HOUSTON PLANNING COMMISSION

AGENDA

Thursday, November 13, 2025
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Bill Baldwin
Brooks Ballard
Barbra Caroll
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Lydia Mares
Beatrice Naranjo
Cindy Pham
Stephen Pierce
Linda Porras-Pirtle
Juliet Serem
Dekecha Shepherd
Megan R. Sigler
Mark Sikes
Meera D. Victor

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

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

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

SECRETARY
Vonn Tran

Meeting Policies and Regulations

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

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

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

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

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

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

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

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

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

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

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

11. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission
AGENDA

Thursday, November 13, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of October 30, 2025, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

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

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

a. Caddo Pines
b. Gateway Villas
c. Oakview Farm Estates.

III. Consideration of an Off-Street Parking Variance for 10555 Synott Road (Devin Crittle).

IV. Public Comment

V. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 30 OCTOBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:50 PM by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	*Absent*
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Brooks Ballard	Present
Barbra Caroll	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	*Absent*
Juliet Serem	Present
Dekecha Shepherd	Present
Megan R. Sigler	Present
Mark Sikes	Present
Meera D. Victor	*Absent*
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, we welcome our new commissioners and reappointed commissioners.

New Commissioners	**Reappointed**
Juliet Serem	Daimian S. Hines
DeKecha Shepherd	Medardo E. "Sonny" Garza
Mark Sikes	Linda Porras-Pirtle
Cindy Pham	Megan Sigler
Stephen Pierce	Rodney R. Heisch
Beatrice Naranjo	Lisa M. Clark
Barbara Carroll	Lydia Mares
Brooks Ballard	Randy Jones
	Meera D. Victor

Approval of Minutes

Consideration of the October 16, 2025, Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Choose an item. Second: Choose an item. Vote: Unanimous

Items I and II were deferred to next meeting

I. Presentation and consideration of the 2026 Planning Commission meeting dates
II. Presentation and consideration of the 2026 Chapter 26 submittal dates

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-42)

b. Replats (43-74)

Staff recommendation: Approve Item No's. 1 – 74, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 4, 5, 7, 11, 12, 14, 32, 37, 41 and 56 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Motion: Mares Vote: Carried
Second: Hines Abstaining: Heisch, Mares

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 4, 5, 7, 11, 12, 14, 32, 37, 41 and 56 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

Motion: Sigler Vote: Carried
Second: Jones Abstaining: Heisch, Mares

No other item(s) were removed for separate consideration

c. Replats requiring Public Hearings with Notification

75 City Estates of Woodland Park partial replat no 1
Staff recommendation: Defer LGL deed rests review pending.
Commission action: Deferred for further study and review.
Speaker(s): None

Motion: Baldwin Second: Heisch Vote: Unanimous

76 COMMONS PARK PLACE PARTIAL REPLAT NO 1
Staff recommendation: Defer LGL deed rests review pending.
Commission action: Deferred for further study and review.
Speaker(s): Hua Xia, Evelyn Brennah, Joe Franklin, Tobey Taylor – opposed, Jennifer Curtis – applicant
Motion: Mandapaka Second: Jones Vote: Carried Abstaining: Sikes, Shepherd

77 COMMONS PARK PLACE PARTIAL REPLAT NO 2
Staff recommendation: Defer LGL deed rests review pending.
Commission action: Deferred for further study and review.
Speaker(s): Evelyn Brennah, Joe Franklin – opposed, Jennifer Curtis – applicant
Motion: Mandapaka Second: Mares Vote: Carried Abstaining: Sikes, Shepherd

78 DAIMLER RESIDENCE
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: Sikes Vote: Unanimous

79 FAIRVIEW PATIO HOMES
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Kristal Casey – applicant
Motion: Sigler Second: Hines Vote: Unanimous

80 FREEPARK PLAZA – No action needed until 13 November 2025.

81 HAZARD STREET VISTA
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: Baldwin Second: Heisch Vote: Unanimous

82 HULDY STREET VILLAS
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: Baldwin Vote: Unanimous

83 LEZAC VILLAS

Staff recommendation: Defer LGL deed rests review pending.
Commission action: Deferred for further study and review.
Speaker(s): Fernando Fuentes, Elizabeth Williams – opposed
Motion: Mares Second: Baldwin Vote: Unanimous

84 NEUEN MANOR PARTIAL REPLAT NO 31

Staff recommendation: Defer LGL deed rests review pending.
Commission action: Deferred for further study and review.
Speaker(s): None
Motion: Heisch Second: Sikes Vote: Unanimous

85 NEWPORT GREEN ACRES

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: Serem Vote: Unanimous

86 NORTH BOUND RESIDENCES

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: Ballard Second: Sigler Vote: Unanimous

87 PLAZA ESTATES AT GOFORTH

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mares Second: Heisch Vote: Unanimous

88 SPRINGDALE ESTATES

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Sikes Second: Ballard Vote: Unanimous

89 SPRINGDALE HILL

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mares Second: Jones Vote: Unanimous

90 SPRINGDALE PLACE
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: Baldwin Second: Hines Vote: Unanimous

91 VISTA EYE CARE – Withdraw, per applicant's request

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

92 ALABAMA PLAZA
Staff recommendation: Defer further deed rests review requested.
Commission action: Deferred for further study and review.
Speaker(s): Petrick Jomce, Joanna Spires, Dorene Cohen, James Rinando
Motion: Baldwin Second: Jones Vote: Unanimous

93 DECLARATION HOUSTON INC PARTIAL REPLAT NO 1
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Pham Second: Mares Vote: Unanimous

94 HEALTH AND HUMAN SERVICES HOLCOMBE LAB
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: Sikes Second: Serem Vote: Unanimous

95 HOCKLEY MEADOWS HONEYBEE HOLLOW LANE STREET DEDICATION
Staff recommendation: Defer the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Deferred the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mandapaka Second: Pham Vote: Carried Abstaining: Mares

96 HUB

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: Mares Second: Mandapaka Vote: Unanimous

97 LINE DRIVE

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): Roz Thilmany – applicant

Motion: Jones Second: Baldwin Vote: Unanimous

98 MITTELSTAEDT RESERVE

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: Baldwin Vote: Unanimous

99 SPRING COUNTRY CLUB

Staff recommendation: Defer additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

Motion: Mares Second: Mandapaka Vote: Unanimous

100 TELGE OAKS BUSINESS PARK

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: Heisch Vote: Unanimous

e. Subdivision Plats with Special Exception Requests

101 Azalea District Sec 8
Staff recommendation: Defer, additional information requested.
Commission action: Deferred, additional information requested.
Speaker(s): None
Motion: Mares Second: Mandapaka Vote: Carried Abstaining: Sikes, Shepherd

f. Reconsiderations of Requirement

102 Cedar Rock Reserve
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred
Speaker(s): None
Motion: Hines Second: Heisch Vote: Unanimous

g. Extensions of Approval

103	Anniston Section 15	Approved
104	Anniston Section 18	Approved
105	Anniston Section 19	Approved
106	Anniston Section 20	Approved
107	Bridgeland Central Reserve Section 1	Approved
108	Bridgeland Creek Parkway Street Dedication Section 10	Approved
109	Bridgeland Prairieland Crossing Street Dedication Section 3	Approved
110	Discovery Center Reserve	Approved
111	Eagle Landing Townhomes West Section 2	Approved
112	Harvest Heights Estates	Approved
113	Oates Meadow	Approved
114	Pinehaven Section 2	Approved
115	Spring Stuebner Development	Approved
116	Sundance Cove East Section 3	Approved
117	Sundance Cove East Section 2	Approved
118	Synova Section 8	Approved

h. Name Changes – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, Item(s) 103 – 118.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Sigler Second: Hines Vote: Carried
Abstaining: Mares (103, 104, 105, 106), Heisch (103, 104, 105, 106, 107, 108, 109)

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

119 6002 BLOSSOM STREET
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): None

Motion: Baldwin Second: Jones Vote: Unanimous

120 11703 PALMSPRINGS DRIVE
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): Mubavack Zubavu, applicant

Motion: Hines Second: Serem Vote: Unanimous

IV. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 4, 2025

a. Aztlan Places
b. Colonial Heights Annex
c. Luo Estate
d. Riverwood on East TC Jester Blvd partial replat no 1

Commission action: Accepted the December 4th public hearing date for Item(s) IV., a-d.

Motion: Heisch Vote: Unanimous
Second: Mares Opposed: None

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Acting Chair, M. Sonny Garza, adjourned the meeting at 4:35 PM.

_____ _____
M. Sonny Garza, Acting Chair Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	All Seasons Plaza FM 2920	C2	
2	City of Houston District 71 Ground Water Facility	C2	
3	CNP Utility District Wastewater Treatment Plant	C3P	
4	Crossbar Academy	C2	
5	Fairbanks Landing GP	GP	
6	Fairbanks Landing Sec 1	C3P	
7	Fairview Patio Homes	C3F	
8	FedEx 772 Sam Houston Central Addition	C2	DEF1
9	FM 2920 Mahaffey	C2	
10	Hazard Street Vista	C3F	
11	Holt Lunsford Commercial Investment Mount Houston	C2	
12	Horizon at Cypress	C3F	
13	Huldy Street Villas	C3F	
14	Katy Freeman Business Park	C2	DEF1
15	Legacy Estates of Brooks Meadows	C3F	DEF1
16	Lutheran Gardens	C2	
17	Millies at Judiway Street	C2	
18	Newport Green Acres	C3F	
19	North Bound Residences	C3F	
20	North Bridgeland Lake Parkway Peek Reserve Sec 2	C2	
21	Oates Industrial	C2	DEF1
22	Palacios at Pinemont	C2R	
23	Pecan Estates Sec 5	C3F	
24	Plaza Estates at Goforth	C3F	
25	QuikTrip Store 4660	C2	
26	Redbud Sec 3	C3P	
27	Reserve at Monroe	C2	
28	Rex Bess LLC GP	GP	
29	San Jacinto Preserve GP	GP	DEF2
30	Spring Stuebner Commerce Center	C3F	
31	Stockdick Iglesia Monte Hermon	C2	
32	Trillium Sec 12	C3P	
33	Trillium Sec 15	C3P	
34	Uhaul Mesa Road Addition	C2	
35	Uvalde West	C2	
36	Wayside Park	C3F	
37	Westfield Square	C2	
B. Replats			
38	Branard Street Green	C2R	
39	Branard Street Views	C2R	

40	Cebra Point	C2R	
41	Cooper Reserve	C2R	
42	Derrington Crossing	C2R	
43	First Presbyterian School replat no 1 and extension	C2R	
44	Flores Bayou	C2R	DEF2
45	Gessner Crossing	C2R	
46	Gonzalez Village	C2R	
47	Gulf Freeway Warehouse	C2R	DEF1
48	Highline Enclave	C2R	
49	Iglesia Evangelica Pentecostes Iluminados Por Su Palabra	C2R	
50	Ironwood Industrial Park	C2R	
51	Knox Residences	C2R	
52	Lee Estates	C2R	
53	Little York Pitstop	C2R	
54	Mamdani Square	C2R	DEF2
55	Martin Develop and Design at Webster	C2R	DEF2
56	MSK Gold Star	C2R	
57	Oakberry Trails GP	GP	
58	Oakberry Trails Sec 9	C3R	
59	Parker Smith Estates	C2R	DEF1
60	Peden Manor	C2R	
61	Plaza at Bissonnet	C2R	
62	Plaza Estates at Falls	C2R	
63	Plaza Estates on Cebra	C2R	
64	Stein Law	C2R	
65	Sunset Village	C2R	DEF1
66	Take 5 Oil Change Post Oak	C2R	

C. Replats requiring Public Hearings with Notification

67	Chaucer East	C3N	
68	City Estates of Woodland Park partial replat no 1	C3N	DEF1
69	Commons Park Place partial replat no 1	C3N	DEF1
70	Commons Park Place partial replat no 2	C3N	DEF1
71	England Courts	C3N	
72	Estates at Wooding Street	C3N	
73	Ferndale Landing	C3N	
74	Freepark Plaza	C3N	DEF4
75	Lezac Villas	C3N	DEF1
76	Lockett Manor	C3N	
77	Marino Place replat no 1	C3N	
78	Neuen Manor partial replat no 31	C3N	DEF1
79	Prince Gardens	C3N	
80	Quitman Court	C3N	
81	Spring Branch Estates no 2 partial replat no 18	C3N	
82	Wroxton City Homes	C3N	

D. Subdivision Plats with Variance Requests

83	Alabama Plaza	C2R	DEF1
84	Anderson Road Park	C3P	
85	Fox Grove Village	C2R	
86	Hockley Meadows Honeybee Hollow Lane Street Dedication	C3P	DEF1
87	Palm Mixed Use	C3P	
88	Redeemer Savior Village	C2	
89	Spring Country Club	C3R	DEF1

E. Subdivision Plats with Special Exception Requests

90	Azalea District Sec 8	C3P	DEF1

F. Reconsideration of Requirement

91	Cedar Rock Reserve	C3P	DEF1

G. Extension of Approval

92	Bridgeland Parkland Row Reserve Sec 2	C2
93	Canterbury Business Park	C2R
94	East Blocks Sec 8	C2
95	East Blocks Sec 7	C2
96	East Blocks Sec 6	C2
97	East Blocks Sec 5	C2
98	East Blocks Sec 4	C2
99	East Blocks Sec 3	C2
100	East Blocks Sec 2	C2
101	East Blocks Sec 1	C2R
102	Esperanza at Barker Cypress	C2
103	Grand Mason Mason Road Street Dedication Sec 6	SP
104	James Estates	C2R
105	Katy ISD Taylor High School	C2R
106	Prose Barker Cypress	C2R
107	Prose Bridge Creek	C2
108	Sila Sec 10	C3F
109	Sila Sec 4	C3F
110	Sila Sec 6	C3F
111	Sila Drive Street Dedication and Reserves Sec 3	C3F
112	Sunterra North Commercial Development	C2
113	West Road Industrial Land	C2R

H. Name Changes

114	Thornton Ridge Heights (prev. Thornton Springs)	C3R

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

115	303 W 30th Street	DPV
116	222 W Crosstimbers Street	DPV
117	459 Faust Lane	DPV
118	10896 Northwest Freeway	DPV

Off-Street Parking with Variance Requests

III	10555 Synott Road	PV

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
A. Consent Subdivision Plats											
1	All Seasons Plaza FM 2920	2025-1992	C2	Harris	ETJ	290Q	6.10	6.10	0	ALL SEASONS PLAZA 2920	MAK Design & Drafting LLC
2	City of Houston District 71 Ground Water Facility	2025-1943	C2	Harris	City	489P	2.87	2.87	0	City of Houston	M2L Associates, Inc.
3	CNP Utility District Wastewater Treatment Plant	2025-1983	C3P	Harris	ETJ	332F	13.53	13.53	0	CNP Utility District	A & S Engineers
4	Crossbar Academy	2025-1929	C2	Harris	ETJ	329K	15.04	14.95	0	Grey Wolf Engineers	Grey Wolf Engineers
5	Fairbanks Landing GP	2025-1961	GP	Harris	ETJ	410C	124.72	0.00	0	Freehill Fairbanks, LP	Quiddity Engineering
6	Fairbanks Landing Sec 1	2025-1962	C3P	Harris	ETJ	410C	68.35	63.28	0	Freehill Fairbanks, LP	Quiddity Engineering
7	Fairview Patio Homes	2025-1996	C3F	Harris	City	492V	0.14	0.00	2	SandCastle Homes Inc	Unicorn Service Solutions
8	FedEx 772 Sam Houston Central Addition	2025-1791	C2	Harris	City	409Z	18.15	18.15	0	RLIF CENTRAL LLC	Larson Design Group
9	FM 2920 Mahaffey	2025-1933	C2	Harris	ETJ	289L	1.94	1.94	0	TNRG	The Pinnell Group, LLC
10	Hazard Street Vista	2025-1949	C3F	Harris	City	492R	0.11	0.00	2	BK Builders, LLC	Total Surveyors, Inc.
11	Holt Lunsford Commercial Investment Mount Houston	2025-1955	C2	Harris	ETJ	411M	14.37	14.37	0	Holt Lunsford Investments	Weisser Engineering & Surveying
12	Horizon at Cypress	2025-1993	C3F	Harris	ETJ	328N	25.41	10.28	143	newmark homes houston, llc	Pape-Dawson

13	Huldy Street Villas	2025-1948	C3F	Harris	City	492V	0.11	0.00	2	Hugo Chambon	Total Surveyors, Inc.
14	Katy Freeman Business Park	2025-1794	C2	Harris	ETJ	404R	30.10	30.10	0	Sundance Assets LLC	RSG Engineering
15	Legacy Estates of Brooks Meadows	2025-1890	C3F	Fort Bend	ETJ	484P	10.74	1.79	5	Brooks Construction Group, LLC	Total Surveyors, Inc.
16	Lutheran Gardens	2025-1963	C2	Harris	ETJ	287G	3.30	0.00	1	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
17	Millies at Judiway Street	2025-1936	C2	Harris	City	452P	0.49	0.49	0	Millies 3542, LLC	Quiddity Engineering
18	Newport Green Acres	2025-1973	C3F	Harris	ETJ	379W	9.00	0.00	2	Manuel Enriquez Design	PLS CONSTRUCTION LAYOUT, INC
19	North Bound Residences	2025-1951	C3F	Harris	City	413S	7.97	5.62	24	New Era Development & Land Services	New Era Development & Land Services
20	North Bridgeland Lake Parkway Peek Reserve Sec 2	2025-1939	C2	Harris	ETJ	365K	21.42	21.42	0	Bridgeland Development, LP	BGE, Inc.
21	Oates Industrial	2025-1778	C2	Harris	City	496A	23.68	23.68	0	DFW Project Solutions	Bowman Consulting Group
22	Palacios at Pinemont	2025-1960	C2R	Harris	City	452F	0.88	0.88	0	Palacios Ventures LLC	Carranza Outsource Drafting
23	Pecan Estates Sec 5	2025-1898	C3F	Harris	ETJ	419K	74.51	55.97	96	Murff Castle Estates, LLC	LJA Engineering, Inc.- (Houston Office)
24	Plaza Estates at Goforth	2025-1950	C3F	Harris	City	533R	0.18	0.00	2	New Era Development & Land Services	New Era Development & Land Services
25	QuikTrip Store 4660	2025-1863	C2	Harris	City/	369H	3.48	3.48	0	QuikTrip Corporation	Matkin Hoover Engineering
26	Redbud Sec 3	2025-1994	C3P	Harris	ETJ	325D	16.30	2.92	77	Taylor Morrison	Meta Planning + Design LLC

27	Reserve at Monroe	2025-1968	C2	Harris	City	575U	5.64	5.64	0	A Q INVESTMENTS LLC	RSG Engineering
28	Rex Bess LLC GP	2025-1942	GP	Harris	ETJ	617P	23.66	0.00	0	Granite Source Power	Granite Source Power
29	San Jacinto Preserve GP	2025-1817	GP	Harris /Montgomery	City/	295W	5318.64	0.00	0	San Jacinto Preserve, LP	Quiddity Engineering
30	Spring Stuebner Commerce Center	2025-1932	C3F	Harris	ETJ	290J	15.32	15.32	0	THE URBAN COMPANIES	The Pinnell Group, LLC
31	Stockdick Iglesia Monte Hermon	2025-1938	C2	Harris	ETJ	445C	2.00	1.74	0	Iglesia Monte Hermon	South Texas Surveying Associates, Inc.
32	Trillium Sec 12	2025-1971	C3P	Fort Bend	ETJ	526U	30.60	8.01	109	TPHTM 1464, LLC	Meta Planning + Design LLC
33	Trillium Sec 15	2025-1972	C3P	Fort Bend	ETJ	526U	16.80	1.36	92	TPHTM 1464, LLC	Meta Planning + Design LLC
34	Uhaul Mesa Road Addition	2025-1959	C2	Harris	City	455G	3.00	2.84	0	AMERCO Real Estate Company	Windrose
35	Uvalde West	2025-1977	C2	Harris	ETJ	457K	11.45	11.45	0	Uvalde 90 Retail Partners	LJA Engineering, Inc.- (Houston Office)
36	Wayside Park	2025-1954	C3F	Harris	City	574U	9.24	8.68	0	Provident Industrial	Weisser Engineering & Surveying
37	Westfield Square	2025-1935	C2	Harris	ETJ	293X	7.97	7.97	0	A-Westfield LLC	Advance Surveying, Inc.

