity
Fund 2012

Westgreen
Spuare

Katy Prairie
Conservancy

Gold Star
Realty

± 1,622.2 A.C. JUBILEE - INTERSECTION SPACING VARIANCE EXHIBIT

LOCATION: Harris County, Texas CLIENT: Johnson Development DATE: September 19, 2025

P:\01 Planning\2542-10001\06-Plat\GP\Resubmittal - 09.19.25\Variance\2542-10001_Jubilee_Intersection Spacing Variances_400 Scale_09-17-2025.indd

N 0 200 400 800

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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, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1668
Plat Name: Jubilee
Applicant: Karla Martinez
Date Submitted: 9/19/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed the 1400' local street maximum intersection spacing requirements as follows:
- To allow for 2,000' maximum intersection spacing for local streets between Jubilee Haven Boulevard and LJ Scholars Way.
- To allow for 2,110' maximum intersection spacing for local streets between Baethe Road and Horizon Wonder Way.
- To allow for 2,730' maximum intersection spacing for local streets between Horizon Wonder Way and Mound Road.
- To allow for 3,015' maximum intersection spacing for local streets between Jubilee Haven Boulevard and LJ Scholars Way.

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

Chapter 42 Reference:
(a) A local street shall intersect with a public local street, a collector street or another 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

(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;
Jubilee is an approximately 1,622 acre residential subdivision located south of Old Betka Road, east of Warren Ranch Road, west of Katy-Hockley Road, and north land owned by the Coastal Prairie Conservancy. The tract is surrounded by existing and proposed single-family development. A large amount of detention is being proposed in the southeast area of the community, both to provide an amenity and to meet drainage requirements for the area.
Any additional east-west or north-south streets would be infeasible in this area due to the required detention located in the southeast portion of the Jubilee GP. Relocation of the detention areas is also impractical due to an existing pipeline easement that bisects the community. This easement restricts both the placement of detention ponds and the alignment of roadways. Strict adherence to the code would

necessitate roadway crossings through detention areas, which is contrary to sound public policy.
There will be adequate traffic circulation throughout Jubilee with roadway connections such as LJ Scholars Way, Warrenville Lane, and Horizon Wonder Way, which are part of a hierarchical system of streets that connect to major thoroughfares.

(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 this variance are not the result of a hardship created or imposed by the applicant. The need for variance arises from the existing conditions of the land, including easement and natural drainage patterns, and detention regulations.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Jubilee utilizes a hierarchical system of streets which includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled intersections. The proposed street system within Jubilee and adjacent subdivisions uphold the area's overall circulation, thereby preserving and maintaining this chapter's intent and general purposes.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance does not impede adequate circulation within the development or surrounding developments and will, therefore, not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and adjacent properties.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the justification for the variance, as the existing conditions of the land, including easement and natural drainage patterns, and detention regulations are the supporting circumstances for this request. The proposed street system will provide the necessary connectivity.

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Salazar Estates

Applicant: Owens Management System, LLC



D – Variances

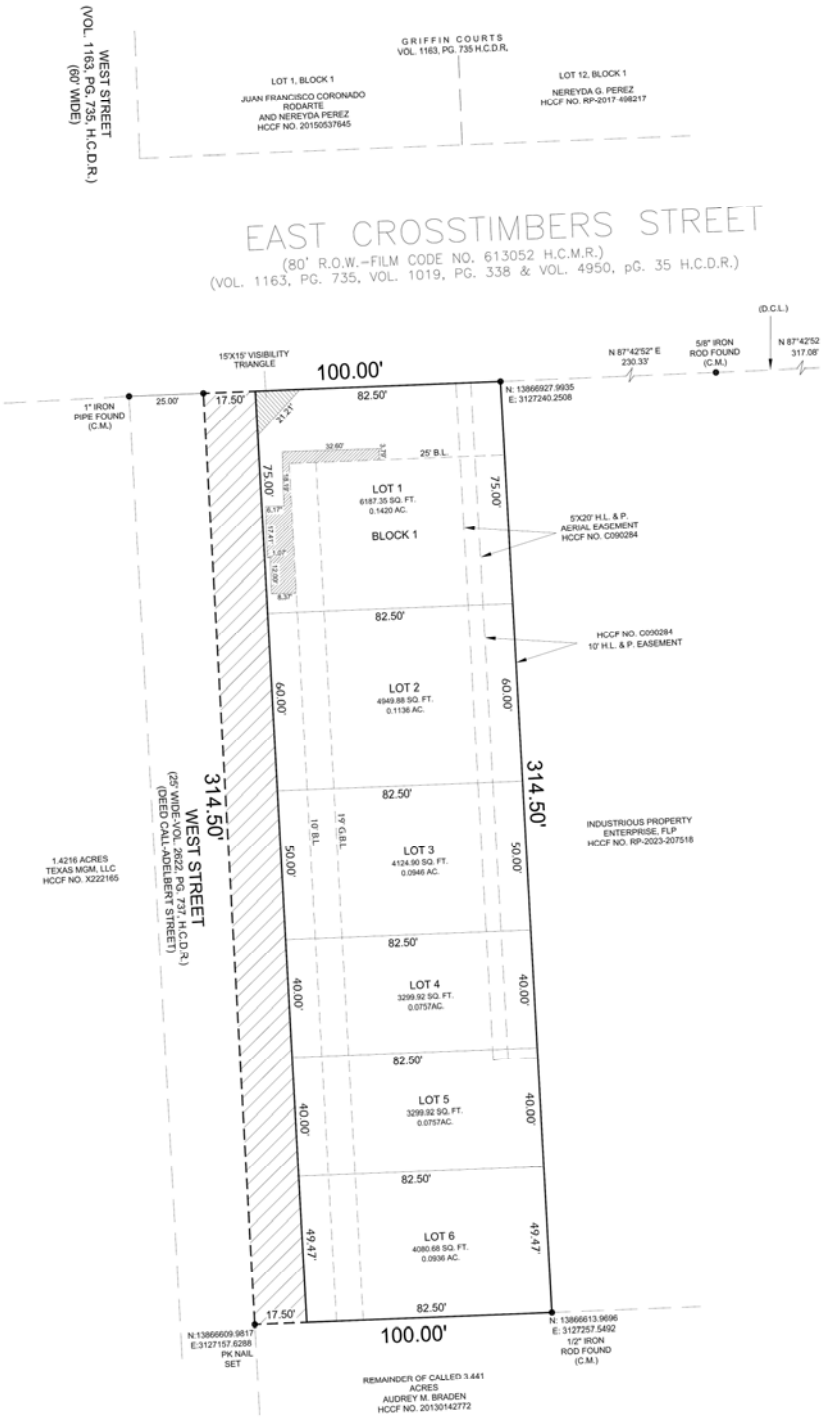
Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Salazar Estates

Applicant: Owens Management System, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 111

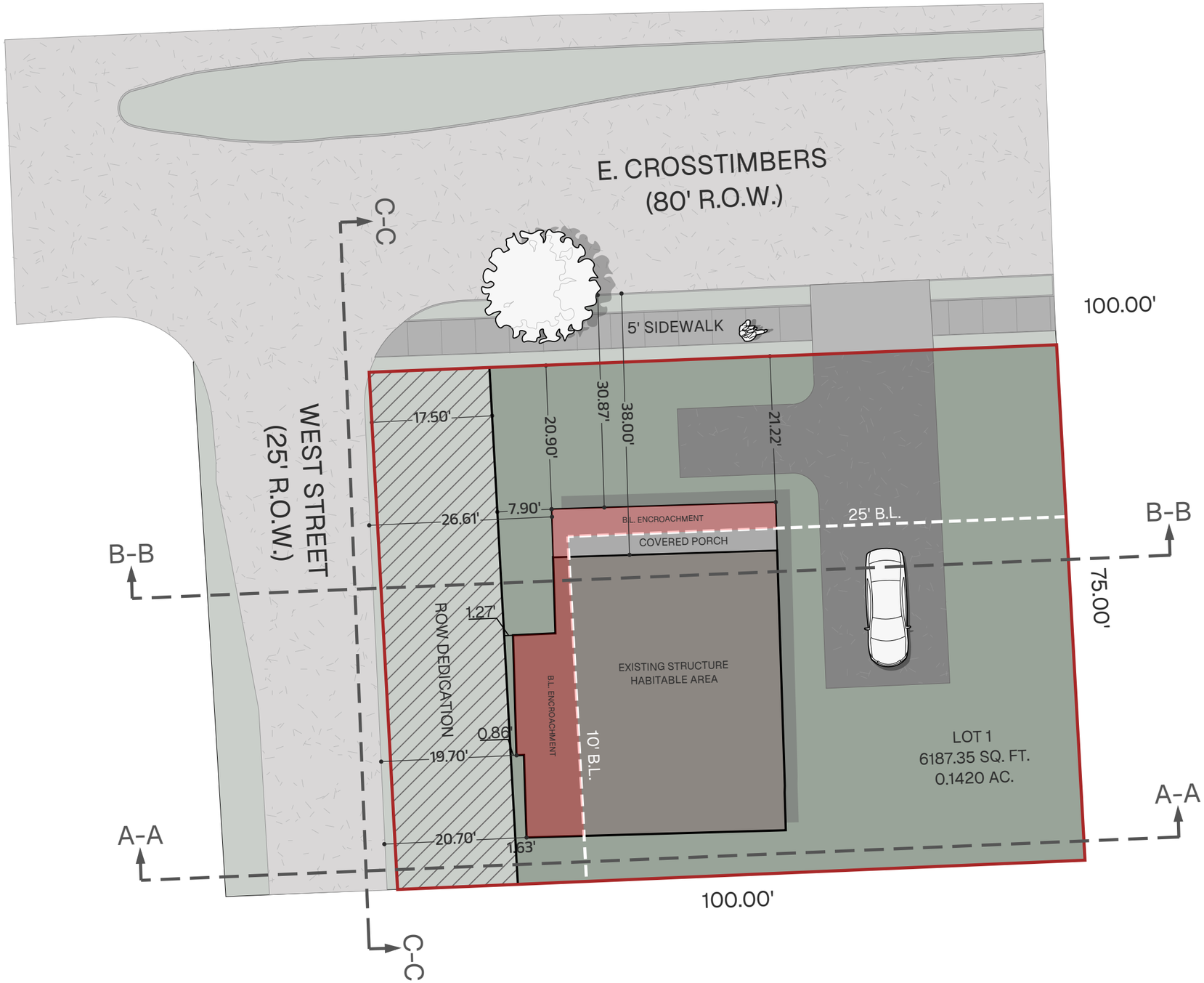
Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Salazar Estates

Applicant: Owens Management System, LLC



D – Variances Aerial



SITE PLAN - VARIANCE: REDUCE BL ALONG WEST STREET & E CROSSTIMBERS

SALAZAR ESTATES

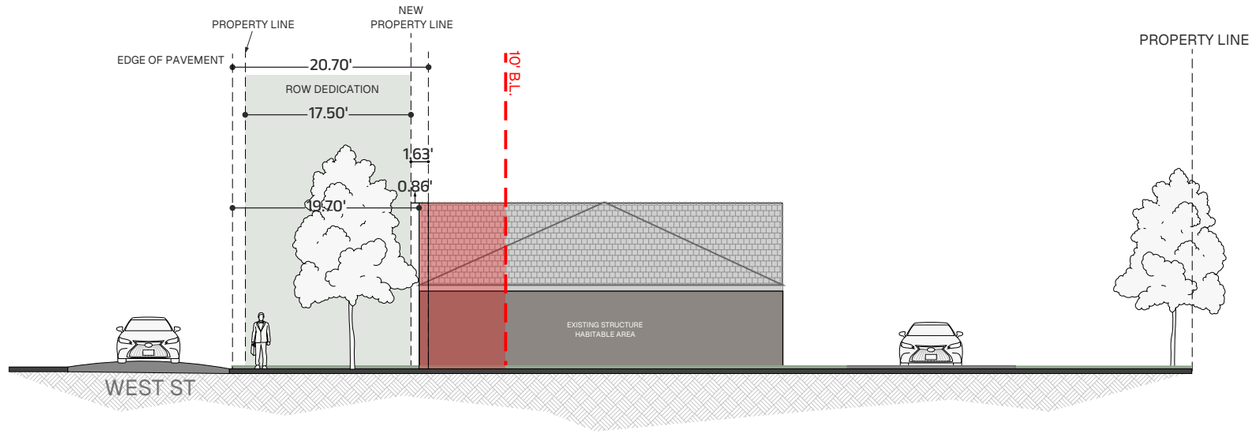
REDUCED BLs EXHIBIT

OWNER:

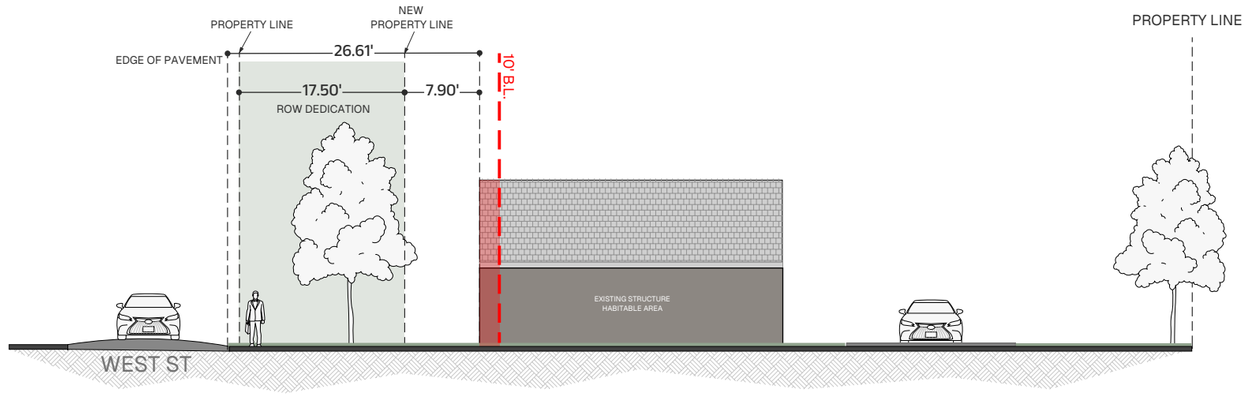
EFRAIN SALAZAR AND ESTELA SALAZAR

DATE: SEPTEMBER, 2025 SCALE: 1' = 1/16"

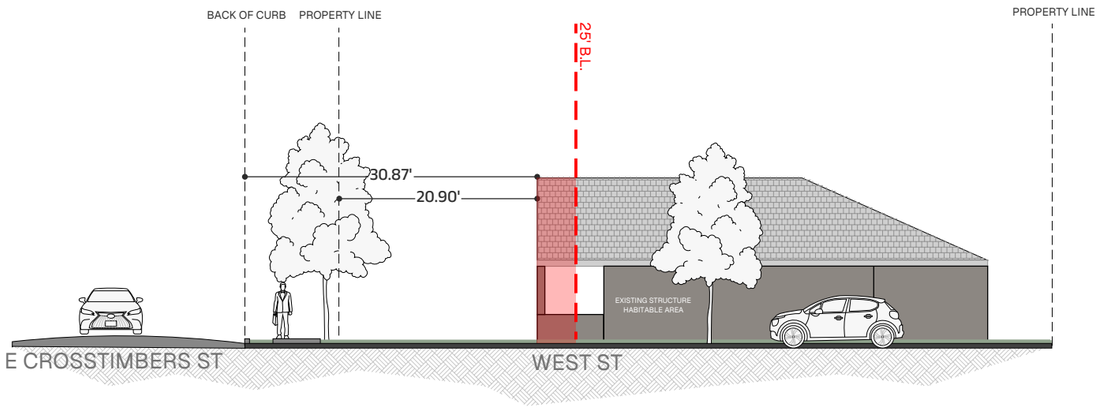
OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333



SECTION A-A



SECTION B-B



SECTION C-C

SALAZAR ESTATES

CROSS SECTION EXHIBIT

OWNER:

EFRAIN SALAZAR AND ESTELA SALAZAR

DATE: SEPTEMBER, 2025 SCALE: 1' = 1/16"

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1575
Plat Name: Salazar Estates
Applicant: Joyce Owens
Date Submitted: 8/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a lot smaller than acre to have direct street access to a major thoroughfare.

Chapter 42 Section: 40-188

Chapter 42 Reference:
Sec. 42 188. Lot access to streets.
(a) Each lot shall have access to a street or shared driveway that meets the requirements of this
chapter and the design manual, subject to the limitations of this section.
(b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:
(1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets
the requirements of subdivision B of division II of this article; or
(2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to
the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major
thoroughfare.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is located within the city limits. The proposed subdivision will have 6 lots. lot 1 will be a corner lot with frontage along West Street, a local street, and East (E) Crosstimbers Street, a major thoroughfare (MTF). Lots 2 through 6 will have frontage along West Street. E. Crosstimbers has a sufficient Right of Way (ROW) width of 80 feet. West Street requires a 17.5 ROW dedication. Currently, there are 6 existing homes on the site that will remain. Each proposed lot will contain one of these existing homes.
The site has an area of 0.7219 acres in total. This area will decrease to 0.5956 acres

with the required 17.5 feet ROW dedication along West Street. West Street is a 25 feet ROW that needs to be widened to 60 feet. ROW widening for a residential street is 50 feet. However, due to commercial development along the street the requirement changes to 60 feet. Half of the required ROW dedication needs to be done with this plat. In addition to this, the site will be subdivided in 6 lots to allow each existing dwelling unit to be on its own lot. This will further reduce the area of the site as it will be divided in 6 lots. Strict application of the ordinance doesn't allow a lot that is less than an acre to have street access from a MTF. A variance is being requested to allow the proposed lot 1 to have street access to the MTF E. Crosstimbers. Denying the requested variance would create an impractical development since the existing home will not have vehicular access to a street.
The existing homes on the site were built in the late 1940's. The existing home on the proposed lot 1 at the corner of West Street and E. Crosstimbers has its vehicular access along E. Crosstimbers. This vehicular access to the MTF has existed and it has been in use since the late 1940's prior to the MTF classification in 1955 (based on the historical MTF maps) and the site configuration has been less than an acre since the late 1940's. In addition to this, the existing home configuration on lot 1 does not allow for its vehicular access to be changed to West Street. Denying street access to the MTF will create an impractical situation for the residents of the existing home due to the existing conditions of the site.
E. Crosstimbers is an 80 feet wide right of way with 4 lanes and a median. The blocks facing E. Crosstimbers between Jensen Drive and Schneider Street have approximately 23 residential lots that are less than an acre with direct street access to the MTF. The main structure on lot 1 is meeting the setback requirement of 25 feet along E Crosstimbers. There is a distance of 38 feet measured from the back of the curb to the main structure (habitable area). The existing sidewalk along E Crosstimbers will be improved to a 5 feet sidewalk and a turn around will be provided within the site to avoid backing onto the MTF to reduce any safety concerns. Allowing the requested variance will not change the existing conditions of E. Crosstimbers's ROW nor will it increase vehicular traffic or create a new curb along the MTF since the site already takes access from it.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The site has been in the same configuration with the existing dwelling units since the late 1940's. The existing home at the corner of West Street and E. Crosstimbers have had vehicular access to the MTF prior to its classification as a MTF in 1955. The existing configuration of the home on the proposed lot 1 doesn't allow for the vehicular access to be changed to West Street. Along E. Crosstimbers between Jensen Drive and Schneider Street there are approximately 23 residential lots with the same existing condition requested on this variance. As a result, the granting of the variance will not be 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 distance from the property line to the habitable structure along E. Crosstimbers is approximately 25 feet and the distance measured from the back of the curb to the habitable structure is approximately 38 feet. The proposed lot will have a depth of 75 feet that will allow for a turn around within the lot to avoid backing onto the MTF. With these things in consideration the intent and general purpose of this chapter will be preserved and maintained by providing an adequate distance from the back of the

curb to the existing structure and by ensuring a turn around within the site to reduce any safety concern along the MTF.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The proposed variance is not changing any of the existing conditions along the E Crosstimbers. There are no curb cuts being added to the MTF, no increase on the number of dwelling units taking access from it and no increase in traffic circulation from the site. The granting of the variance will not be injurious to the public health, safety or welfare since the site will remain the same and a vehicular turn around will be provided for lot 1 to avoid backing onto the MTF.

(5) Economic hardship is not the sole justification of the variance.
The proposed plat is not changing any of the existing conditions on the site other than designating a lot for each of the 6 existing homes built in the late 1940's that will remain on the site. There are no curb cuts being added along E. Crosstimbers and no increase on the number of dwelling units taking access from it. The site is meeting the ordinance ROW dedication requirement of 17.5 feet along West Street. As a result, economic hardship is not the sole justification of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1575
Plat Name: Salazar Estates
Applicant: Joyce Owens
Date Submitted: 8/25/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a reduced building line of 0.86 to 7.9 feet for the portion of the existing structure on lot 1 encroaching into the 10 feet building line along the local street West Street and to allow a reduced building line of 20.9 feet for the existing covered porch instead of the required 25 feet by the ordinance along E Crosstimbers Street.

Chapter 42 Section: 42-156

Chapter 42 Reference:
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 a lot and ten feet along the back and side of a lot adjacent to a local
street;

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 site is located within the city limits. The proposed subdivision will have 6 lots. lot 1 will be a corner lot with frontage along West Street, a local street, and East (E) Crosstimbers Street, a major thoroughfare (MTF). Lots 2 through 6 will have frontage along West Street. E. Crosstimbers have a sufficient Right of Way (ROW) width of 80 feet. West Street has a 25 feet ROW and requires a 17.5 ROW dedication.
The ordinance requires a 25 feet building line for lot 1 along E. Crosstimbers and a 10 feet building line for the main structures of lot 1 and lots 2 to 6 along West Street. Along both streets portions of the existing structure in lot 1 are encroaching the 10 and 25 feet building lines. Strict application of the ordinance will create an impractical development since the existing structure has been on the site since the late 1940's. Requiring the removal of those portions of the existing structure and modification of

the existing home would make this project infeasible. A variance is being requested to allow a reduced building line of 20.90 feet for the portion of the existing covered porch along E. Crosstimbers that encroach into the required 25 feet building line by the ordinance and to allow a reduced building line of 0.86 to 7.9 feet for the portion of the existing structure on lot 1 encroaching into the 10 feet building line along the local street West Street.
The existing home on the proposed lot 1 was built in the late 1940's prior to the MTF classification in 1955 (based on the historical MTF maps). The portion of the existing home encroaching into the 25 feet building line along E. Crosstimbers is a covered porch. No habitable space of the main structure is encroaching into the 25 feet building line. The covered Porch is encroaching approximately 4 feet into the 25 feet building line. Along West Street a 17.5 ROW dedication is required to comply with the ordinance requirement of 60 feet due to existing commercial development along the street. The existing structure on the proposed lot 1, along West Street, was meeting the setback requirement prior to the 17.5' ROW dedication. After the ROW dedication the distance from the property line to the existing structure varies from 0.86 feet to 7.9 feet.
The habitable area of the main structure on lot 1 is meeting the setback requirement of 25 feet along E Crosstimbers. There is a distance of 38 feet measured from the back of the curb to the habitable structure and approximately 30 feet to the covered porch along E. Crosstimbers. Along West Street the distance from the edge of pavement, after the ROW dedication, to the existing structure varies from approximately 19.7 to 26.6 feet. The existing sidewalk along E Crosstimbers will be improved to a 5 feet sidewalk. These setbacks measured from the back of curb and edge of pavement provide an adequate separation between the street and the existing structures that will maintain the intent of the ordinance. Allowing the requested variance will not create an unsafe environment for this site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The site has been in the same configuration with the existing dwelling units since the late 1940's. The existing home at the corner of West Street and E. Crosstimbers was built prior to the MTF classification. The portion of the existing structure along E. Crosstimbers encroaching into the 25 feet building line is not part of the habitable structure. The required setback along West Street was met prior to the required 17.5 ROW dedication. As a result, the granting of the variance will not be 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;
There is a distance of 38 feet measured from the back of the curb to the habitable structure and approximately 30 feet to the covered porch along E. Crosstimbers. Along West Street the distance from the edge of pavement, after the ROW dedication, to the existing structure varies from approximately 19.7 to 26.6 feet. The existing sidewalk along E Crosstimbers will be improved to a 5 feet sidewalk. These setbacks measured from the back of curb and edge of pavement provide an adequate separation between the street and the existing structures that will maintain the intent and general purpose of the ordinance.