B. Replats

38	Branard Street Green	2025-1947	C2R	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
39	Branard Street Views	2025-1946	C2R	Harris	City	492V	0.24	0.00	2	Jonathan Antao	Total Surveyors, Inc.
40	Cebra Point	2025-1944	C2R	Harris	City	412W	0.12	0.00	2	MB Home Construction	Advance Surveying, Inc.

41	Cooper Reserve	2025-1876	C2R	Montgomery	ETJ	258P	1.90	1.90	0	Heights Engineering, LLC	Century Engineering, Inc
42	Derrington Crossing	2025-1980	C2R	Harris	ETJ	370W	5.01	4.95	0	Adkisson Group Development	Windrose
43	First Presbyterian School replat no 1 and extension	2025-1940	C2R	Harris	City	493W	0.98	0.98	0	Wedge Architects	C.L. Davis & Company
44	Flores Bayou	2025-1841	C2R	Harris	City	571Q	1.17	0.94	1	CGEA|Planning + Design	CGEA|Planning + Design
45	Gessner Crossing	2025-1982	C2R	Harris	ETJ	370W	4.90	4.86	0	Adkisson Group Development	Windrose
46	Gonzalez Village	2025-1988	C2R	Harris	City	454J	0.55	0.00	2	Oc Plans & Permits	Oc Plans & Permits
47	Gulf Freeway Warehouse	2025-1924	C2R	Harris	City	575D	1.79	0.00	1	HGS ROOFING & SIDING INC	Hussam Ghuneim
48	Highline Enclave	2025-1965	C2R	Harris	City	492G	0.11	0.00	2	Elder Construction Group	Owens Management Systems, LLC
49	Iglesia Evangelica Pentecostes Iluminados Por Su Palabra	2025-1897	C2R	Harris	City	492C	0.66	0.66	0	To be determined	SEM SERVICES
50	Ironwood Industrial Park	2025-1987	C2R	Harris	City	333R	16.52	16.52	0	Ironwood Industrial Partners, LP	Civil-Surv Land Surveying, L.C.
51	Knox Residences	2025-1952	C2R	Harris	City	452C	0.93	0.00	4	New Era Development & Land Services	New Era Development & Land Services
52	Lee Estates	2025-1934	C2R	Harris	City	492Q	0.13	0.00	2	LEE ESTATES	South Texas Surveying Associates, Inc.

53	Little York Pitstop	2025-1643	C2R	Harris	City	413U	1.00	1.00	0	Bovay Engineers, Inc.	Windrose
54	Mamdani Square	2025-1777	C2R	Harris	City	533Q	0.23	0.23	0	None	Texas Land Maps
55	Martin Develop and Design at Webster	2025-1810	C2R	Harris	City	493V	0.21	0.00	6	To be determined	SEM SERVICES
56	MSK Gold Star	2025-1770	C2R	Harris	City	455K	7.77	7.77	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
57	Oakberry Trails GP	2025-1986	GP	Harris	ETJ	283F	263.80	0.00	0	LOB West, Inc.	Benchmark Engineering Corporation
58	Oakberry Trails Sec 9	2025-1990	C3R	Harris	ETJ	283K	24.54	9.38	58	LOB West, Inc.	Benchmark Engineering Corporation
59	Parker Smith Estates	2025-1800	C2R	Harris	City	494A	0.16	0.00	3	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
60	Peden Manor	2025-1981	C2R	Harris	City	493N	0.23	0.00	4	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
61	Plaza at Bissonnet	2025-1975	C2R	Harris	City	531F	0.23	0.23	0	Survey Solutions of Texas	Survey Solutions of Texas
62	Plaza Estates at Falls	2025-1953	C2R	Harris	City	454T	0.11	0.00	2	New Era Development & Land Services	New Era Development & Land Services
63	Plaza Estates on Cebra	2025-1941	C2R	Harris	City	412W	0.12	0.00	2	MB Home Construction	Advance Surveying, Inc.
64	Stein Law	2025-1927	C2R	Harris	City	495X	0.32	0.32	0	Zeta Engineering LLC	Pioneer Engineering, LLC
65	Sunset Village	2025-1911	C2R	Harris	City	453T	0.34	0.00	2	Davis Cohen Art	Owens Management Systems, LLC

66	Take 5 Oil Change Post Oak	2025-1753	C2R	Harris	City	571L	0.39	0.39	0	Benchmark Group of Texas	Benchmark Group of Texas, Inc.

C. Replats requiring Public Hearings with Notification

67	Chaucer East	2025-1762	C3N	Harris	City	532C	4.55	4.55	0	Chaucer East, LLC	C.L. Davis & Company
68	City Estates of Woodland Park partial replat no 1	2025-1718	C3N	Harris	City	493C	0.14	0.00	1	TOMO Developmen t, LLC	Total Surveyors, Inc.
69	Commons Park Place partial replat no 1	2025-1729	C3N	Harris	ETJ	298R	1.70	1.70	0	Signorelli Company	Meta Planning + Design LLC
70	Commons Park Place partial replat no 2	2025-1733	C3N	Harris	ETJ	298R	8.04	8.04	0	Signorelli Company	Meta Planning + Design LLC
71	England Courts	2025-1659	C3N	Harris	City	533R	0.24	0.00	3	Adeo Homes LLC	Adeo Homes LLC
72	Estates at Wooding Street	2025-1822	C3N	Harris	City	494V	0.11	0.00	2	3h Engineering & Construction , Inc	PLS CONSTRUCTION LAYOUT, INC
73	Ferndale Landing	2025-1821	C3N	Harris	City	492U	0.11	0.00	2	Karim Nasreddin	Total Surveyors, Inc.
74	Freepark Plaza	2025-1447	C3N	Harris	City	535P	3.30	3.30	0	None	Texas Land Maps
75	Lezac Villas	2025-1694	C3N	Harris	City	450X	0.44	0.00	2	Overland Consortium, Inc	Overland (Surveyors) Consortium, Inc
76	Lockett Manor	2025-1853	C3N	Harris	City	533K	0.18	0.00	2	CE Engineers & Developmen t Consultants, Inc.	CE Engineers & Development Consultants, INC
77	Marino Place replat no 1	2025-1751	C3N	Harris	City	453J	0.14	0.00	2	Longriver Developmen t LLC	Richard Grothues Designs
78	Neuen Manor partial replat no 31	2025-1657	C3N	Harris	City	450U	1.20	0.02	28	Jake Patrick	Patrick Planning Services, LLC

79	Prince Gardens	2025-1592	C3N	Harris	City	452Y	0.14	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING
80	Quitman Court	2025-1740	C3N	Harris	City	493C	0.11	0.00	1	New Horizon Homes LLC	A & M Services
81	Spring Branch Estates no 2 partial replat no 18	2025-1769	C3N	Harris	City	450Q	0.79	0.00	3	Quintessa Homes of Texas, Inc.	Probstfeld & Associates, Inc.
82	Wroxton City Homes	2025-1714	C3N	Harris	City	532C	0.14	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

D. Subdivision Plats with Variance Requests

83	Alabama Plaza	2025-1826	C2R	Harris	City	492V	0.92	0.88	0	Robert Kness	Kimley-Horn
84	Anderson Road Park	2025-1702	C3P	Harris	City	571Y	21.40	21.40	0	Junction Commercial Real Estate	Weisser Engineering & Surveying
85	Fox Grove Village	2025-1861	C2R	Harris	City	412N	1.42	0.01	20	NPST Homes	Pioneer Engineering, LLC
86	Hockley Meadows Honeybee Hollow Lane Street Dedication	2025-1870	C3P	Harris	ETJ	324J	2.50	0.70	0	Taylor Morrison	LJA Engineering, Inc.- (Houston Office)
87	Palm Mixed Use	2025-1780	C3P	Fort Bend	ETJ	527X	4.00	0.00	1	HIA PROPERTIES INC	JDM Group Company, LLC
88	Redeemer Savior Village	2025-1969	C2	Harris	ETJ	379H	3.16	3.16	0	N/A	E.I.C. Surveying Company
89	Spring Country Club	2025-1885	C3R	Harris	ETJ	251S	22.59	16.47	21	Robert Kness	Kimley-Horn

E. Subdivision Plats with Special Exception Requests

90	Azalea District Sec 8	2025-1835	C3P	Montgomery	ETJ	296A	3.70	0.17	21	Signorelli Company	Meta Planning + Design LLC

F. Reconsideration of Requirement

91	Cedar Rock Reserve	2025-1707	C3P	Harris	ETJ	324M	3.71	0.91	21	To be determined	SEM SERVICES

G. Extension of Approval

92	Bridgeland Parkland Row Reserve Sec 2	2024-2262	C2	Harris	ETJ	366X	9.38	9.38	0	Bridgeland Development, LP	BGE, Inc.
93	Canterbury Business Park	2024-2312	C2R	Montgomery	ETJ	295H	3.61	3.61	0	ART Engineering, Inc.	REAL Designs
94	East Blocks Sec 8	2024-2001	C2	Harris	City	493V	0.57	0.57	0	EADO REDO I, LLC	EHRA
95	East Blocks Sec 7	2024-2000	C2	Harris	City	493R	0.98	0.98	0	EADO REDO I, LLC	EHRA
96	East Blocks Sec 6	2024-1999	C2	Harris	City	493R	0.64	0.64	0	EADO REDO I, LLC	EHRA
97	East Blocks Sec 5	2024-1998	C2	Harris	City	493R	0.34	0.34	0	EADO REDO I, LLC	EHRA
98	East Blocks Sec 4	2024-1997	C2	Harris	City	493R	0.34	0.34	0	EADO REDO I, LLC	EHRA
99	East Blocks Sec 3	2024-1996	C2	Harris	City	493R	0.93	0.93	0	EADO REDO I, LLC	EHRA
100	East Blocks Sec 2	2024-1995	C2	Harris	City	493R	0.86	0.86	0	EADO REDO I, LLC	EHRA
101	East Blocks Sec 1	2024-1994	C2R	Harris	City	493R	0.29	0.29	0	EADO REDO I, LLC	EHRA
102	Esperanza at Barker Cypress	2024-2095	C2	Harris	ETJ	447P	18.99	18.99	0	SRG DEVELOPMENT HOLDINGS LLC,	Grey Wolf Engineers
103	Grand Mason Mason Road Street Dedication Sec 6	2024-2507	SP	Harris	ETJ	405R	2.09	0.00	0	Landmark Industries, LLC	BGE, Inc.
104	James Estates	2024-2061	C2R	Harris	City	492M	0.16	0.00	3	CAS Consultants, LLC	CAS Consultants, LLC
105	Katy ISD Taylor High School	2024-2226	C2R	Harris	ETJ	486B	45.21	45.21	0	Brooks and Sparks	West Belt Surveying, Inc.

106	Prose Barker Cypress	2024-2377	C2R	Harris	ETJ	447K	8.36	8.36	0	Prose Barker Cypress Venture, LP	Terra Associates, Inc.
107	Prose Bridge Creek	2024-2271	C2	Harris	ETJ	406B	11.77	11.77	0	Prose Bridge Creek Venture, LP	Terra Associates, Inc.
108	Sila Sec 10	2024-2317	C3F	Harris	ETJ	258Y	11.51	1.15	50	TPG AG EHC III (LEN) MULTI STATE 1, LLC	BGE, Inc.
109	Sila Sec 4	2024-2436	C3F	Harris	ETJ	258Z	24.74	1.75	128	TPG AG EHC III (LEN) MULTI STATE 1, LLC	BGE, Inc.
110	Sila Sec 6	2024-2431	C3F	Harris	ETJ	258Z	25.64	2.64	219	TPG AG EHC III (LEN) MULTI STATE 1, LLC	BGE, Inc.
111	Sila Drive Street Dedication and Reserves Sec 3	2024-2291	C3F	Harris	ETJ	298C	7.20	3.02	0	TPG AG EHC III (LEN) MULTI STATE 1, LLC	BGE, Inc.
112	Sunterra North Commercial Development	2024-2409	C2	Waller	ETJ	443D	3.37	3.37	0	Malabar Hill Capital	Windrose
113	West Road Industrial Land	2024-2491	C2R	Harris	ETJ	412C	17.77	17.77	0	Aldine ISD	M2L Associates, Inc.

H. Name Changes

114	Thornton Ridge Heights (prev. Thornton Springs)	2025-1818	C3R	Harris	City	452M	1.00	0.01	21	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

115	303 W 30th Street	25064855	DPV	Harris	City	452R				Ross Gonzalez	N/A
116	222 W Crosstimbers Street	25068613	DPV	Harris	City	452M				Synthia YR Walton	City of Houston
117	459 Faust Lane	25097805	DPV	Harris	City	489H				Jenifer Pool	JRP Company
118	10896 Northwest Freeway	25068361	DPV	Harris	City	451Q				Mike Kravetz	Burditt Consultants LLC

Off-Street Parking with Variance Requests

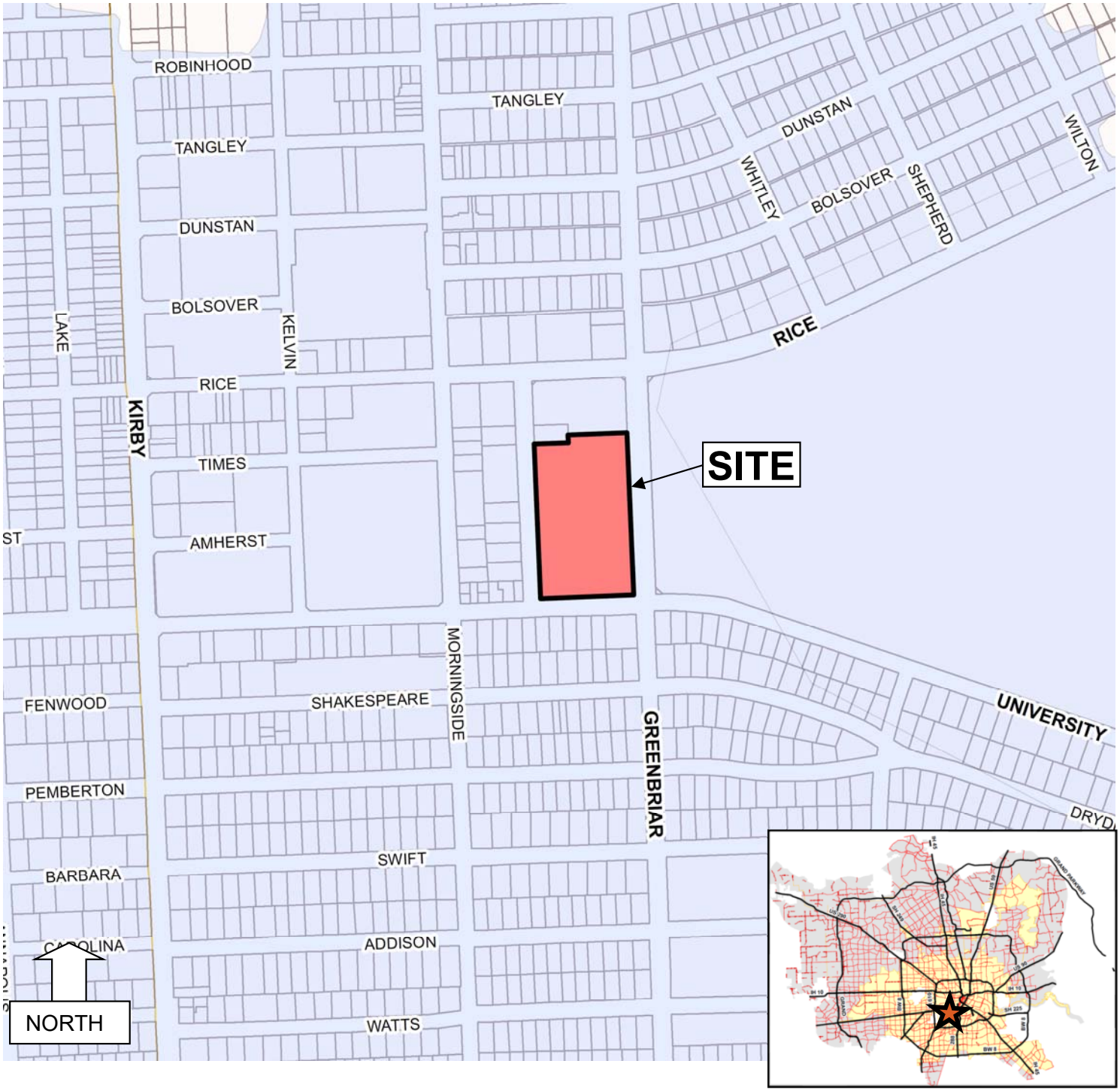
III	10555 Synott Road	25041769	PV	Fort Bend	City	Z045				Marwan Karib	Volta Mep

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Chaucer East

Applicant: C.L. Davis & Company



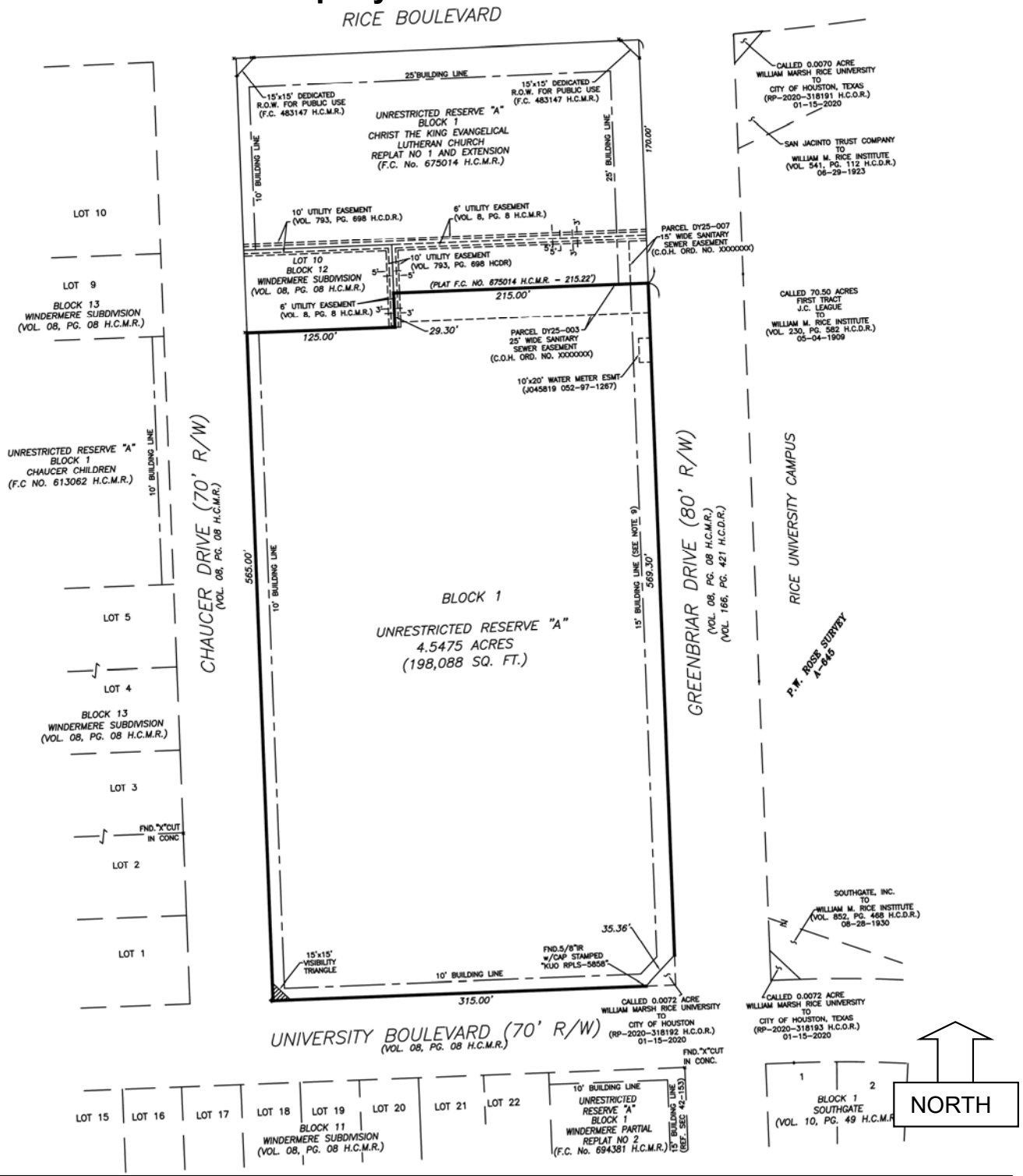
C – Public Hearings Site Location

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Chaucer East

Applicant: C.L. Davis & Company



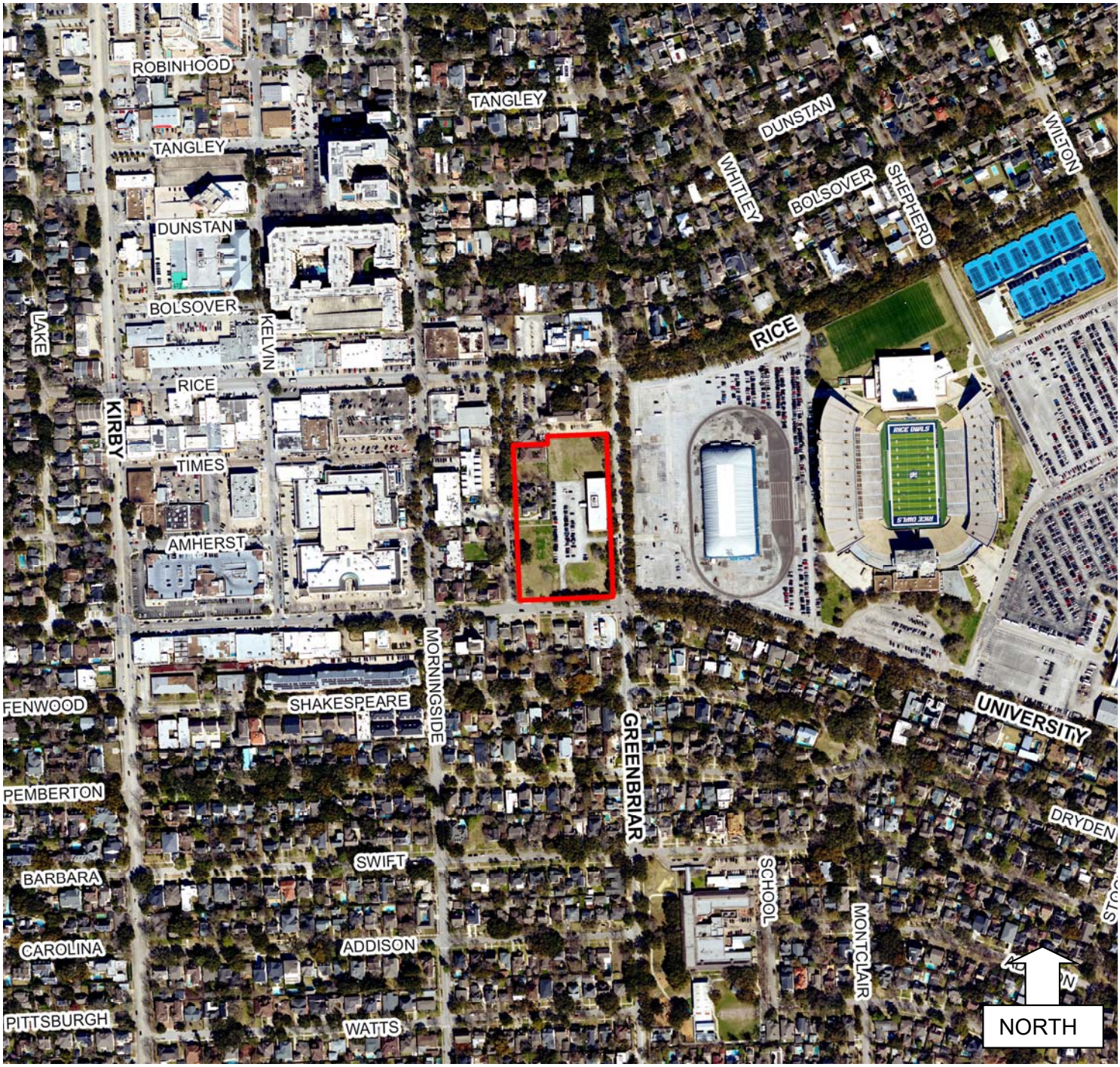
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 67

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Chaucer East

Applicant: C.L. Davis & Company



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

October 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1762

PLAT NAME：Chaucer East

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Windermere being all of Lots 2-5 and Lots 11-18 and portion of Lots 1 and 6, in Block 12, as recorded in Vol. 8, Pg. 8 of the Harris County Map Records. The property is located at the site bounded by Greenbriar Drive on the east, University Boulevard on the south, and Chaucer Drive on the west. The purpose of the replat is to create one unrestricted reserve.

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

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

The applicant,Chuck Davis, with C.L. Davis & Company, on behalf of the developer, can be contacted at 281-482-9490 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, November 13, 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: 68

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: City Estates of Woodland Park partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 68

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: City Estates of Woodland Park partial replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 68

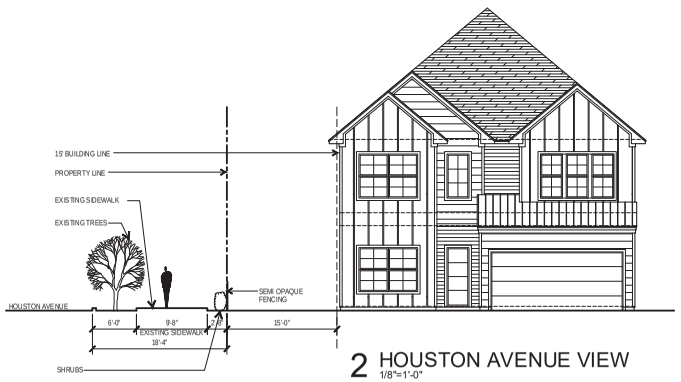
Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: City Estates of Woodland Park partial replat no 1 (DEF 1)

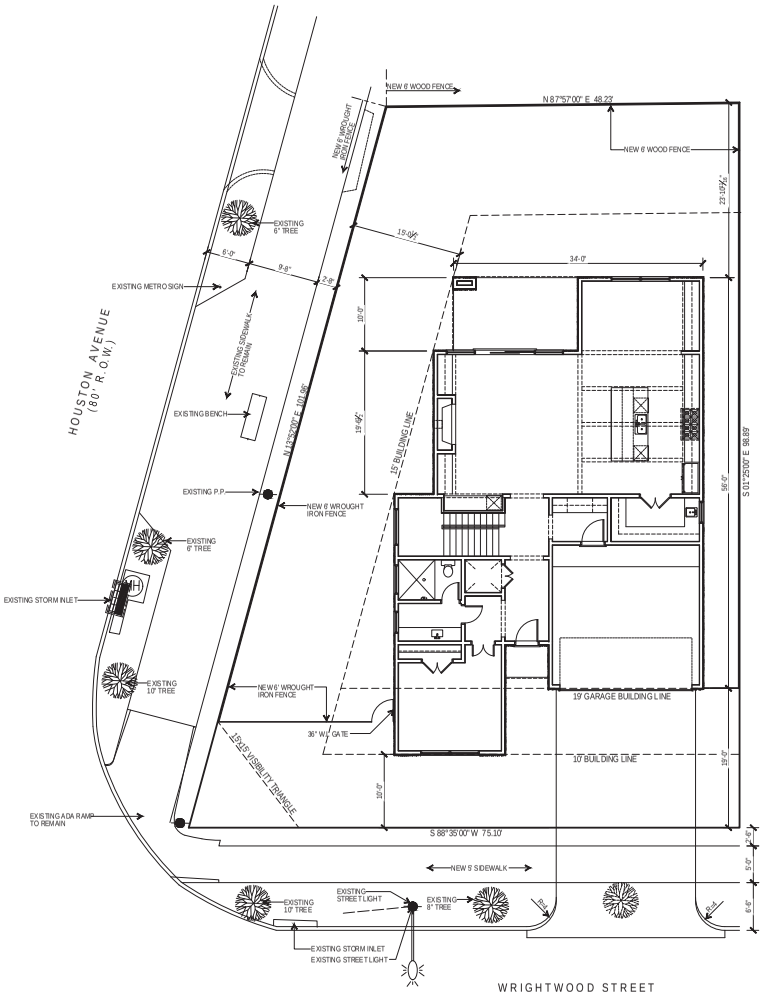
Applicant: Total Surveyors, Inc



C – Public Hearings with Variance Aerial



2 HOUSTON AVENUE VIEW
1/8"=1'-0"



1 SITE PLAN
1/8"=1'-0"

PROJECT: 2541

SINGLE FAMILY RESIDENCE

1424 Wrightwood Street
Houston, TX

REV.:	DATE:	DESCRIPTION
	07/07/25	FOR REVIEW
	09/19/25	FOR PERMIT

METRO LIVING

9610 Long Point Rd. Suite 220
Houston, Texas 77055
281.685.9561 Phone
832.767.6272 Fax
jose@metrolivingstudio.com
metrolivingstudio.com

© METRO LIVING L.L.C.
2018. ALL RIGHTS RESERVED.

The designers of Metro Living LLC are not, and do not represent to be, licensed architects. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional". In Texas the practice of Commercial and Residential Design by a designer who is not a licensed architect is limited and permitted by exemptions to the Architect statute Chapter 1051.
The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

SHEET TITLE:
SITE PLAN

SHEET NO:
A1.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1718
Plat Name: City Estates of Woodland Park partial replat no 1
Applicant: Kevin Kolb
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 15' Building line along Houston Avenue, a major thoroughfare, in place of the required and platted 25' building line.

Chapter 42 Section: 42-152(a)

Chapter 42 Reference:
Sec. 42-152. - Building line requirement along major thoroughfares.
(a)The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The site is located within the City of Houston, on the northeast corner of Wrightwood Street, a local street, and Houston Avenue, a major thoroughfare. This property was originally platted in March of 1916, being a portion of Lot 33, of Wrightwood Addition, and recently replatted as Lot 1, Block 1, of City Estates of Woodland Park. At the time of the replat, a 25' building line was created along Houston Avenue, to meet the City of Houston, Chapter 42 ordinance. Since the replat was approved and recorded in 2012, the other 4 single family lots created in the replat, have been developed with a single-family residence having been constructed on each lot. The subject of this variance request, was platted with the 25' building line, which created an undue hardship on Lot 1, due to the shape of the lot. This has not been developed and has remained vacant since the replat of the property. The lot has a triangular shape and when the 25' building line is applied to the lot, the rear portion of the property becomes very narrow. The current owner is an individual who intends to construct a personal single-family residence on Lot 1, for his family to live. The owner is requesting a variance for a 15' building line instead of the required 25' building line along Houston Avenue.

The owner is proposing to construct a single family residence, which will have a front door facing Wrightwood Street and will side on Houston Avenue. The vehicular access to the proposed residence will be through a driveway along the far east side of the property. The proposed residence will not allow any vehicular access to Houston Avenue. Currently along Houston Avenue there is an 18.3' wide pedestrian realm, with an +/- 9.7' wide concrete sidewalk. There is also an open air Metro bus stop, within the limits of the Lot along Houston Avenue. Based on the current

configuration of the Houston Avenue pedestrian realm the proposed residence will be approximately 33.3' from the back of curb along Houston Avenue. There are several existing 6" – 10" trees within the Houston Avenue pedestrian realm, which will be maintained and any required new trees or landscaping will be enlarged to enhance the look and feel of the pedestrian realm. A wrought iron fence will be placed on the right-of-way line to separate the residence from the pedestrian realm.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The current owner purchased the Lot in 2017, after the property was replatted. The shape of the lot is a major circumstance supporting the granting of the variance. The current Chapter 42 ordinance, 42-153 (b), does allow for a 15' building line along a major thoroughfare with a planned right-of-way of 80' of less, by meting certain performance standards. We will not have a shared driveway in this development, but we will have a driveway servicing the residence which will act as a shared driveway.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of Chapter 42 will be preserved and maintained. The granting of the requested variance will continue to promote the safety and walk-ability of the pedestrian realm along Houston Avenue, as well an enhancing the looks and feel of the pedestrian realm as a whole. These are key fundamentals of Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare. By granting this variance the enhancements to the pedestrian realm and the continued walkability of the immediate sidewalk system accessing the METRO bus stop will continue to remain in tact. This improvement will provide safety to the future homeowner as well as the general public.

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

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with special request

PHS

September 29, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2025-1718

PLAT NAME：City Estates of Woodland Park partial replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of City Estates of Woodland Park. This proposal includes the replating of Lot 1, Block 1, City Estates of Woodland Park, recorded under Film Code No. 650033, H.C.M.R.. The property is located at 1424 Wrightwood St., North along Wrightwood Street, East of Houston Ave., West of 1-45. The purpose of the replat is To modify the building lines.