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

The proposed variance will maintain an adequate distance measured from the back of the curb along E. Crosstimbers and from the edge of pavement along West Street to the existing structure in the proposed lot 1.
Along E. Crosstimbers a distance of 38 feet measured from the back of the curb to the habitable structure will remain and approximately 30 feet to the covered porch.
Along West Street a distance that will vary approximately from 19.7 to 26.6 feet measured from the edge of pavement to the existing structure will remain after the ROW dedication.
As a result, the granting of the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.
The proposed plat is not increasing the number of existing dwelling units. It is meeting the setback requirements for all lots except for the existing structure in lot 1 that is being affected by the ordinance requirements. The proposed plat is meeting the ROW dedication requirement along West Street by dedicating the equivalent to approximately 17 percent of its land to the public. As a result, economic hardship is not the sole justification of the variance.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Special Request Notice

VAR/SE

September 11, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1575

PLAT NAME：Salazar Estates

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located the southwest corner of East Crosstimbers and West Street. 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 lot smaller than acre to have direct street access to a major thoroughfare. variance To allow a reduced building line of 1.6 to 7.9 feet for the portion of the existing structure on lot 1 encroaching into the 10 feet building line along the local street West Street and to allow a reduced building line of 20.9 feet for the existing covered porch instead of the required 25 feet by the ordinance along E Crosstimbers Street. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Joyce Owens, with Owens Management Systems, LLC, on behalf of the developer, can be contacted at 713-643-6333 for additional information regarding this project.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 2, 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

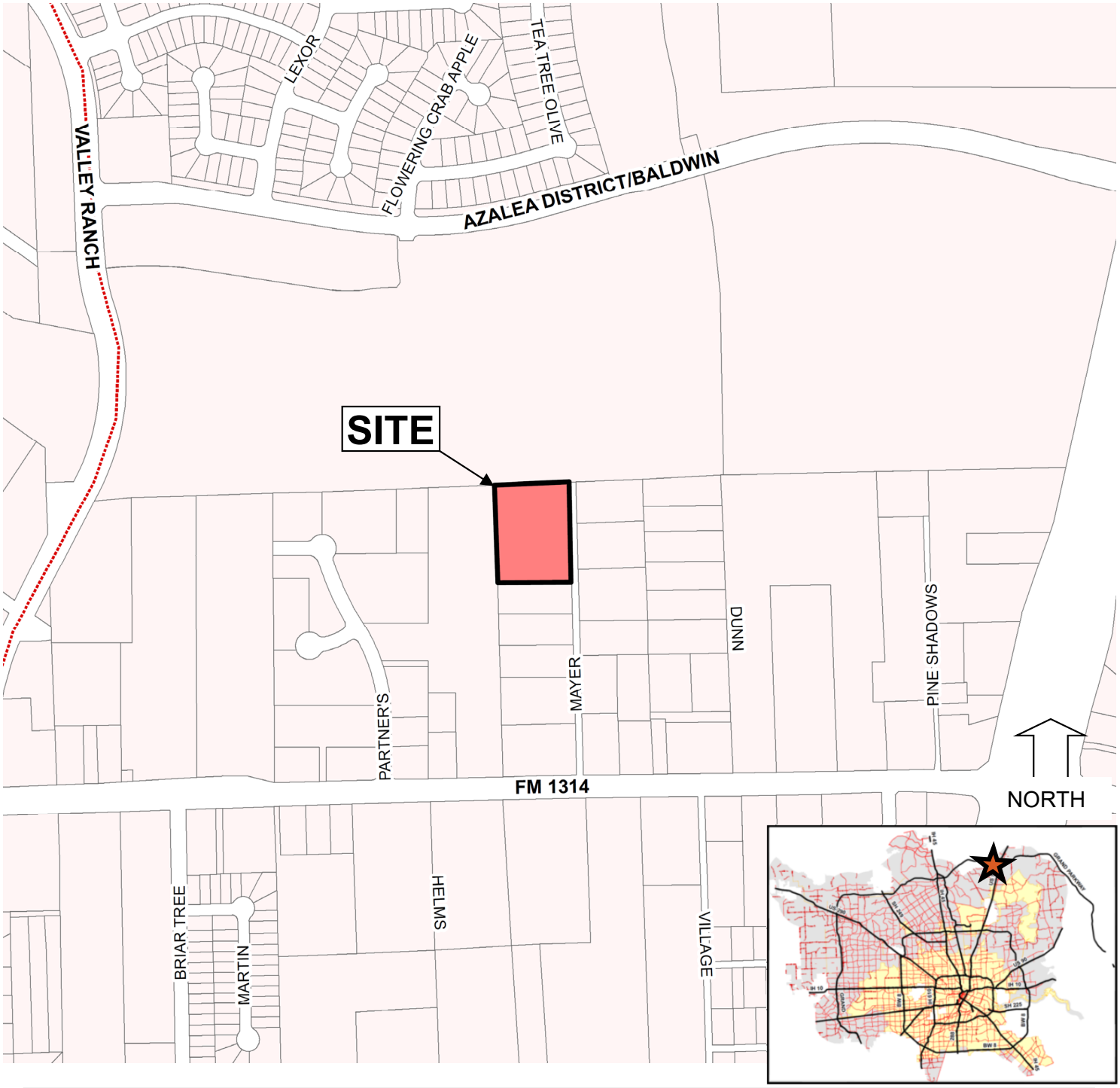
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: SMC Group (DEF 2)

Applicant: Weisser Engineering & Surveying



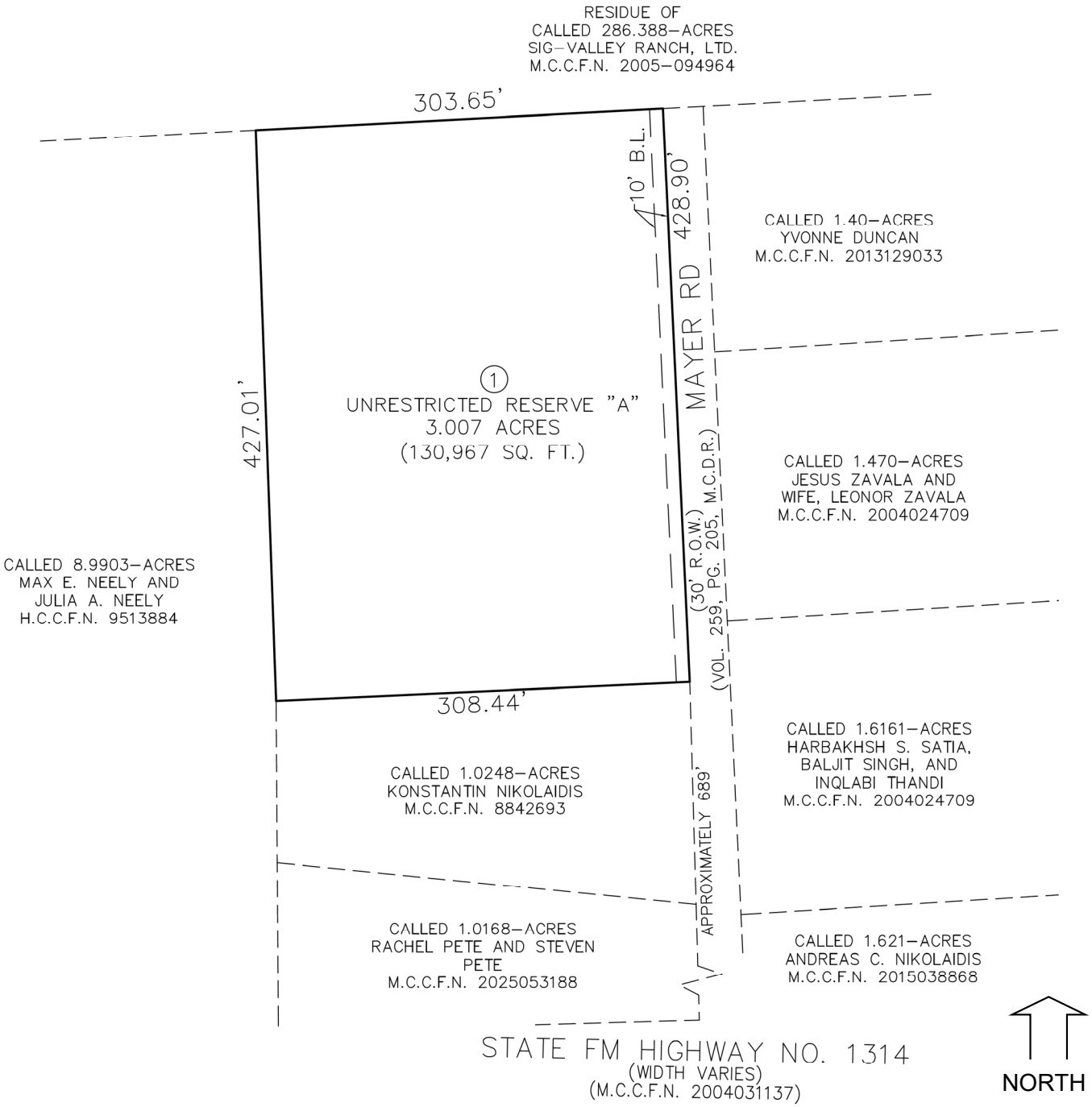
D – Variances **Site Location**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: SMC Group (DEF 2)

Applicant: Weisser Engineering & Surveying



D – Variances **Subdivision**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 10/02/2025**

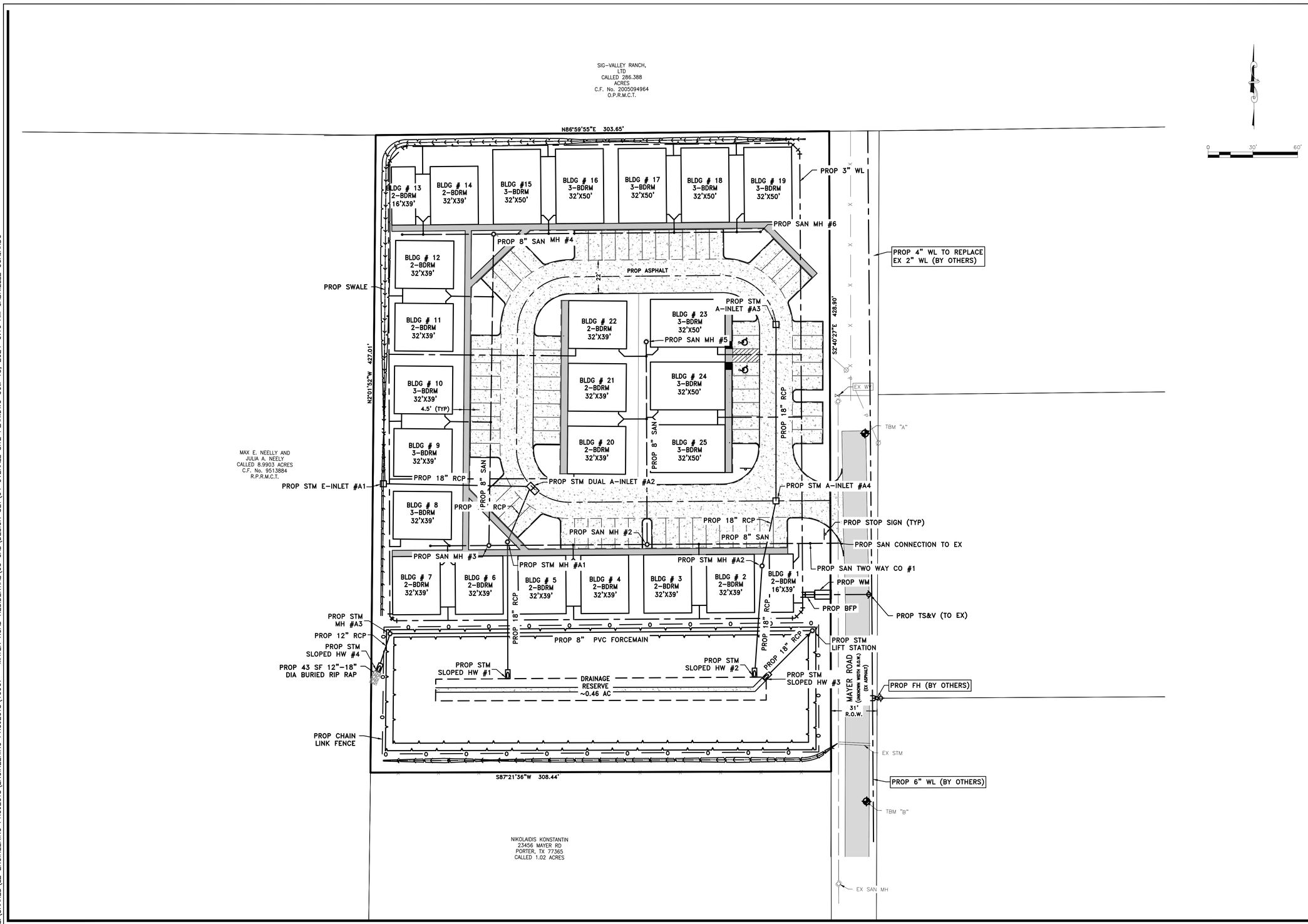
Subdivision Name: SMC Group (DEF 2)

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.

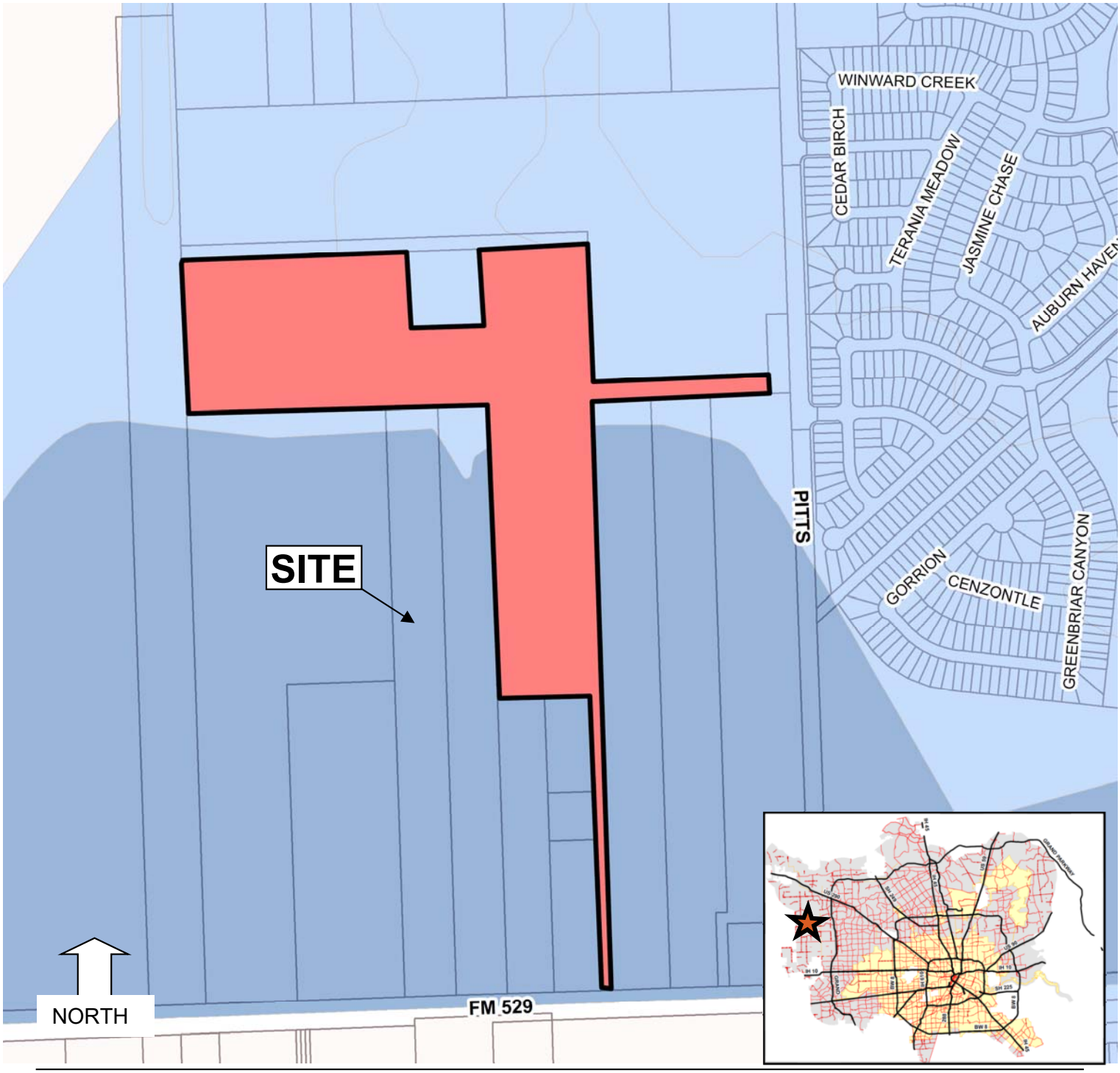
Economic hardship is not the sole justification for this variance request. The need for relief arises from a combination of site-specific physical constraints, surrounding development approvals, and sound planning considerations. The subject tract is located at the end of Mayers Road, a 30-foot-wide 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: 113

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Telugu Bhavanam (DEF 2)

Applicant: Survtech Corporation



D – Variances

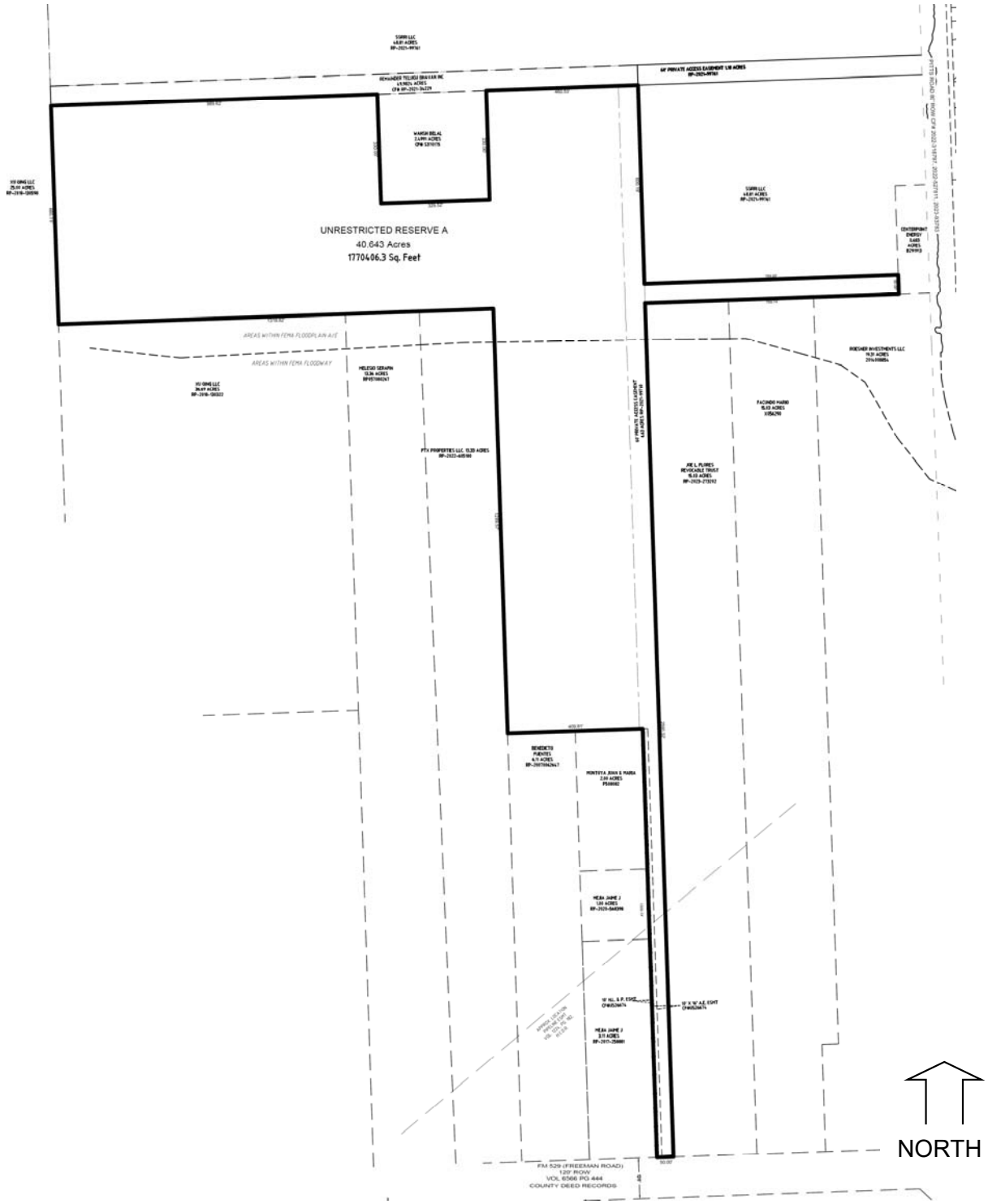
Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Telugu Bhavanam (DEF 2)