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

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

The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of the developer, can be contacted at 281-479-8719 fo 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 30, 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: 69

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Commons Park Place partial replat no 1 (DEF 1)

Applicant: Meta Planning + Design LLC



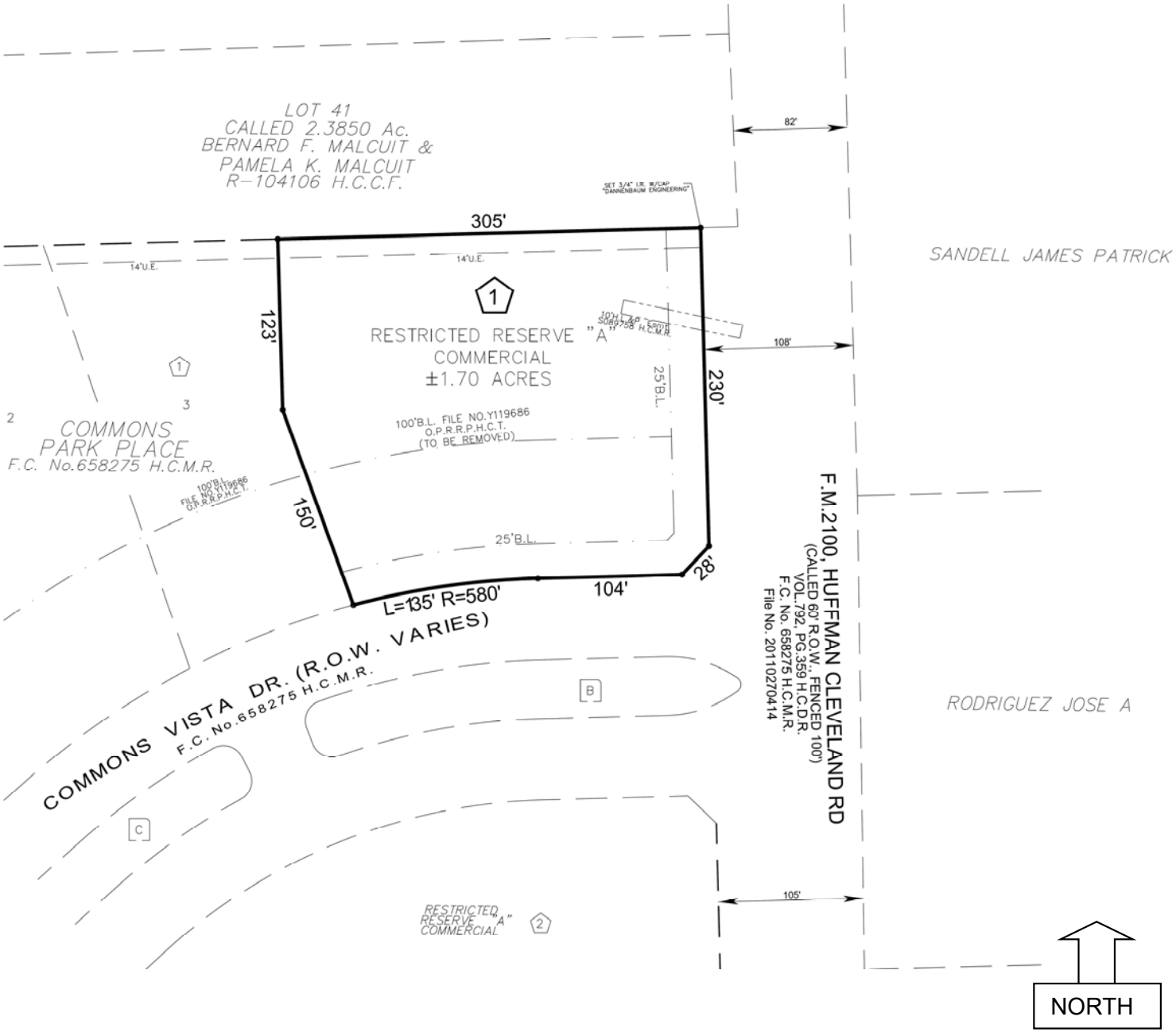
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Commons Park Place partial replat no 1 (DEF 1)

Applicant: Meta Planning + Design LLC



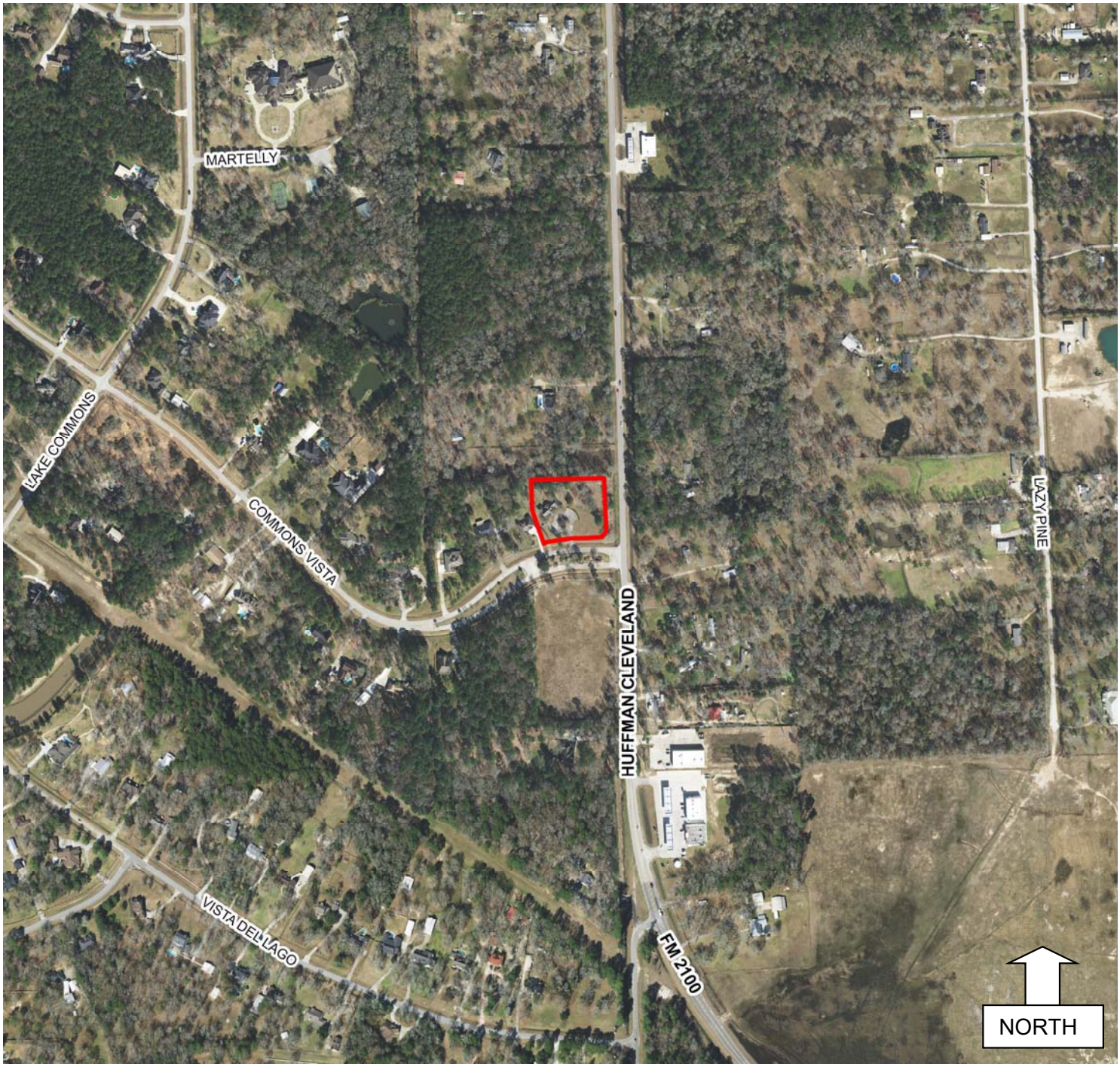
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 69

Planning and Development Department **Meeting Date: 11/13/2025**

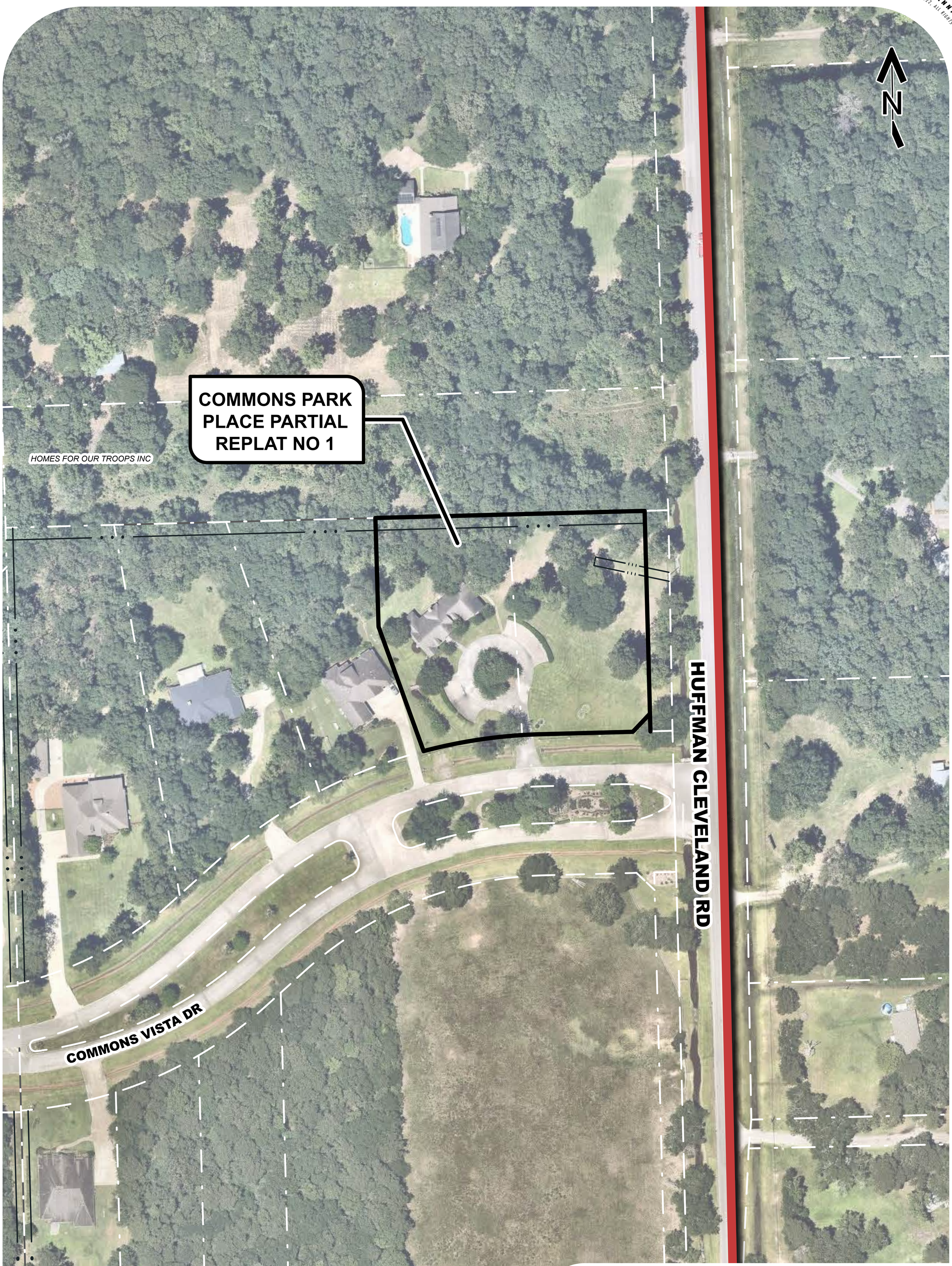
Subdivision Name: Commons Park Place partial replat no 1 (DEF 1)

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Aerial

META PLANNING + DESIGN
©2022, ALL RIGHTS RESERVED



an aerial exhibit for

COMMONS PARK PLACE PARTIAL REPLAT NO 1

±1.7 ACRES OF LAND

prepared for

COMMONS OF LAKE HOUSTON, LTD

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.

© 2022 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 25 50 100

MTA-06233
SEPTEMBER 19, 2025

META PLANNING + DESIGN

F.M. 2100

PROPOSED SIGNAL

TRACT D
1.68 ACRES

RESTAURANT
6,300 S.F.
69 SPACES
(10.9/1000)

VISTA DRIVE

COMMONS

TRACT A
1.91 ACRES

PHARMACY
14,550 S.F.
63 SPACES
(4.2/1000)

COFFEE
700 S.F.

37 SPACES

TRACT B
4.17 ACRES

GROCERY STORE
28,088 S.F.
91 SPACES
(3.25/1000)

TRACT C
1.96 ACRES

DAY CARE /
PRIVATE SCHOOL
15,000 S.F.
34 SPACES
(2.2/1000)

PLAYGROUND
9,000 S.F.

DETENTION
POND

NO CHANGE

SIGNAL

1 CONCEPT SITE PLAN
Scale: 1" = 40'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
RAY DUERER, AIA.
Date: 10/23/2025

CDA Architects
Member American Institute of Architects
20445e State Hwy 249, Suite 200
Houston, Texas 77070
832/678-9233 Fax 832/678-9240

CONCEPT SITE PLAN

COMMONS AT LAKE HOUSTON
HIGHWAY 2100
HUFFMAN, TEXAS

SCALE: AS INDICATED
PROJECT:
DATE: MAY 11, 2020
SHEET NO. SP-07

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1729
Plat Name: Commons Park Place partial replat no 1
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 a plat restriction limiting the use of property specifically to 'residential' use to be amended to permit commercial use of that property.

Chapter 42 Section: 42-193(c)(1)

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

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Commons Park Place Partial Replat No 1 is a ±1.7-acre tract that is comprised of Lots 4 and 5, Block 1, out of the Commons Park Place plat. The tract is located in the City of Houston's ETJ and in Harris County at the intersection of FM 2100 (Huffman-Cleveland Road) and Commons Vista Drive, and the tract has frontage to both streets. These lots are currently restricted to single-family residential use as established by the original plat. The original plat, Commons Park Place, was recorded in October 2013. The original plat restricts all lots to "one (1) residential unit per lot."

However, lots 4 and 5 were used as a model home and guest parking for the subdivision, thus no homeowner will be displaced by amending the plat to allow for commercial use. The site has remained in the hands of the developer and was not sold to a private homeowner. Because the subject site is abutting Huffman-Cleveland Road, a major thoroughfare, the current land use restriction does not align with the conditions of the site. Commons Park Place and the other surrounding residential subdivisions do not have sufficient local shopping or small retail spaces in close vicinity. The corner of two major roadways is not ideal for residential use but is well suited for neighborhood-scale commercial uses. Changing the restriction from residential to commercial would benefit the current residents of Commons Park Place and the surrounding developments.

The City of Houston's Consolidated Transportation Planning Map designates FM 2100 as a major throughfare. As the tract has frontage on a major throughfare, the tract is more compatible with commercial use than single-family residential use.

(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 prior platting history on the site is a pre-existing condition not created or imposed by the applicant. The historic usage patterns in the area and market conditions dictate the highest and best use of the property. The plat restriction should not limit the property owner's ability to know when to respond to market demand, which is outside of the developer's control.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of the ordinance for rules governing partial replats of certain property will be preserved and maintained by the granting of the variance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The amendment of land use to allow for commercial use will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.
The pre-existing plat history and the ordinance requirements for rules governing partial replats of certain property are the justifications for the granting 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

Public Hearing Notice with special request

PHS

September 25, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2025-1729

PLAT NAME：Commons Park Place partial replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Commons Park Place. This proposal includes the replating of all of Lots 4 and 5, Block 1, as recorded at Film Code No. 658275 of the Harris County Map Records. The property is located at 1137 & 1141 Commons Vista Dr; at the northwest intersection of Commons Vista Drive and Huffman Cleveland Road. The purpose of the replat is to create one commercial reserve.

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

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

The applicant, Julia Herzog, with Meta Planning + Design LLC, on behalf of the developer, can be contacted at 281-810-1422 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 30, 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

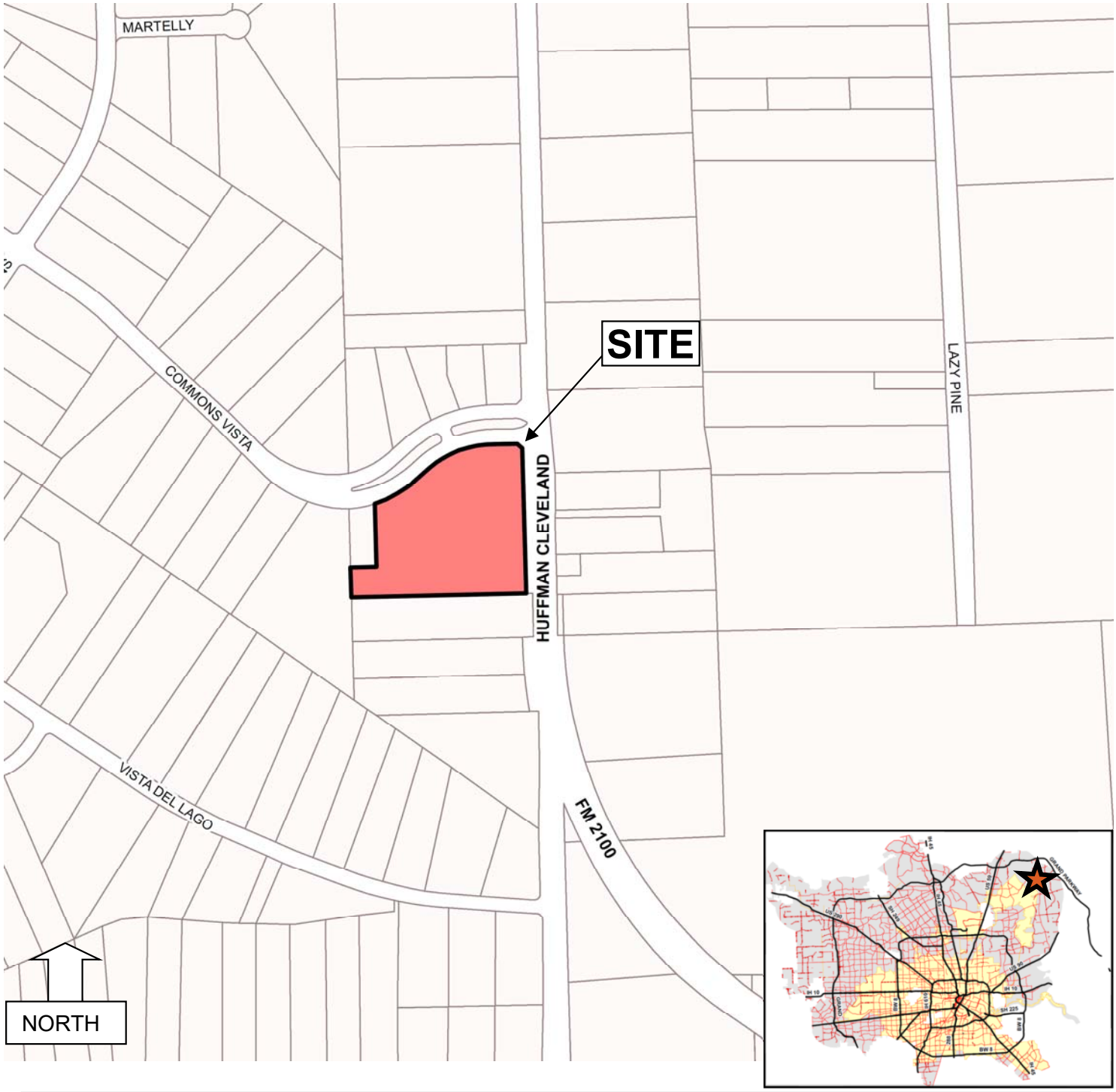
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Commons Park Place partial replat no 2 (DEF 1)