Applicant: Survtech Corporation



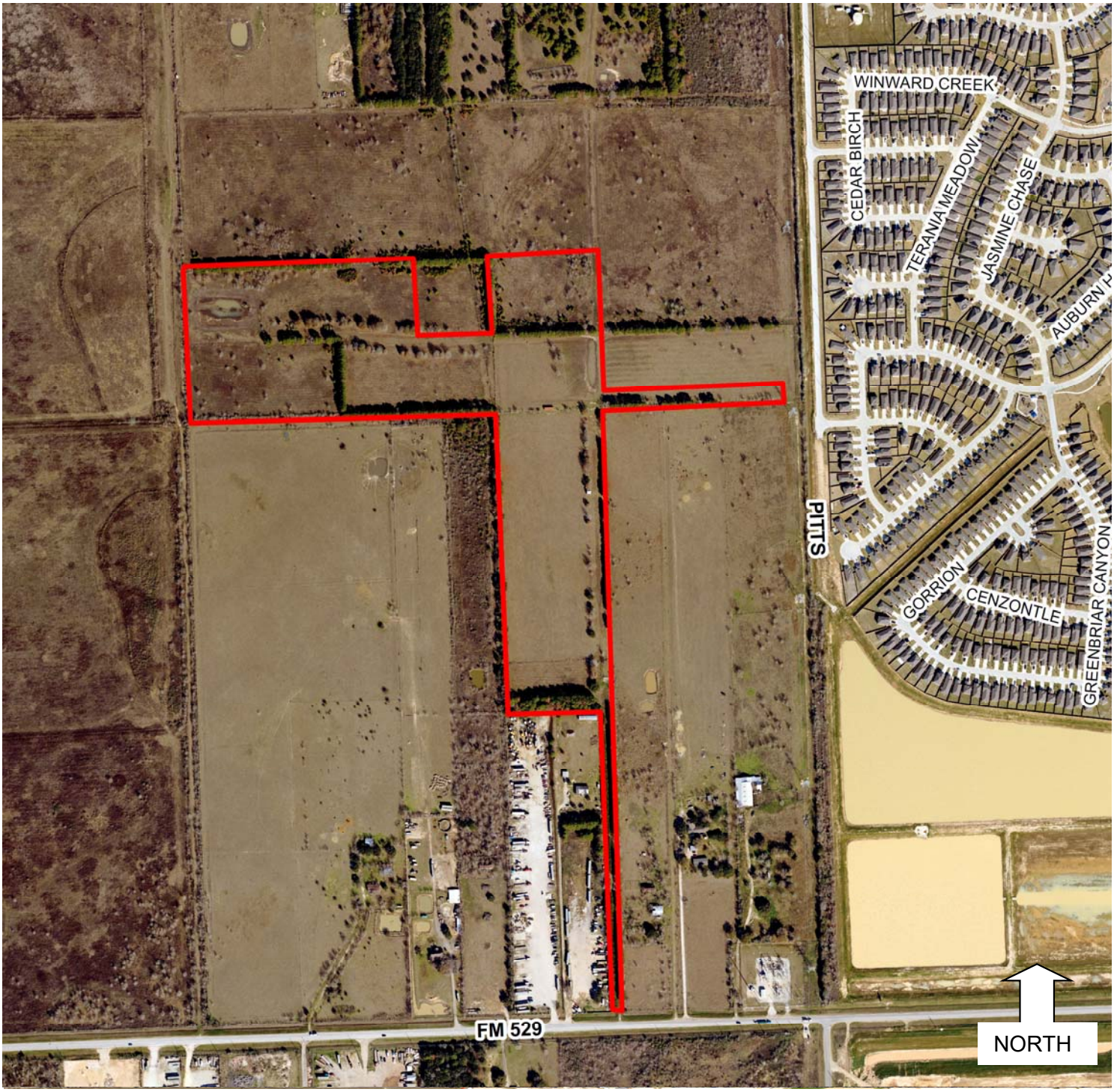
D – Variances **Subdivision**

Houston Planning Commission ITEM: 113

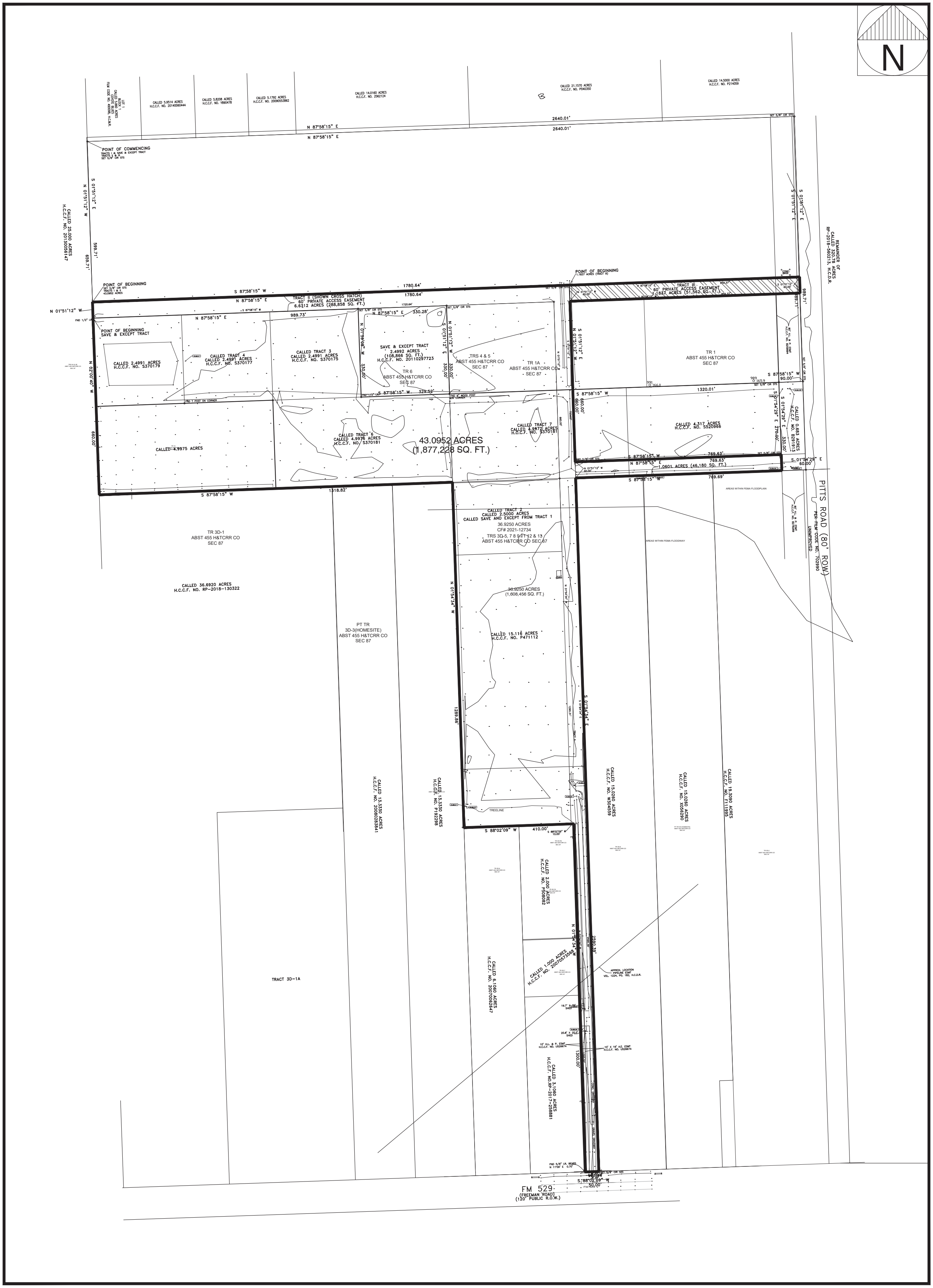
Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Telugu Bhavanam (DEF 2)

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

WITHOUT WRITTEN CONSENT, ALL THE DRAWINGS, INFORMATION SHOWN HEREIN CAN'T BE COPIED, REPRODUCED, OR PHOTOCOPIED IN A SIMILAR MANNER. THE DESIGN AND INFORMATION ARE PROPERTIES OF SS ENGINEERING PLLC. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT. ALL RIGHTS RESERVED.

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.

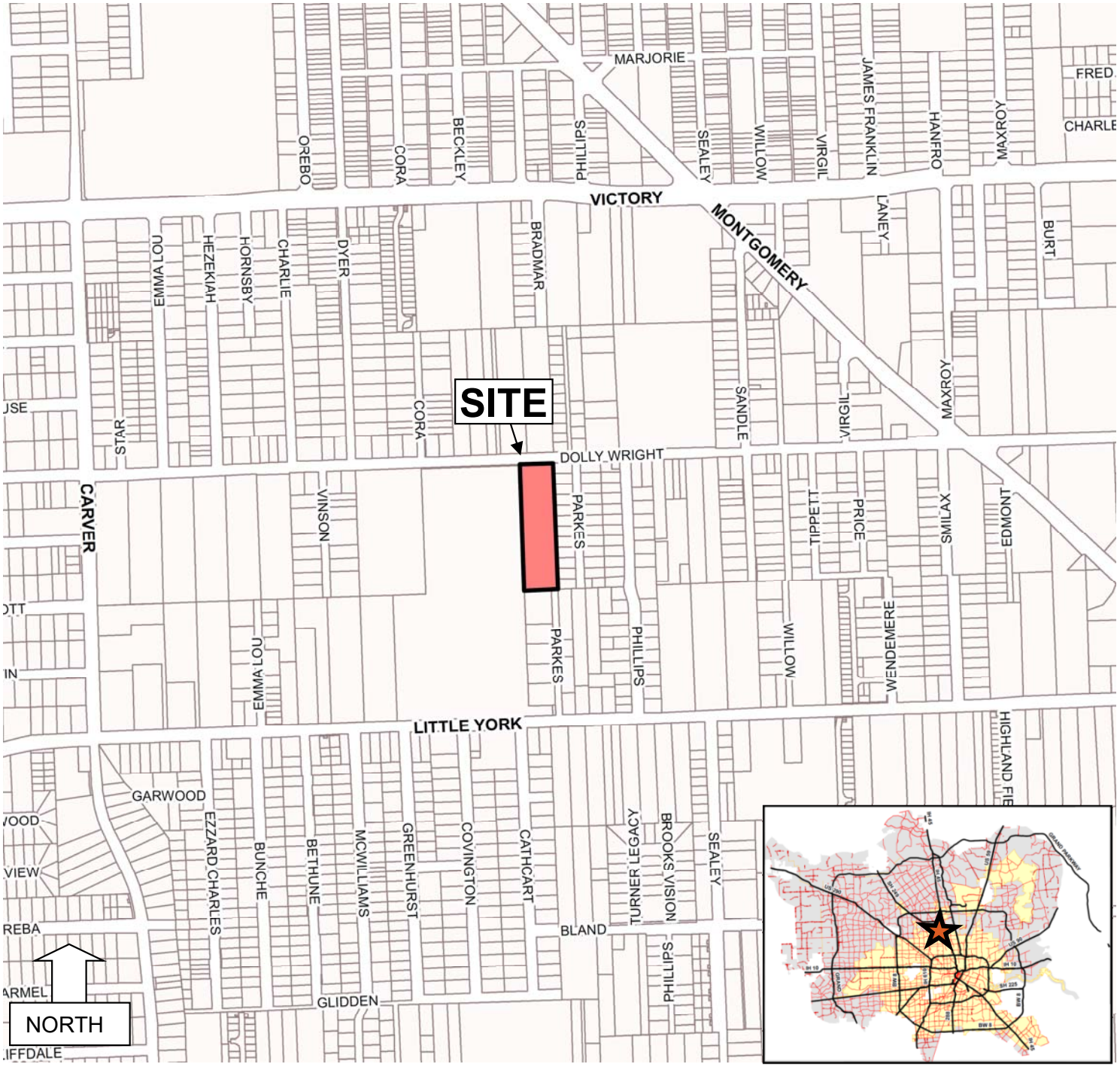
(5) Economic hardship is not the sole justification of the variance.
The request is based on physical site limitations, not financial considerations. Economics does not play a role in this request.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Winzer Heights

Applicant: Pioneer Engineering, LLC



D – Variances

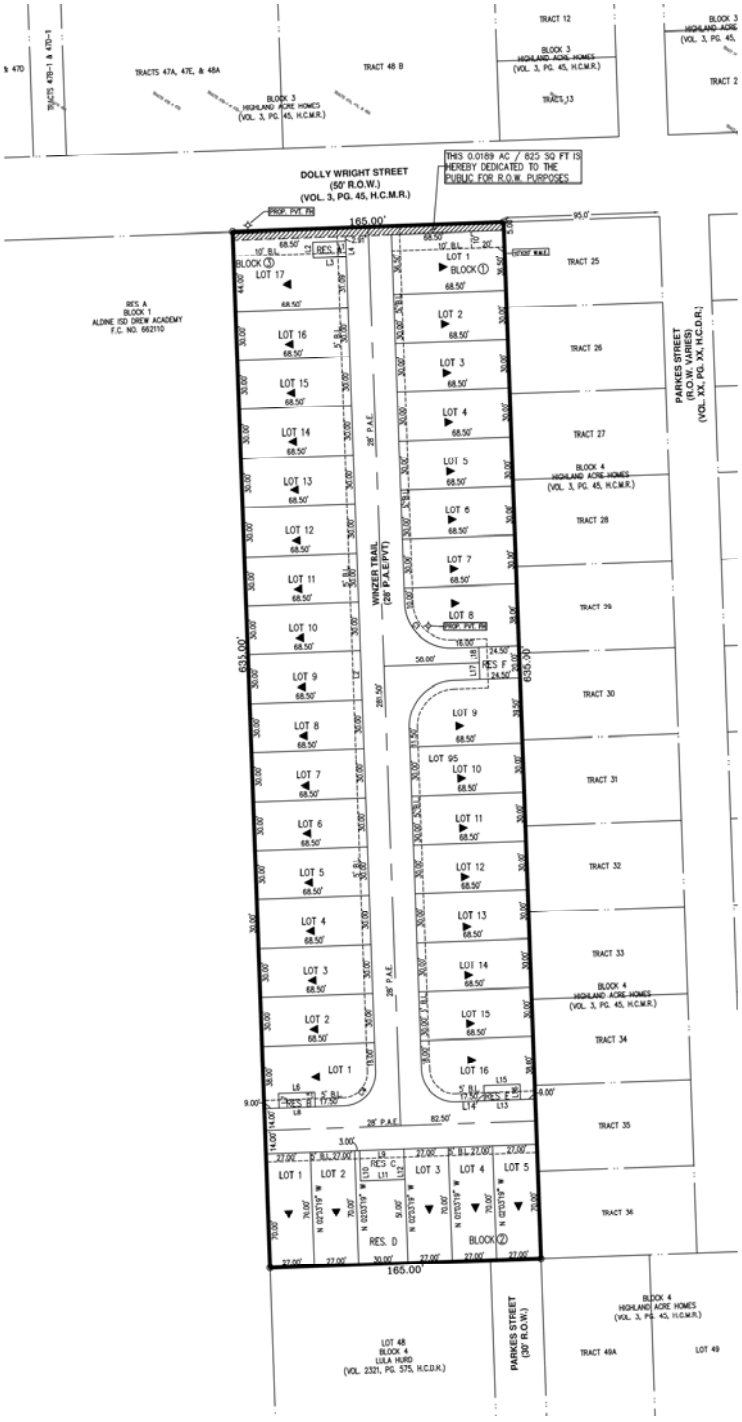
Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Winzer Heights

Applicant: Pioneer Engineering, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 10/02/2025**

Subdivision Name: Winzer Heights

Applicant: Pioneer Engineering, LLC



D – Variances

Aerial

METES AND BOUNDS DESCRIPTION
2.4053 (104,775 SQ. FT.)
LOT 21, BLOCK 4
HIGHLAND ACRE HOMES
J. ERWIN SURVEY, ABSTRACT NO. 258
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

Being 2.4053 acres of land situated in the J. Erwin Survey, Abstract No. 258, City of Houston, Harris County, Texas, and being all of that certain called 2.3977 acre tract, as conveyed by deed to Khera Interest Inc., by deed recorded under Harris County Clerk's File No. RP-2018-255314 , and being all of that certain called Lot 21, Block 4, of Highland Acre Homes, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 3, Page 45 of the Map Records of Harris County, Texas. Said 2.4053 acre tract being more fully described by metes and bounds as follows:

- All bearings referenced herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central Zone 4204.

BEGINNING at a 3/8 inch iron rod found for the northwest boundary corner of the said 2.4053 acre tract, same being the northeast boundary corner of the Aldine ISD Drew Academy subdivision plat, according to the map or plat thereof recorded under Film Code No. 662110, said iron rod also being located on the south right-of-way line of Dolly Wright Street, based on a width of 50 feet;

THENCE North 87° 56' 41" East, along the south right-of-way line of said Dolly Wright Street, for a distance of 165.00 feet, to a 3/8 inch iron rod found for corner, said iron rod being the common north boundary corner between said Lot 21 and that certain called Lot 20, Block 4, of the said Highland Acre Homes;

THENCE South 02° 03' 19" East, along the common boundary line between the said Lot 20 and Lot 21, for a distance of 635.00 to a 5/8 inch iron rod with plastic cap set for corner, from which a 1/2" iron rod was found to lie North 31° 27' 28" West - 4.06 feet, said set iron rod being the common south boundary corner between said Lot 20 and Lot 21, same being the northeast boundary corner of that certain called Parkes Street, a varying width right-of-way, unrecorded;

THENCE South 87° 56' 41" West, along the south boundary line of said Lot 21, passing at a distance of 30.08 feet. a 5/8 inch iron rod with plastic cap found for corner. continuing on for a total distance of 165.00 feet, to a 5/8 inch iron rod with plastic cap set for corner, said iron rod being located in east boundary line of that certain called Unrestricted Reserve "A", Block 1 of said Aldine ISD Drew Academy;

THENCE North 02° 03' 19" West, along the east boundary line of said Unrestricted Reserve "A", for a distance of 635.00 feet, to the **POINT OF BEGINNING** and containing within these calls 104,775 square feet or 2.4053 acres of land.

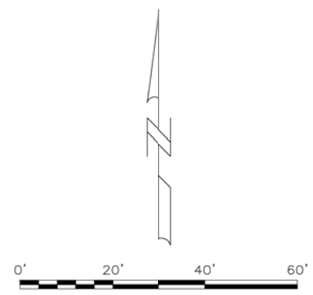
FLOOD ZONE DESIGNATIONS:
- – ZONE "AE" (FLOODWAY)
- – ZONE "AE"
- – ZONE "X SHADED"
- – ZONE "X"

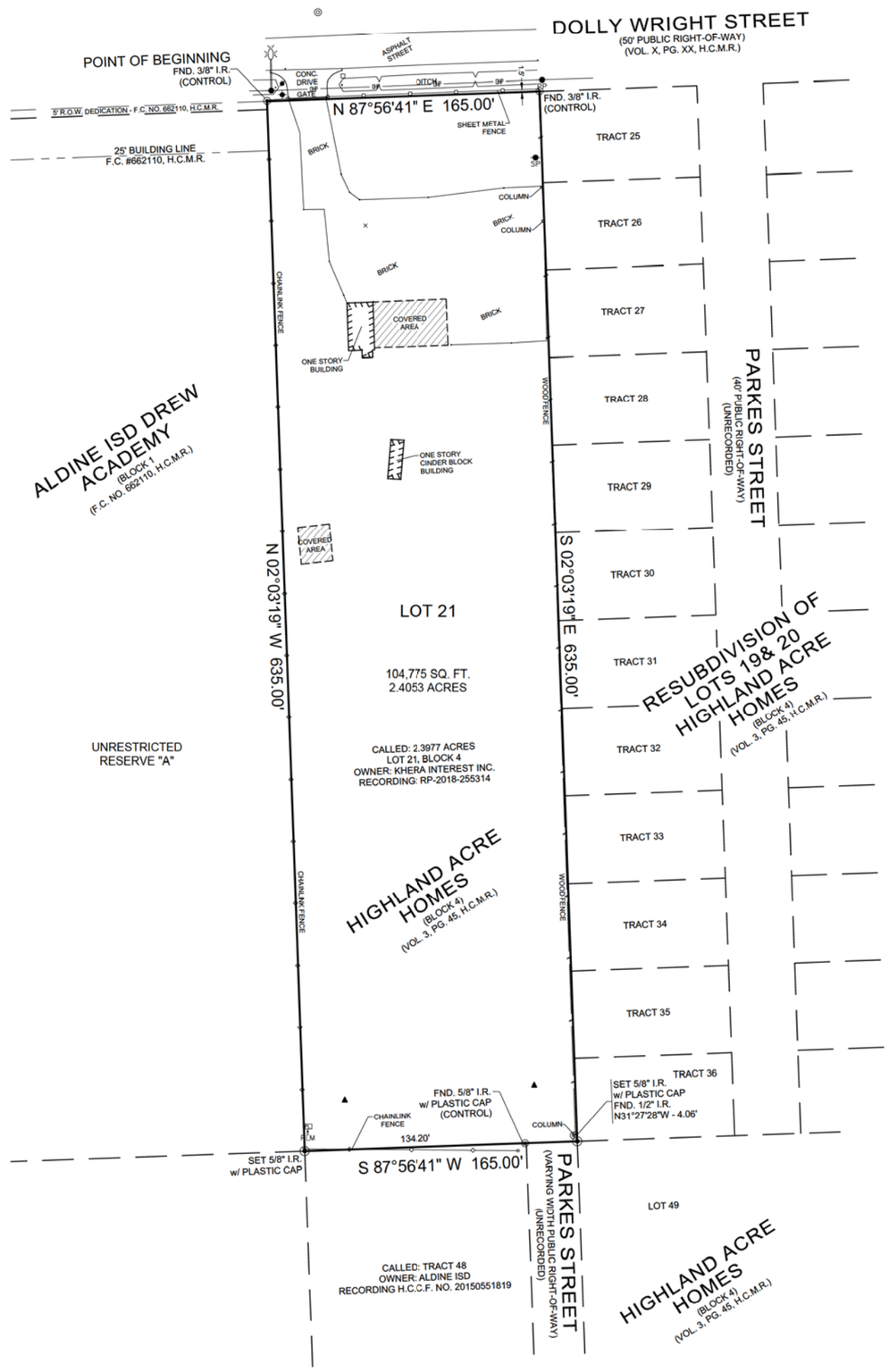
ABBREVIATION LEGEND:

BLDG.	– BUILDING
CONC.	– CONCRETE
TR	– TOP OF RIM
FL	– FLOW LINE
RCP	– REINFORCED CONCRETE PIPE
PVC	– POLYVINYL CHLORIDE
–S–	– STORM SEWER LINE
–SS–	– SANITARY SEWER LINE
–W–	– WATER LINE
–OHP–	– OVERHEAD POWER LINE
TC	– TOP OF CURB
G	– GUTTER
FND	– FOUND
IR	– IRON ROD
CM	– CONTROL MONUMENT
TX	– TEXAS
VOL.	– VOLUME
PG.	– PAGE
H.C.M.R.	– HARRIS COUNTY MAP RECORDS
H.C.D.R.	– HARRIS COUNTY DEED RECORDS
H.C.C.F.	– HARRIS COUNTY CLERKS FILE
TX.S.P.C.	– TEXAS STATE PLANE COORDINATES

SYMBOLS LEGEND:

SYMBOL	FULL DESCRIPTION	LABEL
	AREA LIGHT	AL
	CURB INLET	BBI
	BENCHMARK	BM
	BOLLARD	BOL
	CLEAN OUT	CO
	COLUMN	COL
	CABLE PEDESTAL	TVPED
	ELECTRIC METER	EM
	ELECTRIC TRANSFORMER	ET
	FIRE HYDRANT	FH
	GRATE INLET	GI
	GAS METER	GM
	GAS RISER	GR
	GAS PAINT STRIPE	PS
	GREASE TRAP	GT
	GATE VALVE	GTV
	GAS VALVE	GV
	GUY WIRE	GUY
	IRRIGATION CONTROL VALVE	ICV
	MAN HOLE	MH
	MAIL BOX	MB
	MONITOR WELL	MW
	PAY PHONE	PAY
	PEDESTRIAN CROSSING LIGHT	PCL
	PIPELINE MARKER	PLM
	PIPELINE LINE VENT	PLV
	POWER POLE	PP
	PP W/TRANSFORMER	PPT
	SANITARY MANHOLE	SMH
	SOIL BORE	SBORE
	SERVICE POLE	SP
	STORM MANHOLE	STMH
	SOUTH WESTERN BELL MANHOLE	SWBMH
	TEMPORARY BENCHMARK	TBM
	TELEPHONE BOX	TBOX
	TELEPHONE PEDESTAL	TPED
	TRAFFIC SIGN	TS
	TRAFFIC SIGNAL CONTROL BOX	TSCB
	TRAFFIC SIGNAL POLE	TSP
	MONUMENT	MON
	WATER METER	WM
	WATER SPIGOT	WS
	WATER VALVE	WV
	WATER WELL	WW
	YARD LIGHT	YL





BASIS OF BEARINGS & COORDINATES:
THE BEARINGS AND COORDINATES SHOWN HEREON WERE OBTAINED FROM GPS OBSERVATIONS AND ARE REFERENCED TO NAD83 HORIZONTAL PROJECTION ZONE TEXAS SOUTH CENTRAL 4204.

F.E.M.A. FLOOD ZONE STATEMENT:
I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48201C_____ M, DATED JANUARY 6th 2017 AND HAVE DETERMINED THAT THE TRACT HEREBY SURVEYED LIES WHOLLY WITHIN ZONE "___" OR AREAS DETERMINED TO BE INSIDE/OUTSIDE THE 100/500–YEAR FLOODPLAIN.

100–YEAR BASE FLOOD ELEVATION: 0.00 FEET (BASIS)
500–YEAR BASE FLOOD ELEVATION: 0.00 FEET (BASIS)

NOTE: THE INFORMATION IN THIS STATEMENT WAS OBTAINED FROM THE FEMA FLOOD MAP SERVICE CENTER. THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING UNDER SPECIFIC CONDITIONS.

TITLE COMMITMENT INFORMATION:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORDED EASEMENTS, BUILDING LINES AND ANY OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS ABSTRACTED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY G.F. No. CW–3503–2635032200114, EFFECTIVE DATE: APRIL 30, 2025.

GENERAL SURVEYOR NOTES:
1. NO LOCATION OF WETLAND AREAS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES WERE DETERMINED AT THE TIME OF SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO THE APPROPRIATE AUTHORITIES OR AN EXPERT CONSULTANT.
2. THE SQUARE FOOTAGE TOTALS AS SHOWN HEREON ARE BASED ON A MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
3. INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY DOLLY WRIGHT STREET, WHICH IS A PAVED, DEDICATED PUBLIC RIGHT–OF–WAY.
4. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
5. NO EVIDENCE WAS FOUND FOR PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF SURVEY.
6. NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
7. SUBJECT TO ALL BUILDING LINES, PLATTING LAWS, ZONING, ENFORCEABLE RESTRICTIVE COVENANTS, AND CITY ORDINANCES NOW IN FORCE IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

SURVEYORS CERTIFICATION:
I, KEVIN K. KOLB, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION ON JULY 15, 2025, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A BOUNDARY SURVEY.

WITNESS MY HAND AND SEAL THIS THE 12th DAY OF AUGUST, 2025.

STATE OF TEXAS
REGISTERED
KEVIN K. KOLB
5269
PROFESSIONAL
LAND SURVEYOR

KEVIN K. KOLB
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5269

LAND TITLE DESCRIPTION

LAND TITLE BOUNDARY SURVEY
OF
2.4053 ACRES OF LAND
(104,775 SQUARE FEET)
AS CONVEYED TO KHERA INTEREST INC., BY DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE No. RP-2018-255314 ON JUNE 8, 2028, SAME BEING
LOT 21, BLOCK 4
HIGHLAND ACRE HOMES
A SUBDIVISION RECORDED IN VOLUME 3, PAGE 45, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING FURTHER SITUATED WITHIN THE
J. ERWIN SURVEY, A-258
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

PROPERTY OWNER(s) AND ADDRESS

OWNER(s)	KHERA INTEREST INC.	COUNTY	HARRIS
ADDRESS	1903 DOLLY WRIGHT STREET, HOUSTON, TEXAS 77088	STATE	TEXAS

DRAWING INFORMATION

TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.B.P.L.S. FIRM REGISTRATION No. 10075300

SCALE	1" = 20'		
PAPER SIZE	18"x24" LANDSCAPE		
PROJECT No.	25–172		
FIELD DATA		DRAFTING	
CREW	CUDA	BY	KEVIN
DATE	7–15–2025	DATE	8–8–2025
REV.	–	REV.	–

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1581
Plat Name: Winzer Heights
Applicant: Jose Mendoza
Date Submitted: 9/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing along Dolly Wright by not extending nor terminating with a cul-de-sac Parkes Street.

Chapter 42 Section: 42-128 Intersection of local Streets & 42-134 Street Extension

Chapter 42 Reference:
Section 42-128 Intersection 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.
(b)A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street:
(1)Is a public street that intersects with two different public streets; and
(2)Is not a permanent access easement.
(c)Intersections along local streets shall be spaced a minimum of 75 feet apart.

Section 42-134
(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

(1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan;
(2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application;
(3) The existing stub street is only one lot in depth;
(4) The proposed subdivision will not extend residential development; and
(5) The extension of the street is not required to meet the intersection spacing requirements of this chapter

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is 2.39 acres located at 1903 Dolly Wright Street, Houston, Texas. The applicant is proposing to develop a single-family subdivision.

Extending Parkes Street into the subject site is not feasible, reasonable, nor necessary to facilitate traffic movement, due to the proximity to Phillips Street, which is approximately 380 feet to the east, and a north-south street connection can be made closer to the 1400-foot mark to the west and along the existing Vinson Street. Additionally, a separate Parkes Street exists to the east and connects to Dolly Wright, however, it does not follow the same alignment as Parkes Street coming off W. Little York Road which due to the reduced intersection spacing a safety issue could be created, and a Parkes Street connection north towards Victory Street may be challenging and highly unlikely to be constructed. There are other surrounding north-south local streets like Vinson further west, and opportunities for future connections, providing an effective street network to facilitate vehicular movement in the area.