Applicant: Meta Planning + Design LLC



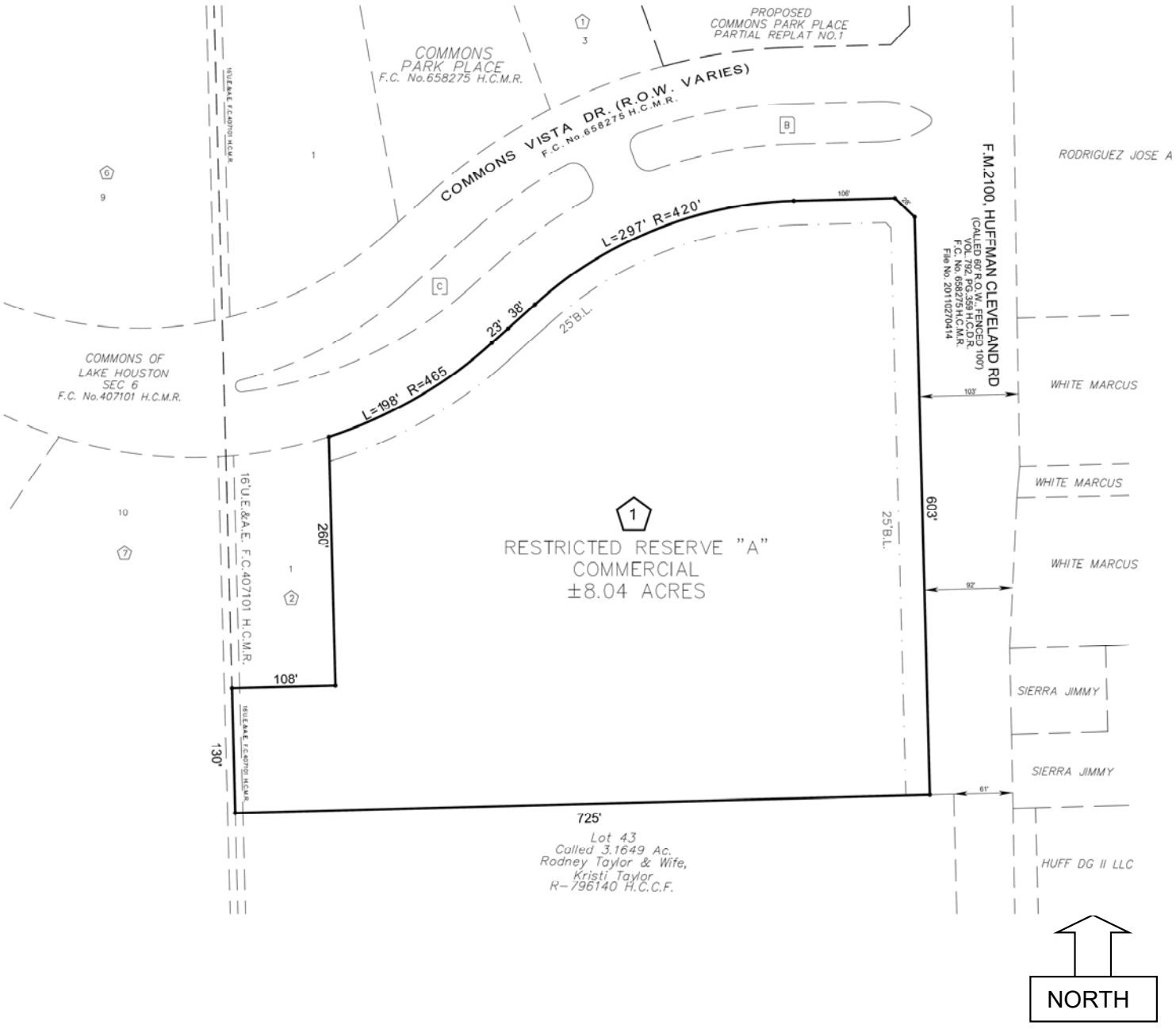
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Commons Park Place partial replat no 2 (DEF 1)

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 70

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Commons Park Place partial replat no 2 (DEF 1)

Applicant: Meta Planning + Design LLC



C – Public Hearings with Variance Aerial

META PLANNING + DESIGN
©2022, ALL RIGHTS RESERVED



an aerial exhibit for

COMMONS PARK PLACE PARTIAL REPLAT NO 2

±8.04 ACRES OF LAND

prepared for

COMMONS OF LAKE HOUSTON, LTD

META PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 25 50 100

MTA-06233
SEPTEMBER 19, 2025

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.

© 2022 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING + DESIGN

F.M. 2100

PROPOSED SIGNAL

TRACT D
1.68 ACRES

RESTAURANT
6,300 S.F.
69 SPACES
(10.9/1000)

VISTA DRIVE

COMMONS

TRACT A
1.91 ACRES

PHARMACY
14,550 S.F.
63 SPACES
(4.2/1000)

COFFEE
700 S.F.

37 SPACES

TRACT B
4.17 ACRES

GROCERY STORE
28,088 S.F.
91 SPACES
(3.25/1000)

TRACT C
1.96 ACRES

DAY CARE /
PRIVATE SCHOOL
15,000 S.F.
34 SPACES
(2.2/1000)

PLAYGROUND
9,000 S.F.

DETENTION
POND

NO CHANGE

SIGNAL

1 CONCEPT SITE PLAN
Scale: 1" = 40'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
RAY DUERER, AIA.
Date: 10/23/2025

CDA Architects
Member American Institute of Architects
20445e State Hwy 249, Suite 200
Houston, Texas 77070
832/678-9233 Fax 832/678-9240

CONCEPT SITE PLAN

COMMONS AT LAKE HOUSTON
HIGHWAY 2100
HUFFMAN, TEXAS

SCALE: AS INDICATED
PROJECT:
DATE: MAY 11, 2020
SHEET NO. SP-07

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1733
Plat Name: Commons Park Place partial replat no 2
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 a plat restriction limiting the use of property specifically to 'residential' use to be amended to permit commercial use of that property.

Chapter 42 Section: 42-193(c)(1)

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

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Commons Park Place Partial Replat No 2 is a 8.04-acre tract of land containing all of lots 2 and 3 and reserve A, Block 2 out of the Commons Park Place plat. The tract is located in the City of Houston's ETJ and Harris County near the intersection of Commons Vista Drive and FM 2100 (Huffman-Cleveland Road). These lots are currently restricted to single-family residential use as established by the original plat. The original plat, Commons Park Place, was recorded in October 2013. The original plat restricts all lots to "one (1) residential unit per lot."

Lot 2 and 3 of Block 2 are currently vacant residential lots, while Reserve A is currently restricted to commercial. Commons Park Place and the other surrounding residential subdivisions do not have sufficient neighborhood commercial opportunities in close vicinity. The two residential lots have not been able to develop for single-family use, likely due to the close proximity of the intersection with FM 2100. Changing the restriction from residential to commercial and expanding the already existing commercial reserve would benefit the current residents of Commons Park Place and the surrounding developments.

The tract is a short distance from FM 2100. The City of Houston's Consolidated Transportation Planning Map designates FM 2100 as a major throughfare. As the tract is near a major throughfare and contains an existing commercial reserve, the

entire tract is more compatible with commercial use than single-family residential use. The two residential lots in the subject property have no previous homeowners or structures. The property owner is replatting to provide a more appropriate use for the area.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The prior platting history on the site is a pre-existing condition not created or imposed by the applicant. The historic usage patterns in the area and market conditions dictate the highest and best use of the property. The plat restriction should not limit the property owner's ability to know when to respond to market demand, which is outside of the developer's control.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of the ordinance for rules governing partial replats of certain property will be preserved and maintained by the granting of the variance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The amendment of land use to allow for commercial use will not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.
The pre-existing plat history and the ordinance requirements for rules governing partial replats of certain property are the justifications for the granting 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

Public Hearing Notice with special request

PHS

September 25, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2025-1733

PLAT NAME: Commons Park Place partial replat no 2

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Commons Park Place. This proposal includes the replating of all of Lots 2 and 3, and all of Reserve "A" (restricted to commercial use), in Block 2, as recorded at Film Code No. 658275 of the Harris County Map Records. The property is located at 1126 & 1130 Commons Vista Dr; at the southwest intersection of Commons Vista Dr and Huffman Cleveland Rd. The purpose of the replat is to create one commercial reserve.

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

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

The applicant, Julia Herzog, with Meta Planning + Design LLC, on behalf of the developer, can be contacted at 281-810-1422 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 30, 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

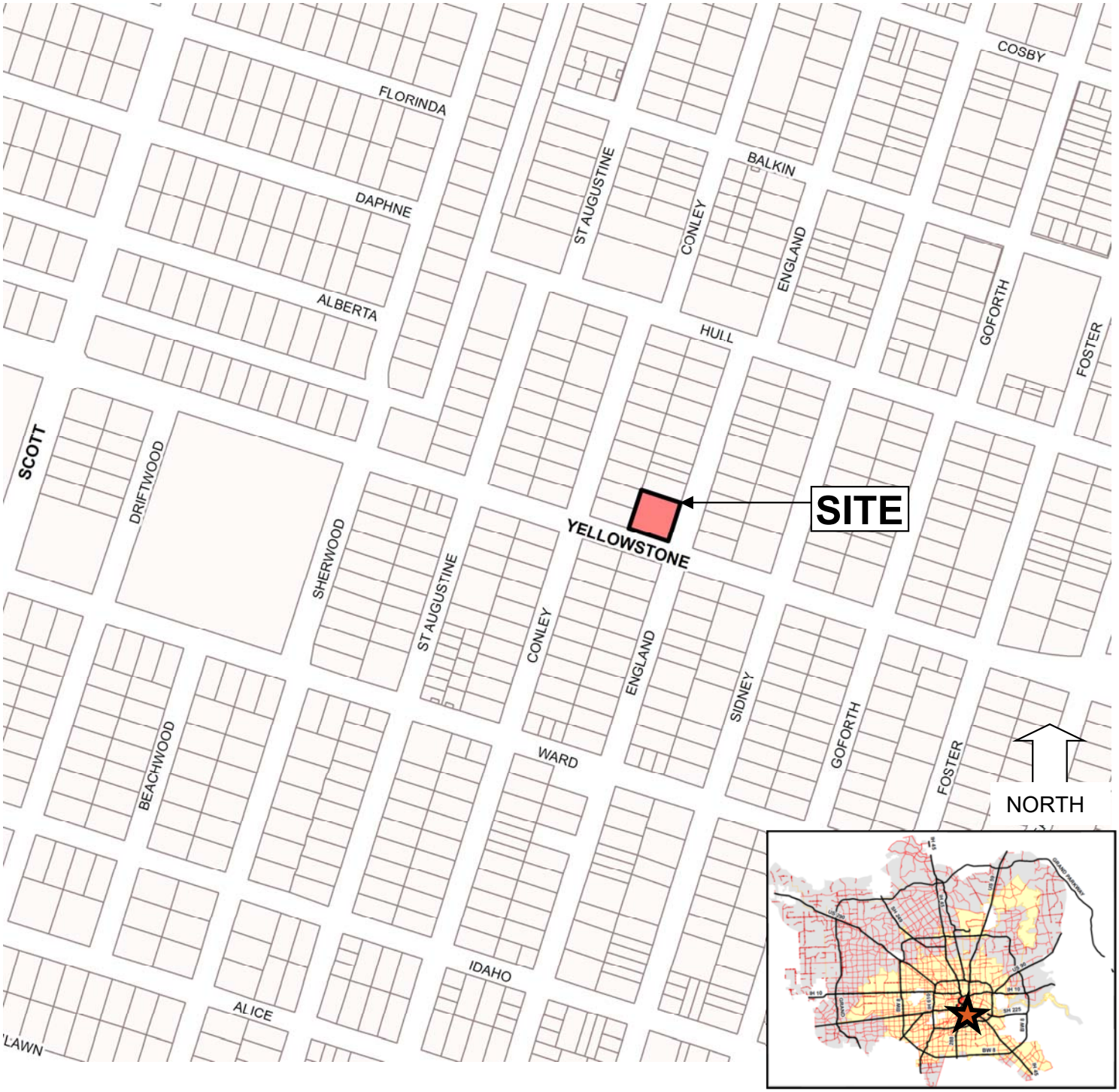
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: England Courts

Applicant: Adeo Homes LLC



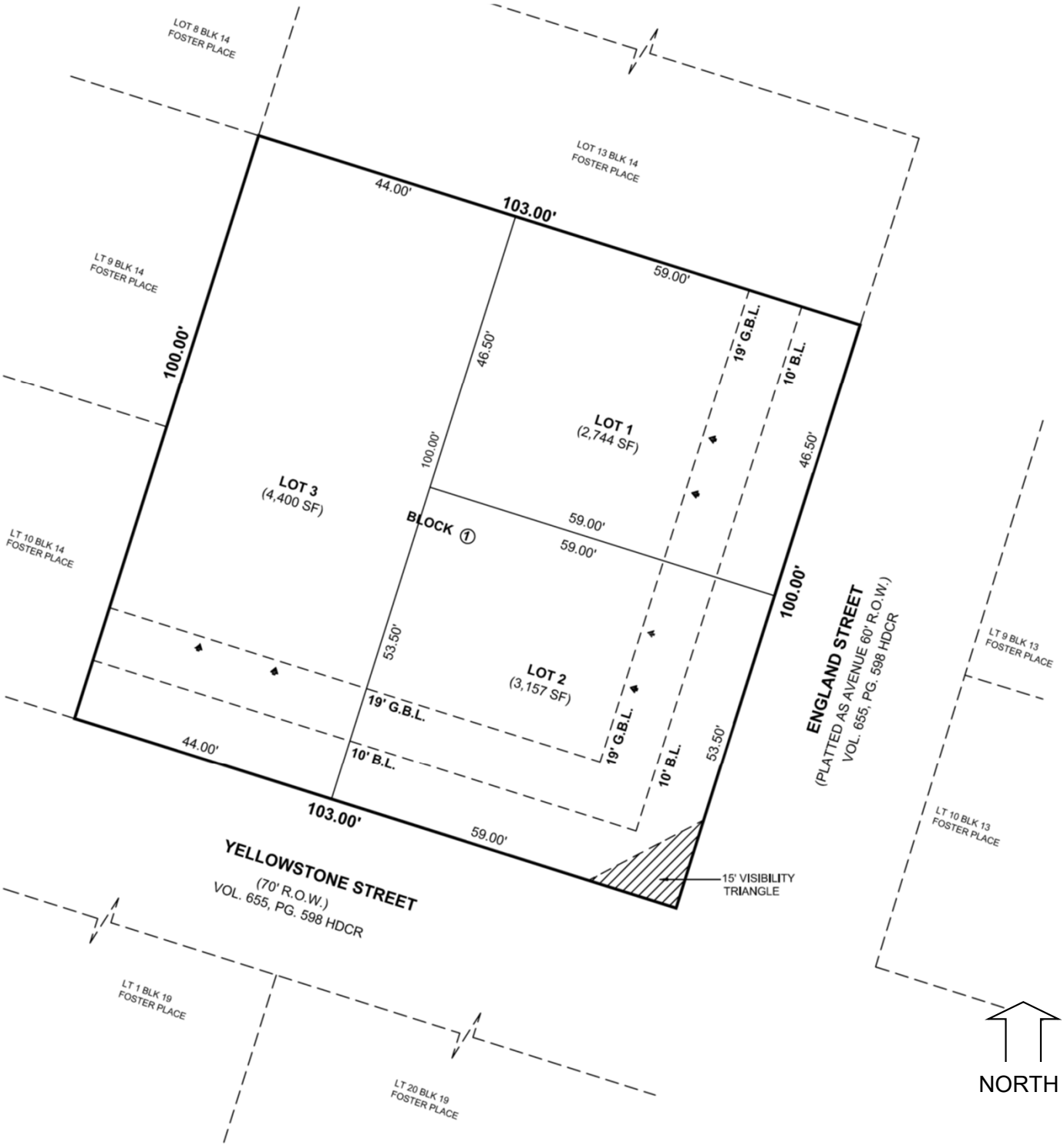
C – Public Hearings Site Location

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: England Courts

Applicant: Adeo Homes LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 71

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: England Courts

Applicant: Adeo Homes 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

October 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1659

PLAT NAME：England Courts

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Foster Place being Lots 11 and 12, Block 14, as recorded in Volume 655, Page 598 of the Harris County Deed Records. The property is located at the northwest intersection of Yellowstone Street and England Street. The purpose of the replat is to create three 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,Raphael Ogbongbemiga, with Adeo Homes LLC, on behalf of the developer, can be contacted at 832-970-8181 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, November 13, 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

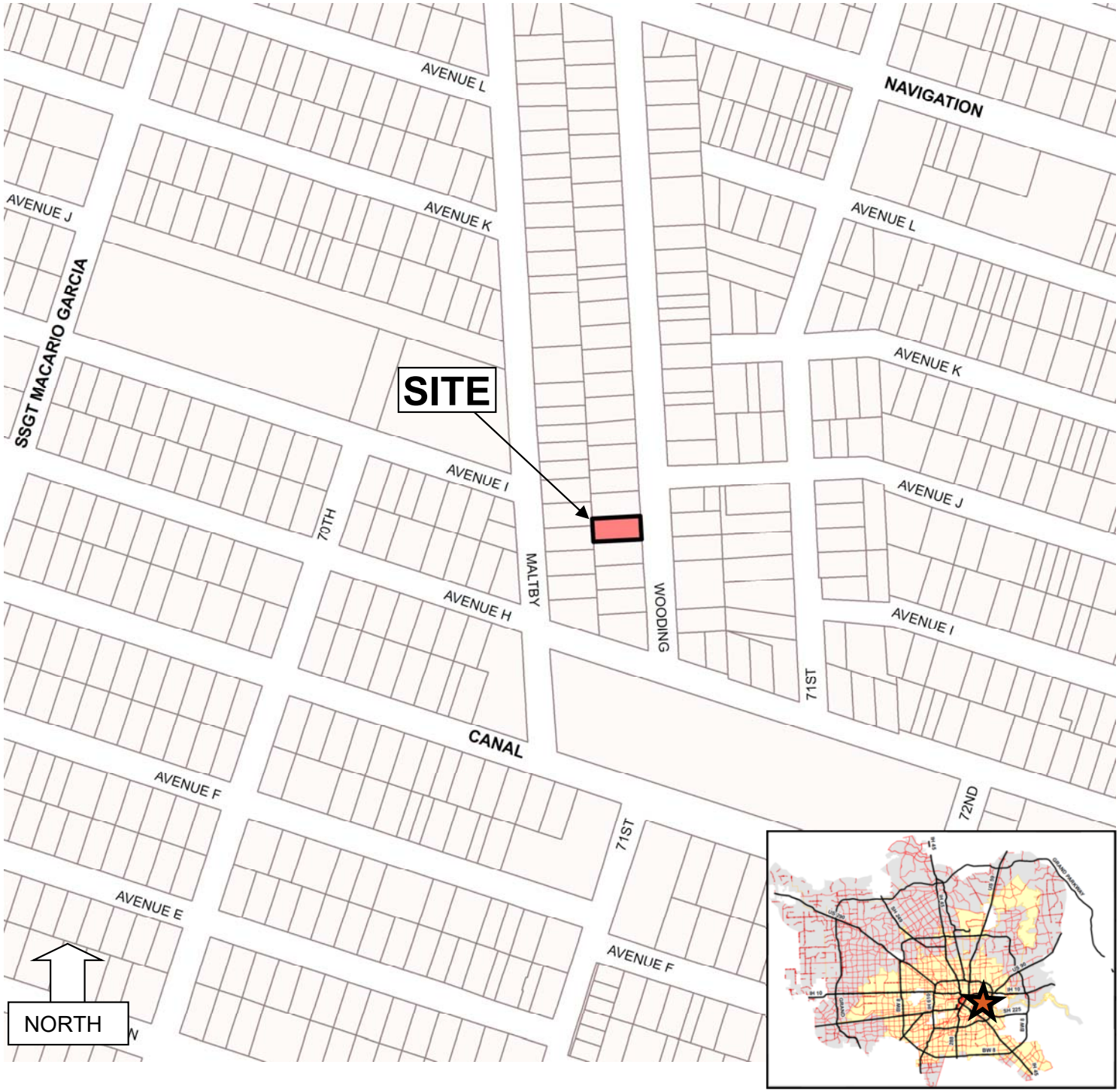
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Estates at Wooding Street