Terminating Parkes Street in a cul-de-sac is also not reasonable. The stub street meets most of the provisions listed in Ch.42-134 to not extend or provide a cul-de-sac. Additionally, the stub street into our subject site (Parkes), is only utilized by two properties for access, with the northernmost property having a circular driveway allowing for proper turnaround and vehicular circulation. The stub portion of Parkes Street is currently not built up to our property boundary, there is an existing undeveloped gap of approximately 110 feet, and there is an already existing barricade at the terminus of the paved street. Extending or providing a cul-de-sac at the end of Parkes stub street is not sound public policy nor reasonable as it will require the construction of an undeveloped portion of the road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
No hardship created or imposed by the applicant is used as a basis to support the requested variances. The requests are based on the fact that existing streets provide an effective street network to facilitate vehicular movement in the area, and a more viable north-south street option should be Vinson Street to the west, due to the close proximity of Parkes Street to the existing north-south connection Phillips Street to the east.

(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 purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead-end street and increase traffic circulation. In this case, there is little traffic traveling along Parkes Street, and a turnaround at the end is provided by the church property from which most of the traffic is generated from. Providing a cul-de-sac may lead to illegal dumping or other illicit activities, and will also require the construction of over 100 feet of unpaved Parkes Street plus the cul-de-sac.

Extending Parkes Street is also against the intent of the city's development regulations, as an effective and safe street network already exists in the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not be injurious to the public's health, safety, or welfare as a safe and effective street network exists in the surrounding area. Providing a cul-de-sac and extending Parkes Street may be injurious to the public's health, safety and welfare, as the already existing Parkes Street to the east and connecting to Dolly Wright Street, could present an issue with minimum intersection spacing of two local streets, and the cul-de-sac may be used for illegal dumping or other illicit activities. Additionally, a barricade is located approximately 110 feet from the south property line, requiring a cul-de-sac will also require the construction of the street connection up to the property line, to which Houston Public Works, typically does not require for an undeveloped right of way to be constructed unless the proposed development will take access from the undeveloped street. In our case all vehicular access will be taken from Dolly Wright Street.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance request. Extending Parkes Street is not viable given the existence of nearby Phillips Street, which provides a north-south connection, and the proximity to the northern portion of Parkes Street, for which an extension of the stub may create a minimum intersection safety issue. Terminating Parkes Street on a cul-de-sac is not in the best interest of the public, as it would create unnecessary right-of-way for the city to maintain and undermine the applicant's reasonable use of their land, and could lead to undesirable activities for the developing 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

Special Request Notice

VAR/SE

September 10, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1581

PLAT NAME：Winzer Heights

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located at 1903 Dolly Wright Street, east of Carver 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 Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance To exceed intersection spacing along Dolly Wright by not extending nor terminating with a cul-de-sac Parkes Street. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Jose Mendoza, with Pioneer Engineering, LLC, on behalf of the developer, can be contacted at 832-307-0010 for additional information regarding this project.

You may also contact the Check-In Planner, Devin Crittle, with the Planning and Development Department regarding this notice via email at Devin.Crittle@houstontx.gov or call (832) 393-6534.

The Planning and Development Department 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, October 2, 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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/02/2025
ITEM: 127

Applicant: M1 1960 LLC
Contact Person: NADER MEZHER

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0026	77068	5167	331V	ETJ

WEST OF: KUYKENDAHL RD **SOUTH OF:** CYPRESS CREEK PKWY

ADDRESS: 2301 FM 1960 W, HOUSTON, TX

ACREAGE: 1.269

LEGAL DESCRIPTION:

BEING A 1.269 ACRE TRACT OF LAND OUT OF THE W.P. KETCHUM SURVEY, ABSTRACT NO. 420, HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/02/2025
ITEM: 128

Applicant: MARISOL RIVERA
Contact Person: CP DIRTWORKS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0027	77365	5671	295H	ETJ

WEST OF: US 59 **SOUTH OF:** OLD SORTERS RD

ADDRESS: 24184 W TERRACE DRIVE, PORTER, TEXAS

ACREAGE: 0.667

LEGAL DESCRIPTION:

BEING A 0.667 ACRE TRACT OF LAND SITUATED IN THE CHARLES D. BRUCE SURVEY, ABSTRACT NO. 706, BEING LOTS 7 AND 8, IN BLOCK 7, OF PORTER TERRACE, 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

ITEM: III
Meeting Date: 10/02/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

Applicant Company	Contact Person	Phone Number	Email Address
Cisneros Design Studio	Romulo Cisneros	713-520-7745	

Property Address	File Number	Zip Code	Lambert	Key Map	District
4109 McKinney Street	25001889	77023	5456B	494S	I

HCAD Account Number(s): 0171090000007 and 0171090000009

Property Legal Description: Reserve A, Block 1, Downtown Eastwood District

Property Owner of Record: 4109 McKinney LLC

Acreage (Square Feet): 10,000 sq. ft.

Width of Rights-of-Way: McKinney Street: 50 ft.; Oakhurst Street: 48 ft.

Existing Paving Section(s): McKinney Street: 28 ft.; Oakhurst Street: 26 ft.

Off-Street Parking Requirement: 46 spaces

Off-Street Parking Provided: 19 spaces

Landscaping Requirements: Complies

Existing Structure(s) [sq. ft.]: 3,977 sq. ft. neighborhood restaurant, 369 sq. ft. take-out restaurant

Proposed Structure(s) [sq. ft.]: 3,977 sq. ft. neighborhood restaurant, 369 sq. ft. take-out restaurant

Purpose of Variance Request: To provide 19 parking spaces in lieu of the ordinance-required 46 spaces for a restaurant conversion with detached take-out restaurant and lawn.

Chapter 26 Reference(s): Sec. 26-492. - Parking spaces for certain types of use classifications.

Class 7. Food and Beverage:

a. Take-out restaurant: 4.0 parking spaces for every 1,000 square feet of GFA

d. Neighborhood restaurant: 9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 10/02/2025

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

The project is a neighborhood-scaled development that will integrate parking on-site sufficient for the project. The development is comprised of a 369 sq. ft. take-out restaurant and a 2,628 sq. ft. restaurant space with 1,351 sq. ft. attic/storage space. The conditioned space of the main restaurant is required to have 19 vehicles, and the development has that number. However, with the inclusion of the attic/storage space and lawn, the required parking is increased to 46 spaces total, hence needing a variance to address an additional 27 spaces.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The proposed development is planned to respond to the neighborhood scale and walkability aspects of the Eastwood Historic District, which is traditionally a small-scale environment. The requirement to provide additional parking will mean further degradation of the historic street fabric. Parking is provided for the proposed development but extending the 9 vehicles per 1,000 sq. ft. requirement to the storage and A/C areas is excessive. In addition, we are 150 ft. from the nearest secondary Transient-Oriented Development Street, which is Cullen Blvd. west of the property. Being under the TOD rules would grant us a 50% discount on the parking requirements.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The granting of the variance is not due to hardship created by the applicant. Acknowledgement of the unique site location should be considered. The site is located just 150 feet from a recognized Transit Oriented Development corridor on Cullen Blvd. and is part of the proposed significant improvements being made to McKinney from Cullen Blvd. to Lockwood Drive and funded by the Greater East End Management District. These improvements, which include sidewalk widening, new ADA-accessible crossings, etc. enhance and support the intended pedestrian-friendly approaches to the site.

(3) The intent of this article is preserved;

The additional parking requirements will undermine the intent to develop a pedestrian-friendly destination for neighbors and adjacent homeowners as intended by the Greater East End Management District and City of

OFF-STREET PARKING VARIANCE

Houston Transit-Oriented Development standards. The variance is intended to maintain the future streetscape and development from the EADO management district along McKinney and support the existing quality of the street.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The project is consistent with the existing neighborhood scale and streetscape, and preserves the existing structures and quality of the pedestrian environment. The number of proposed parking spaces is adequate for the take-out and first floor development. Special note is the intention to avoid the removal of existing housing in the adjacent Historic District for parking.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

By providing sufficient parking and outside space for pedestrian amenities, the project promotes the public welfare and safety.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 10/02/2025

Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof.

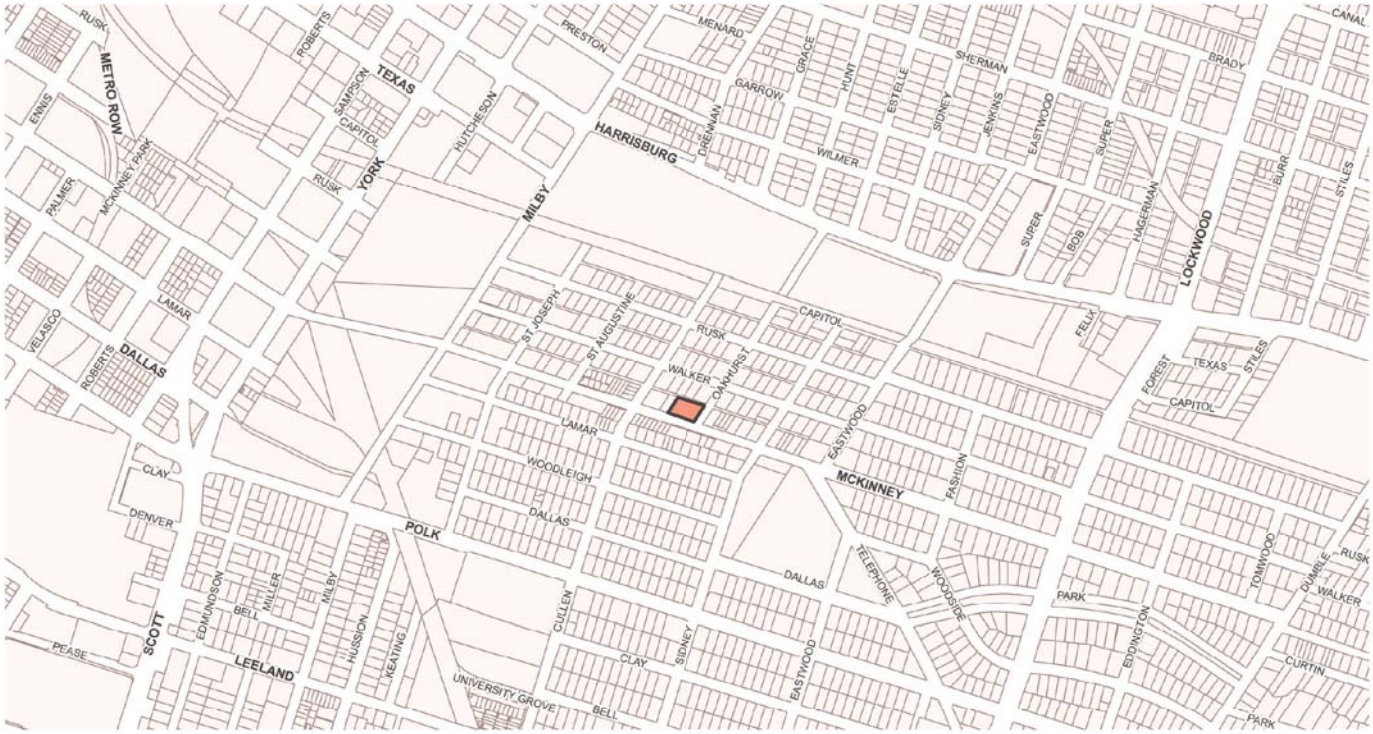
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 10/02/2025