Applicant: PLS CONSTRUCTION LAYOUT, INC



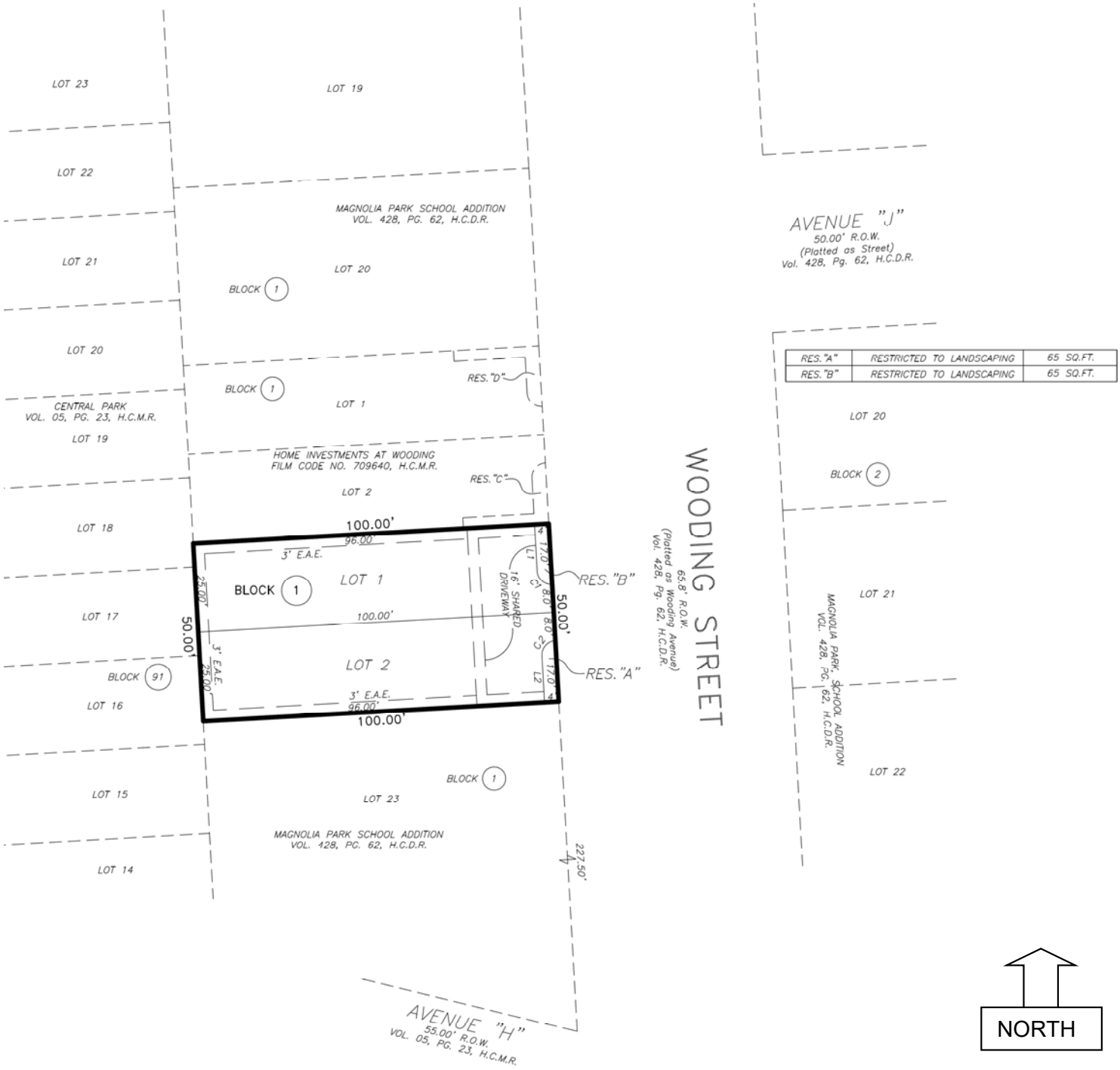
C – Public Hearings Site Location

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Estates at Wooding Street

Applicant: PLS CONSTRUCTION LAYOUT, INC



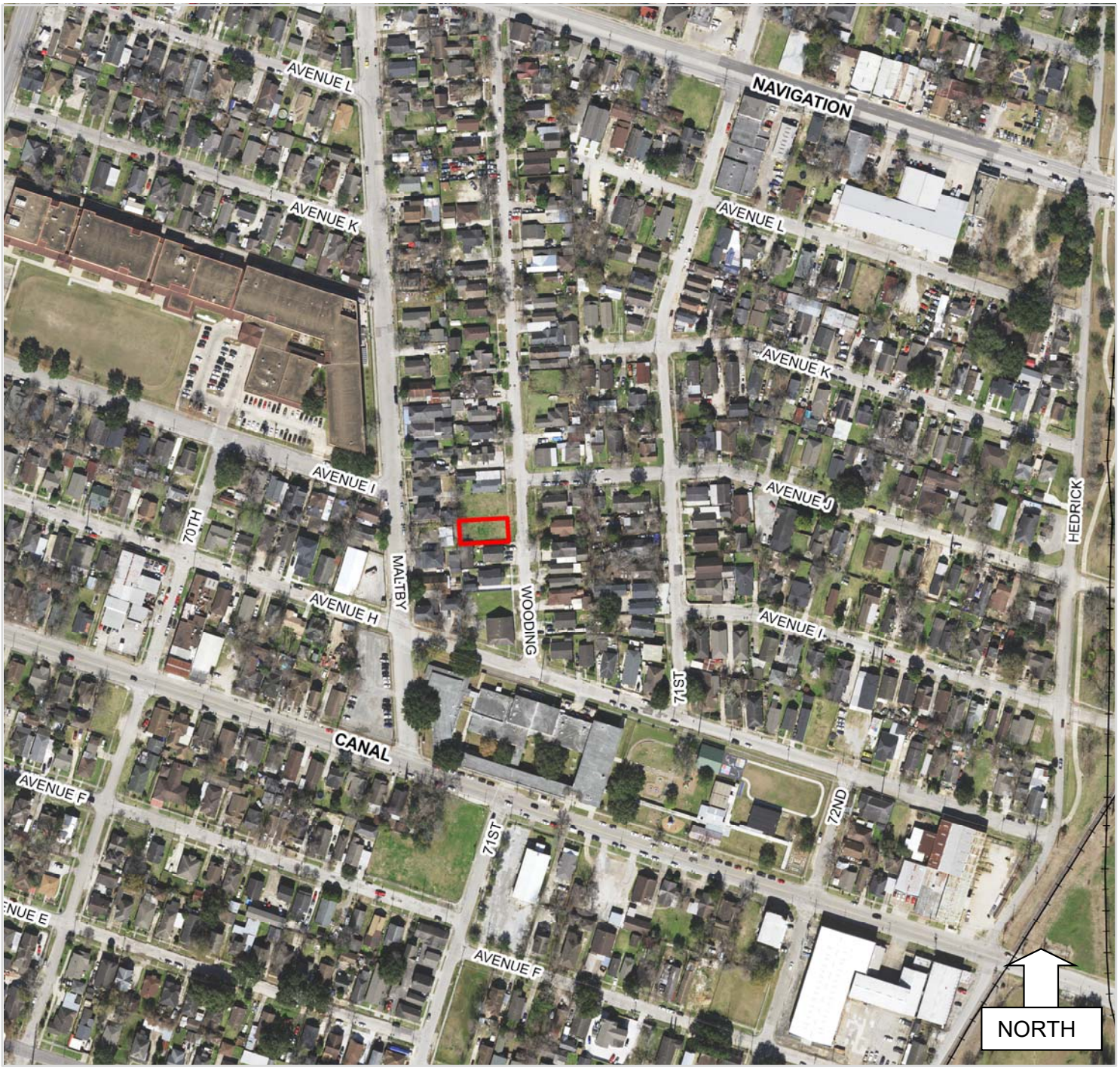
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 72

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Estates at Wooding Street

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 21, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1822

PLAT NAME：Estates at Wooding Street

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Home Investments at Wooding being all of Lots 3 and 4 and Reserves A and B, Block 1, as recorded at Film Code No. 709640 of the Harris County Map Records. The property is located at 905 Wooding Street; west along Wooding St, north of Avenue H and south of Navigation Blvd. The purpose of the replat is to create two single-family residential lots and two reserves and to revise 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,URIEL FIGUEROA, with PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, can be contacted at 713-480-4075 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 13, 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: 73

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Ferndale Landing

Applicant: Total Surveyors, Inc



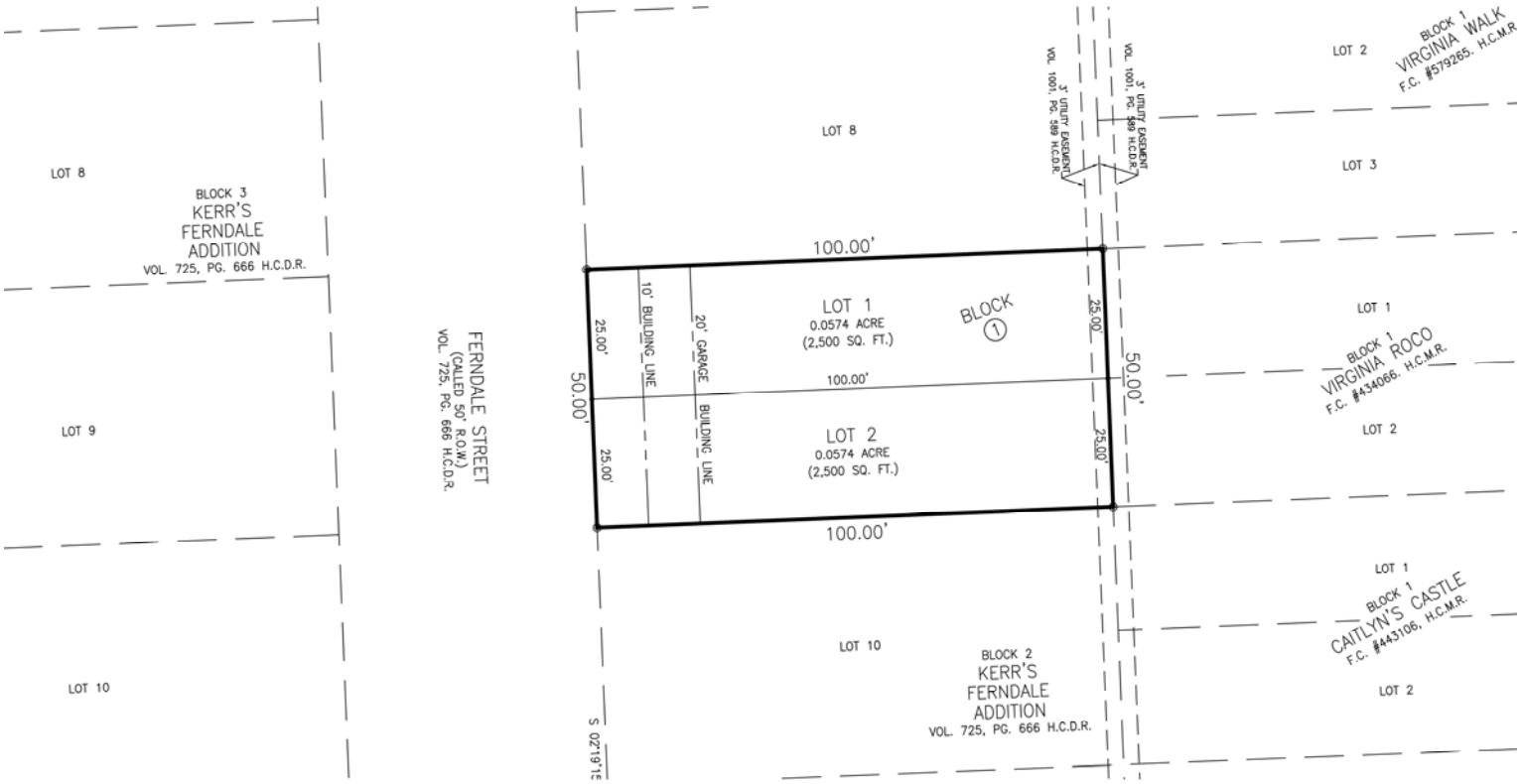
C – Public Hearings with Variance **Site Location**

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Ferndale Landing

Applicant: Total Surveyors, Inc



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 73

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Ferndale Landing

Applicant: Total Surveyors, Inc



C – Public Hearings with Variance **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-1821
Plat Name: Ferndale Landing
Applicant: Kevin Kolb
Date Submitted: 10/6/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To not require the dedication of 5' of street right-of-way along the east side of Ferndale Place

Chapter 42 Section: Sec. 42-122. - Right-of-way widths.

Chapter 42 Reference:
The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:

Local streets (1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190; or
(2) 60 feet if adjacent to any other development

Statement of Facts:
The site is located within the City of Houston, along the east side of Ferndale Place, between Kipling Street and West Alabama Street. Ferndale Street is designated as a local street. This lot is located in the Kerr's Ferndale Addition, a subdivision that was created in March of 1930, being a standard lot that is 50' wide x 100' deep. This property is located 2 blocks to the west of the street width exception area.

The owner is proposing to create 2 single family lots, each consisting of 2,500 sq. ft., that will take vehicular access from Ferndale Place. This proposal is consistent with the current single-family residences along Ferndale Place. Ferndale Place currently is developed with a 28.0' wide asphalt street with concrete curb and gutter, centered in the right-of-way. The current street section is sufficient width and widening is not required.

All of the properties along both sides of Ferndale were originally restricted and developed as single family lots with single family homes. Over the years, the restrictions have expired, which has allowed 5 of the 26 properties along Ferndale between Kipling and West Alabama, to convert the existing single-family homes into commercial properties. In all five instances the original single-family homes were converted into commercial properties. At any time, these properties could be converted back into single family residences. With the exception of the commercial properties located along West Alabama, a major thoroughfare, the commercial properties, still look like a single family residence and you do not know that the

properties are considered commercial properties unless you look at the tax records.

There have been multiple properties replatted along Ferndale Place, between West Alabama Street and Westheimer Road, and none of the properties have dedicated any right-of-way. On the corner of Ferndale Place and Westheimer Road, an Unrestricted Reserve was created and a variance to not dedicate 5’ of right-of-way along Ferndale was granted by the Planning Commission. There has also been two single family replats done on the west side Ferndale, south of Kipling St, creating a total of 7 lots. There was no right-of-way dedicated with these replats. There are also multiple properties built on the right-of-way of Ferndale, which would restrict any widening of the right-of-way. The amount of redevelopment that has occurred along Ferndale, on both sides of the street, would prevent the Ferndale Place right-of-way to ever achieve the goal of a 60’ wide right-of-way.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1821
Plat Name: Ferndale Landing
Applicant: Kevin Kolb
Date Submitted: 10/6/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not require the dedication of 5' of street right-of-way along the east side of Ferndale Place.

Chapter 42 Section: Sec. 42-122. - Right-of-way widths.

Chapter 42 Reference:
Sec. 42-122. - Right-of-way widths.
The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:

Local streets (1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190; or
(2) 60 feet if adjacent to any other development

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The site is located within the City of Houston, along the east side of Ferndale Place, between Kipling Street and West Alabama Street. Ferndale Street is designated as a local street. This lot is located in the Kerr's Ferndale Addition, a subdivision that was created in March of 1930, being a standard lot that is 50' wide x 100' deep. This property is located 2 blocks to the west of the street width exception area.

The owner is proposing to create 2 single family lots, each consisting of 2,500 sq. ft., that will take vehicular access from Ferndale Place. This proposal is consistent with the current single-family residences along Ferndale Place. Ferndale Place currently is developed with a 28.0' wide asphalt street with concrete curb and gutter, centered in the right-of-way. The current street section is sufficient width and widening is not required.

All of the properties along both sides of Ferndale were originally restricted and developed as single family lots with single family homes. Over the years, the restrictions have expired, which has allowed 5 of the 26 properties along Ferndale between Kipling and West Alabama, to convert the existing single-family homes into commercial properties. In all five instances the original single-family homes were

converted into commercial properties. At any time, these properties could be converted back into single family residences. With the exception of the commercial properties located along West Alabama, a major thoroughfare, the commercial properties, still look like a single family residence and you do not know that the properties are considered commercial properties unless you look at the tax records.

There have been multiple properties replatted along Ferndale Place, between West Alabama Street and Westheimer Road, and none of the properties have dedicated any right-of-way. On the corner of Ferndale Place and Westheimer Road, an Unrestricted Reserve was created and a variance to not dedicate 5' of right-of-way along Ferndale was granted by the Planning Commission. There has also been two single family replats done on the west side Ferndale, south of Kipling St, creating a total of 7 lots. There was no right-of-way dedicated with these replats. There are also multiple properties built on the right-of-way of Ferndale, which would restrict any widening of the right-of-way. The amount of redevelopment that has occurred along Ferndale, on both sides of the street, would prevent the Ferndale Place right-of-way to ever achieve the goal of a 60' wide right-of-way.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The properties along the Ferndale Place right-of-way have redeveloped over time, into primarily single family residences, with a few having the original single family residence being converted into a commercial property. At the time that these lots were redeveloped or replatted the City did not require the dedication of right-of-way. We feel that requiring the dedication of right-of-way creates undue hardship to be imposed on the developer.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of Chapter 42 will be preserved and maintained by the continued development of the property, as well as improvements to pedestrian realm. The new residences will be built approximately 20' back from the right-of-way, which will allow the pedestrian realm to be constructed with adequate space.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare. The proposed development is consistent with the existing pattern of development for the neighborhood, as there are many single family and commercial developments that have been constructed without the dedication of any right-of-way.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for the variance. This variance is justified by the fact that this lot would be the only property located along the Ferndale

Place right-of-way, requiring the dedication of right-of-way. All of the properties have been allowed to be redeveloped without the requirement of dedication.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with special request

PHS

October 17, 2025

NOTICE OF PUBLIC HEARING WITH RECONSIDEARATION OF REQUIREMENT

REFERENCE NUMBER：2025-1821

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. This proposal includes the replating 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 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.

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

The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of the developer, can be contacted at 281-479-8719 fo additional information regarding this project. You may also contact the review planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 13, 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

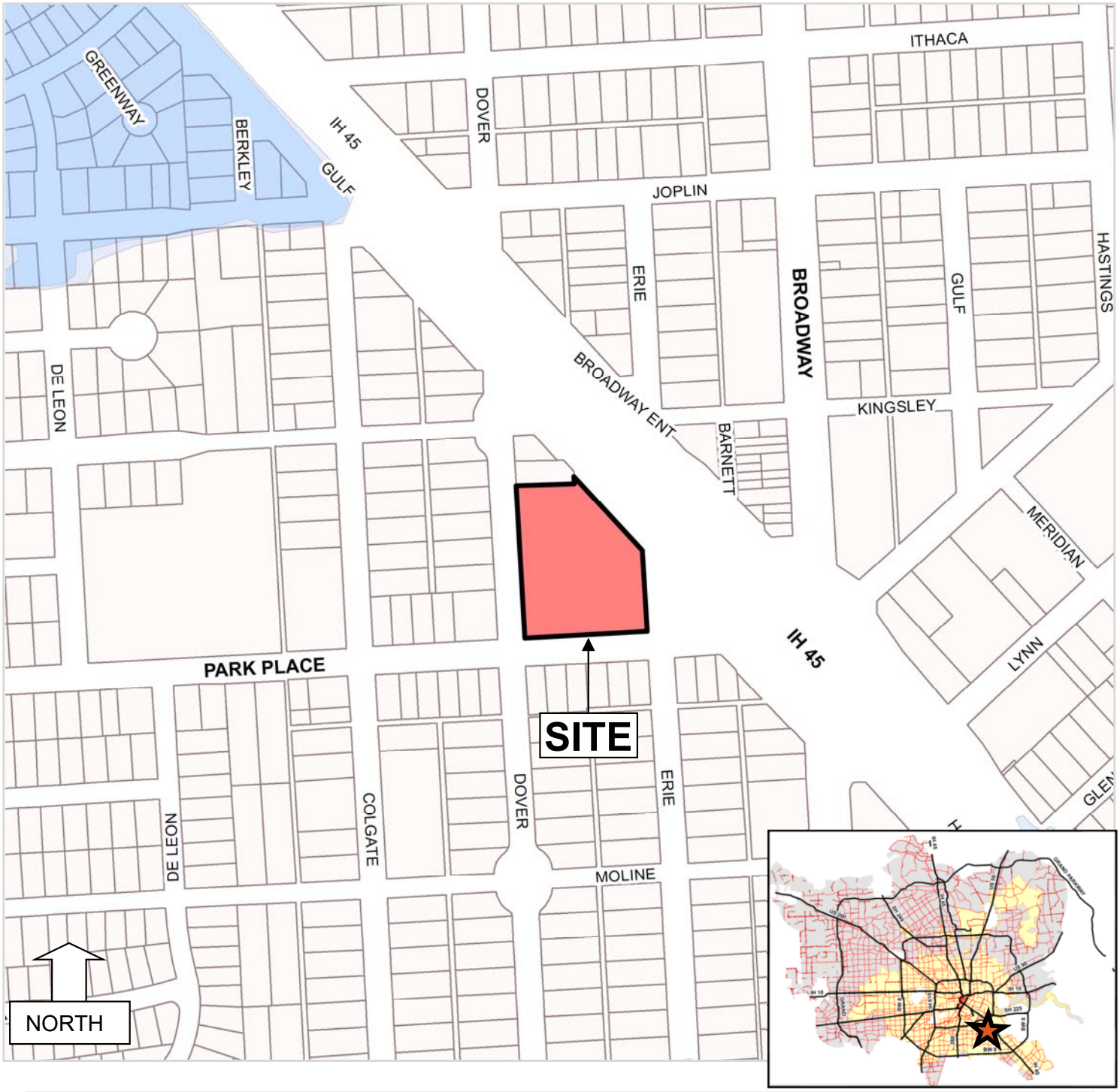
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Freepark Plaza (DEF 4)

Applicant: Texas Land Maps



C – Public Hearings

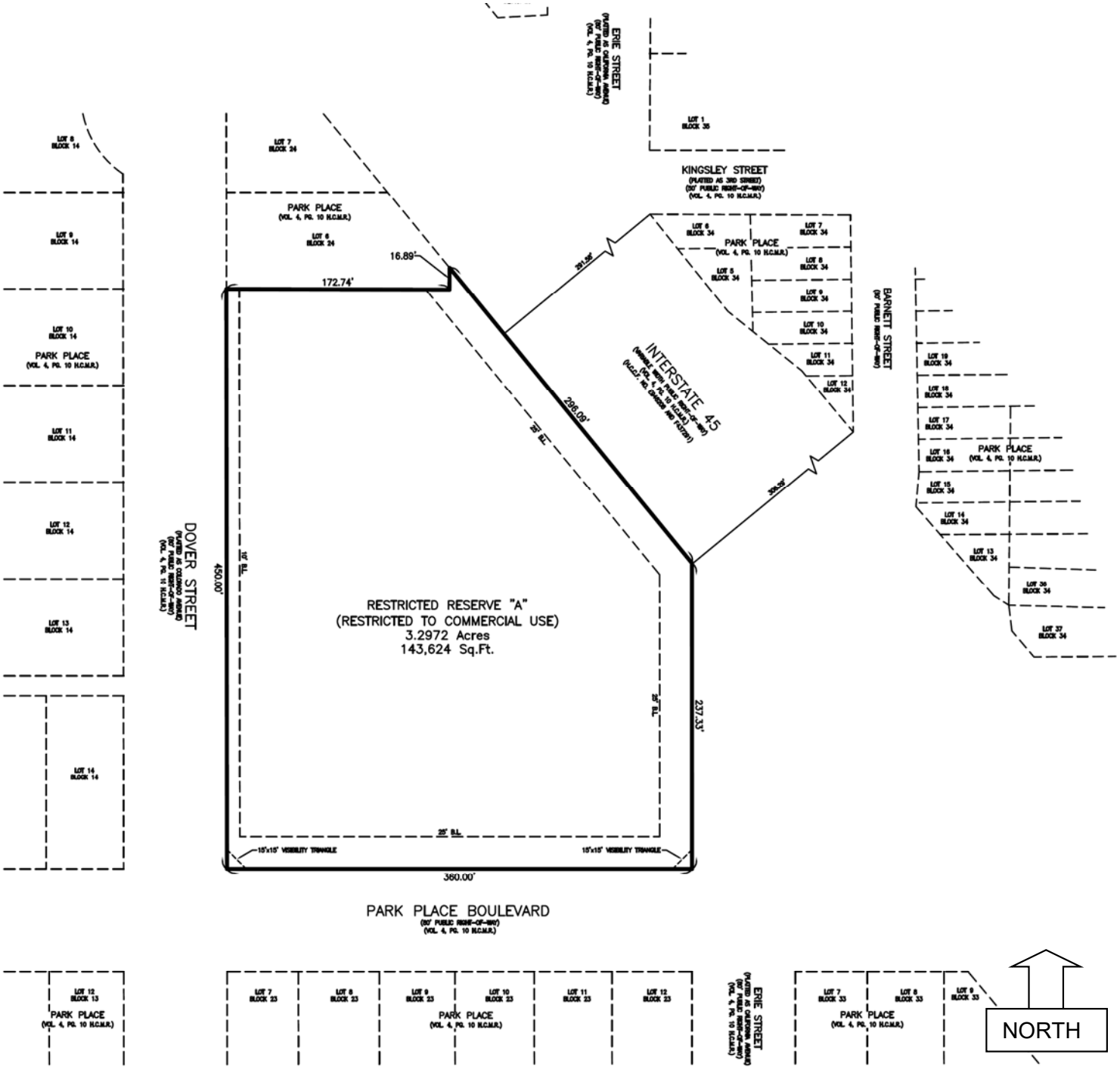
Site Location

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Freepark Plaza (DEF 4)

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 74

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Freepark Plaza (DEF 4)

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
F. 832.393.6661
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.

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

The applicant,Matthew Sigmon, with Texas Land Maps, on behalf of the developer, can be contacted at 713-298-9987 for additional information regarding this project. You may also contact the review planner Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call (832) 363-6625.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 18, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

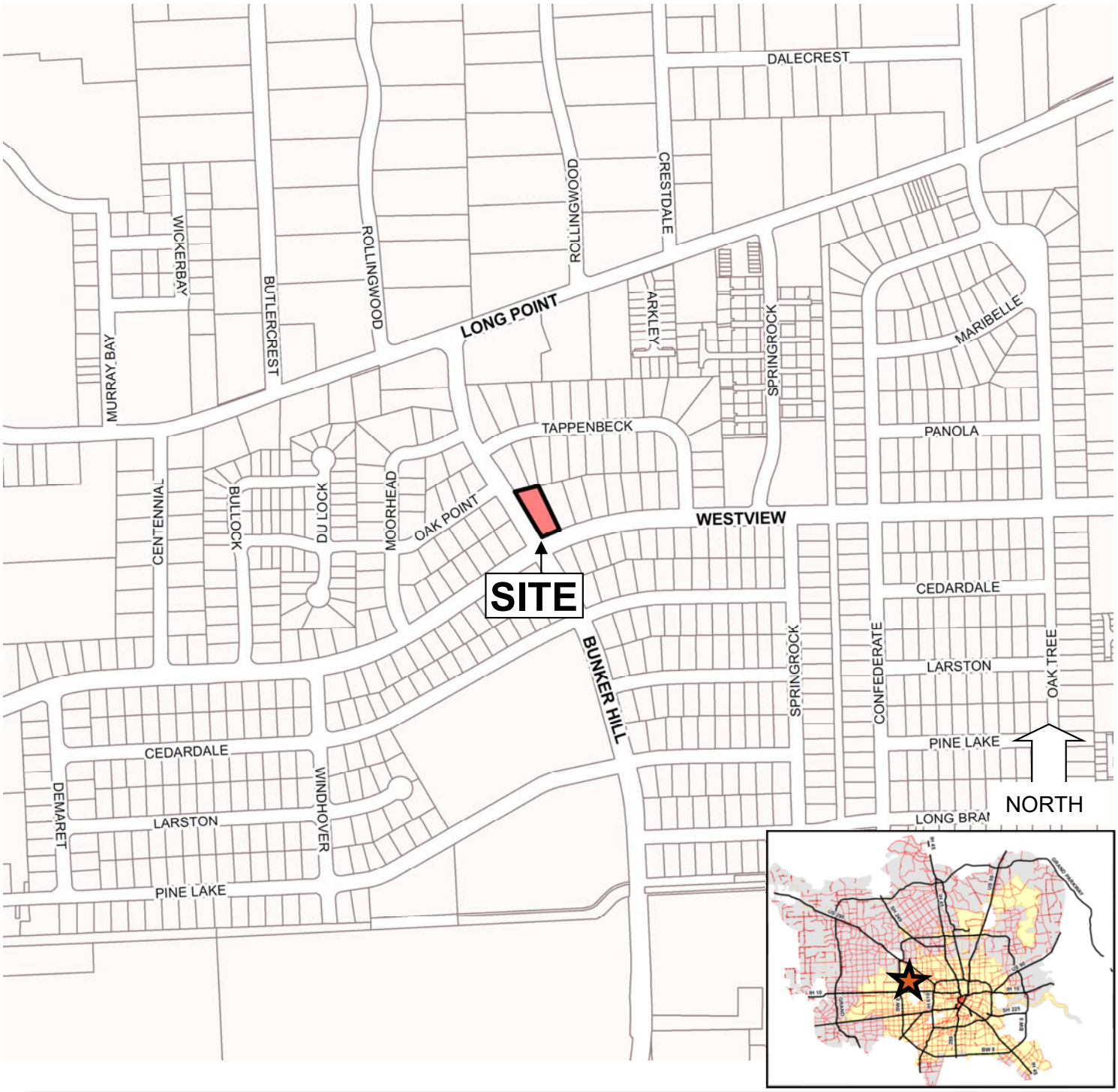
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Lezac Villas (DEF 1)

Applicant: Overland Surveyors Consortium, Inc



C – Public Hearings Site Location

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Lezac Villas (DEF 1)

Applicant: Overland Surveyors Consortium, Inc



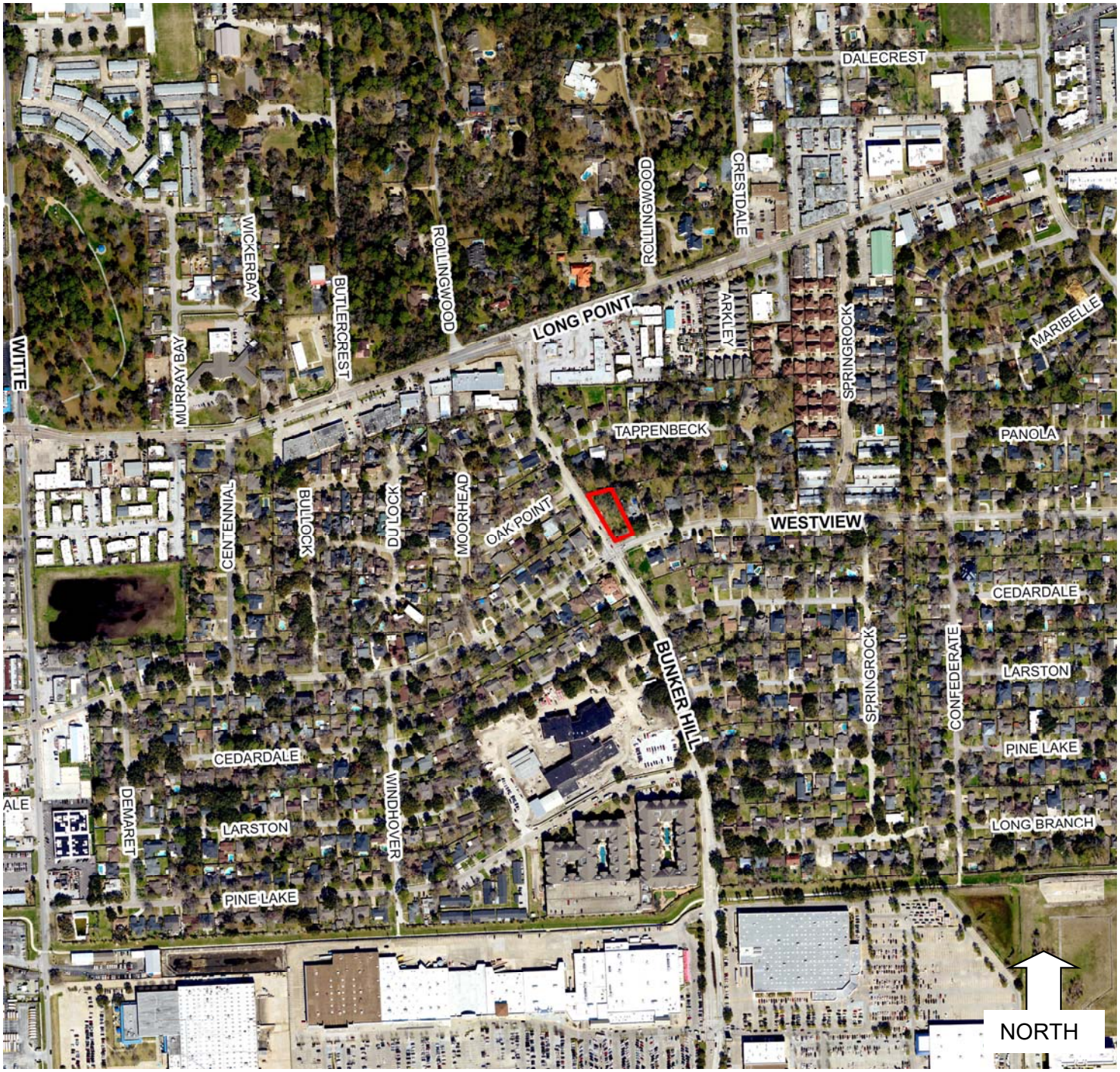
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 75

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Lezac Villas (DEF 1)

Applicant: Overland Surveyors Consortium, 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

October 6, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1694

PLAT NAME：Lezac Villas

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Long Point Woods Sec 3 being Lot 18, Block 15, as recorded in Volume 42, Page 9of the Harris County Map Records. The property is located at 9756 Westview Drive; at the intersection of Bunker Hill Road and Westview Drive. The purpose of the replat is to create two (2) single-family residential lots.