Location Map



NORTH



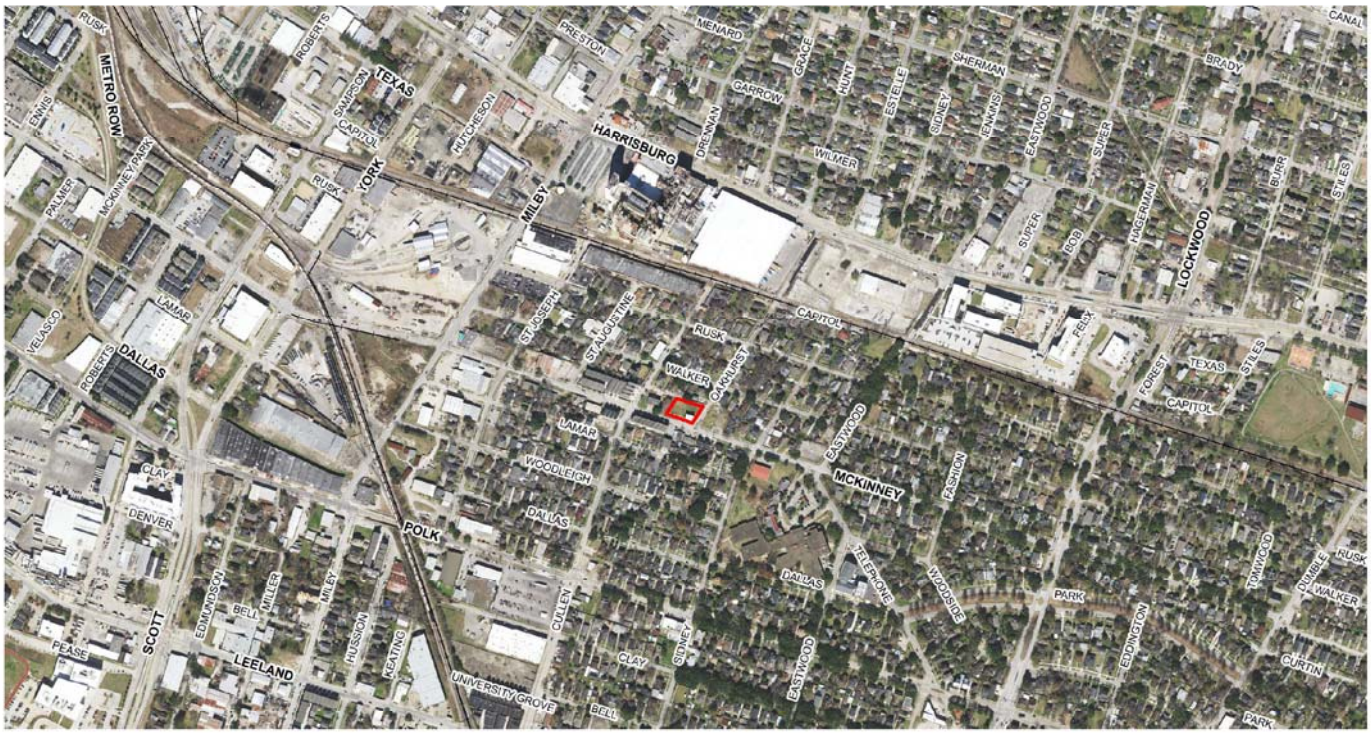
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 10/02/2025

Aerial Map



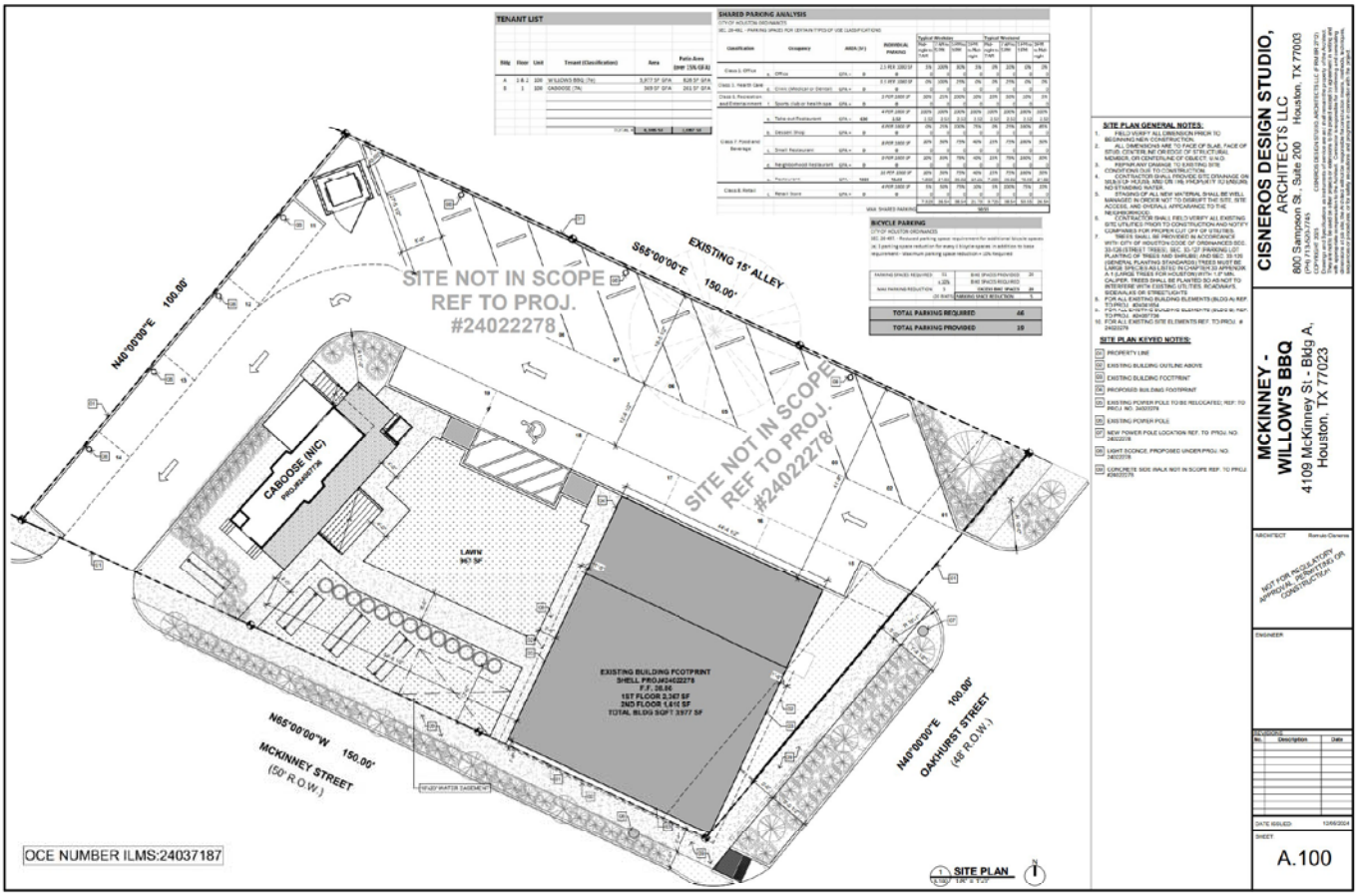
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 10/02/2025

Site Plan



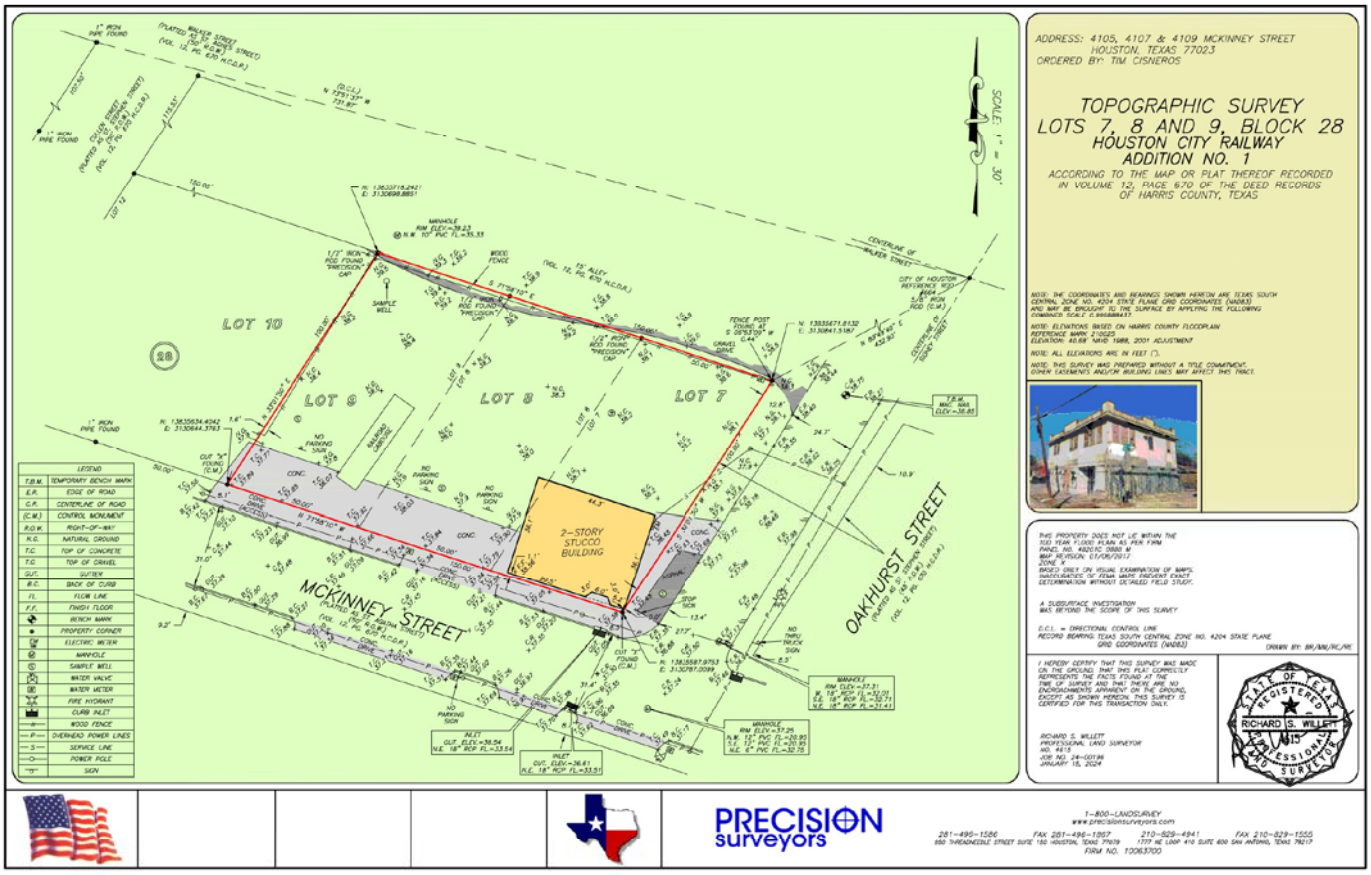
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 10/02/2025

Survey



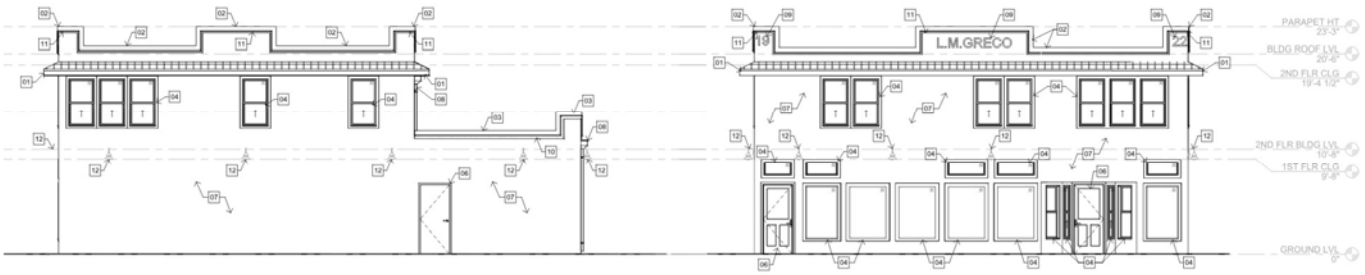
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

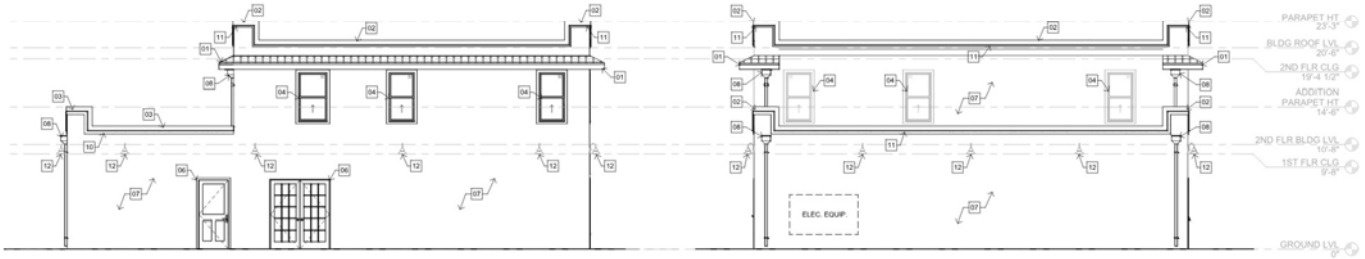
ITEM: III
Meeting Date: 10/02/2025

Elevations



4 EAST ELEVATION
A.500 3/16" = 1'-0"

3 SOUTH ELEVATION
A.500 3/16" = 1'-0"



2 WEST ELEVATION
A.500 3/16" = 1'-0"

1 NORTH ELEVATION
A.500 3/16" = 1'-0"

OFF-STREET PARKING VARIANCE