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

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,Luther Daly, with Overland (Surveyors) Consortium, Inc, on behalf of the developer, can be contacted at 281-940-8869 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 30, 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

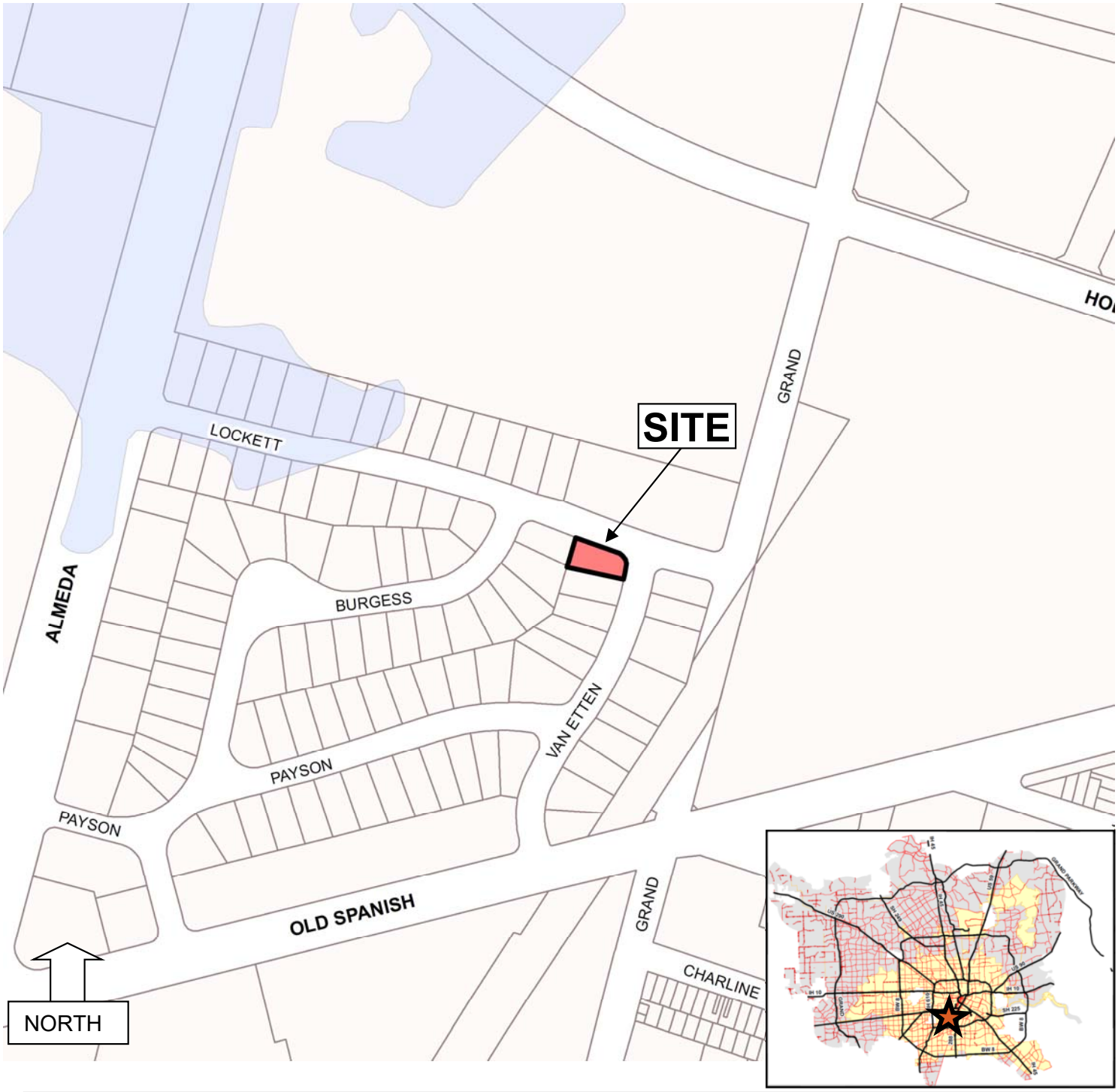
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Lockett Manor

Applicant: CE Engineers & Development Consultants, INC



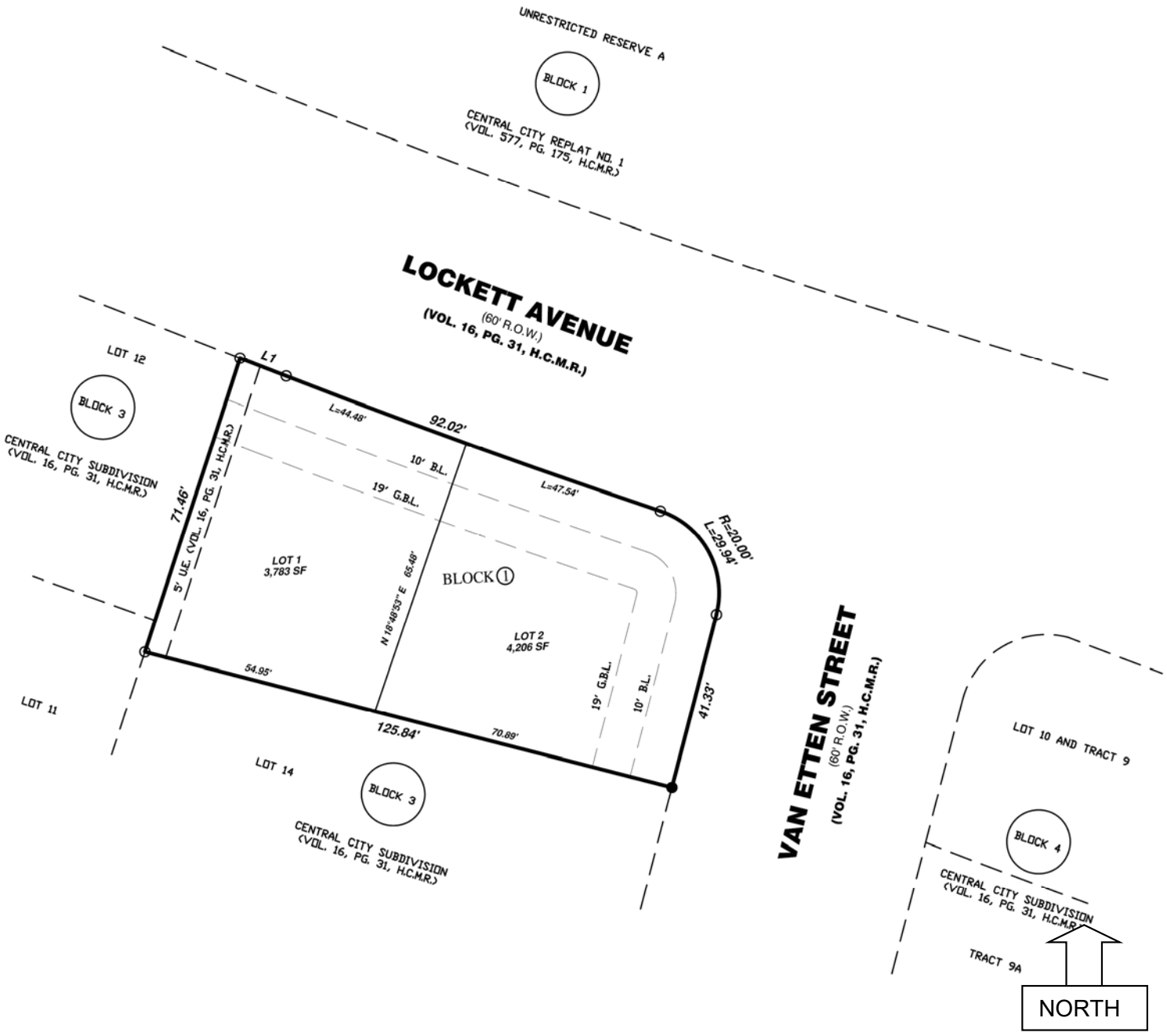
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Lockett Manor

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 76

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Lockett Manor

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1853

PLAT NAME：Lockett Manor

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Central City Subdivision being Lot 13, Block 3, as recorded in Vol. 16, Pg. 31 of the Harris County Map Records. The property is located at at the southwest intersection of Lockett Street and Van Etten 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,Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project. You may also contact the review planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 13, 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

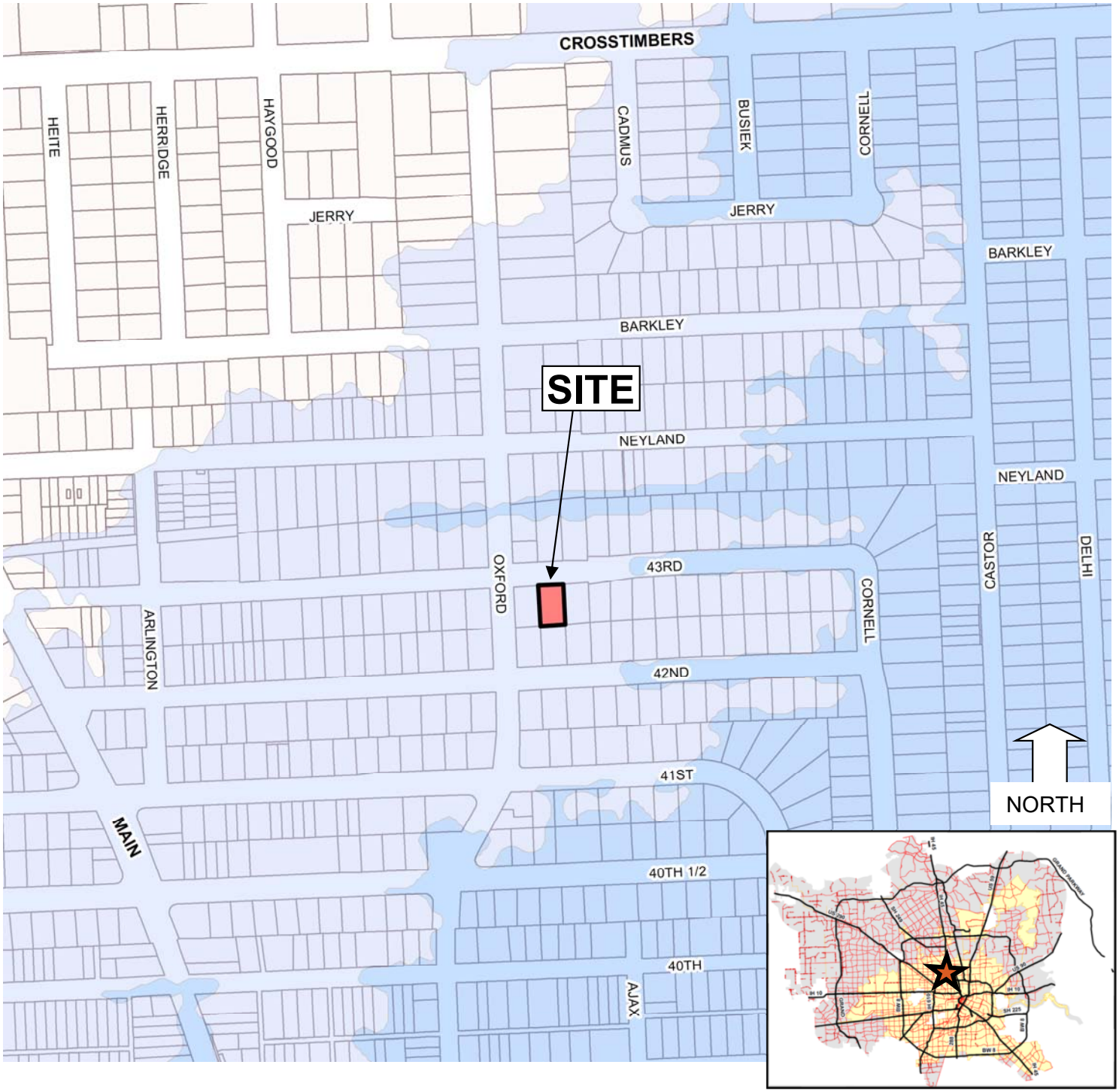
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Marino Place replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings

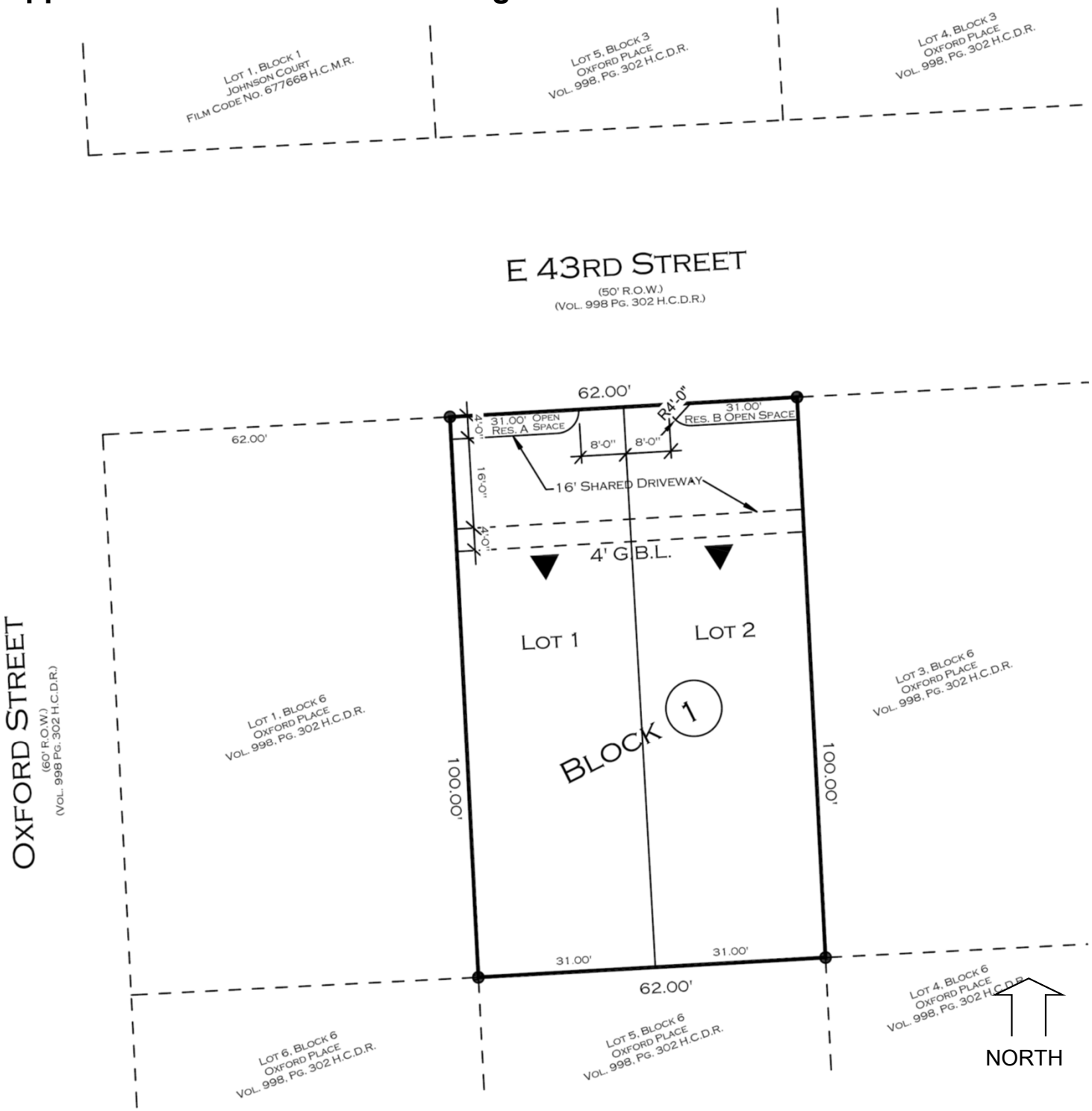
Site Location

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Marino Place replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Marino Place replat no 1

Applicant: Richard Grothues Designs



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

October 22, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1751

PLAT NAME：Marino Place replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Marino Place being Lots 1 and 2, in Block 1, as recorded in Film Code No. 693040 of the Harris County Map Records. The property is located at 606 and 608 E 43rd Street; south along E 43rd St, east of Oxford St and west of Cornell St. The purpose of the replat is to create two single-family residential lots, two open space reserves, and to revise 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,Richard Grothues, with Richard Grothues Designs, on behalf of the developer, can be contacted at 713-449-9191 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, November 13, 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

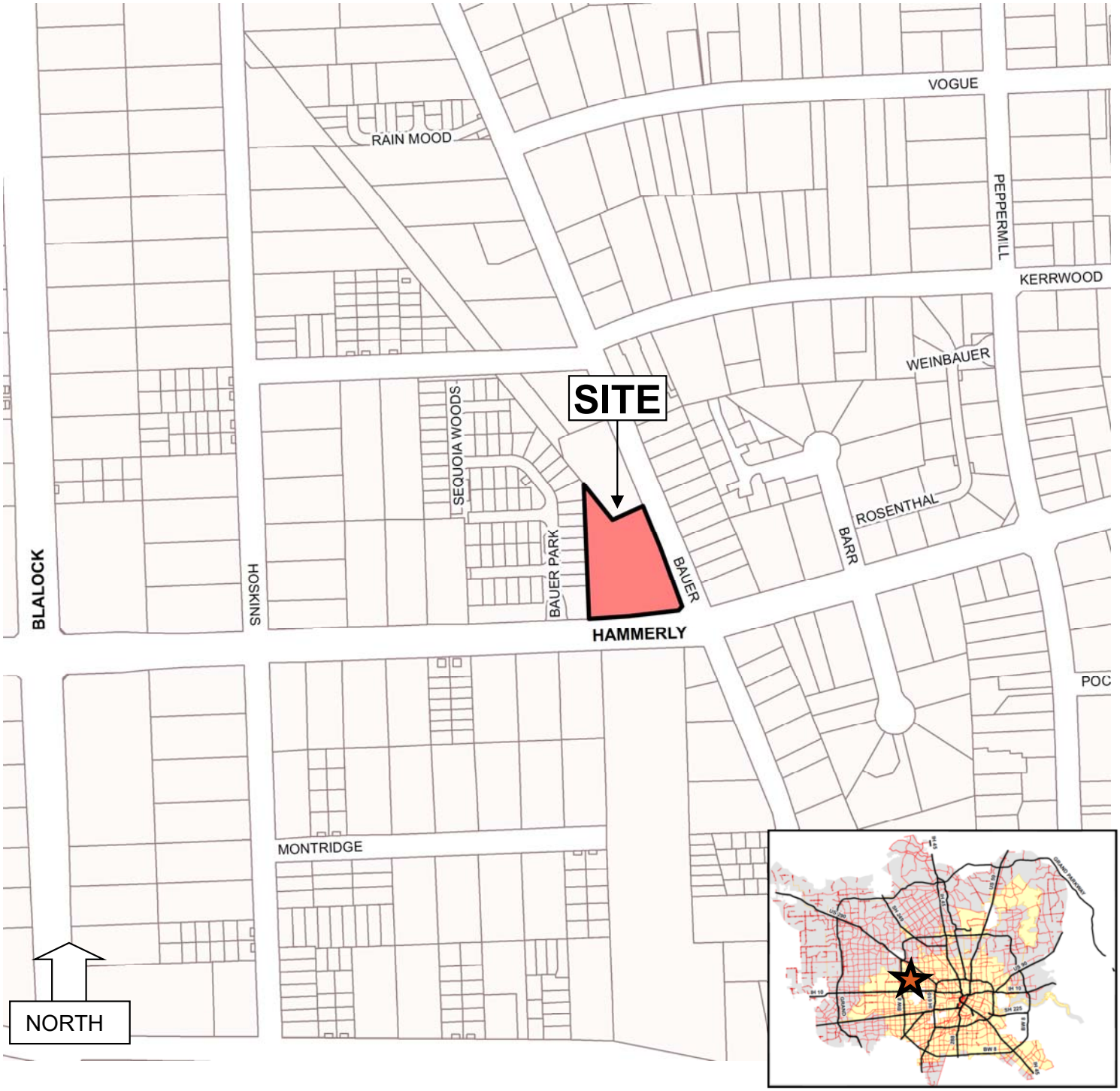
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Neuen Manor partial replat no 31 (DEF 1)

Applicant: Patrick Planning Services, LLC



C – Public Hearings

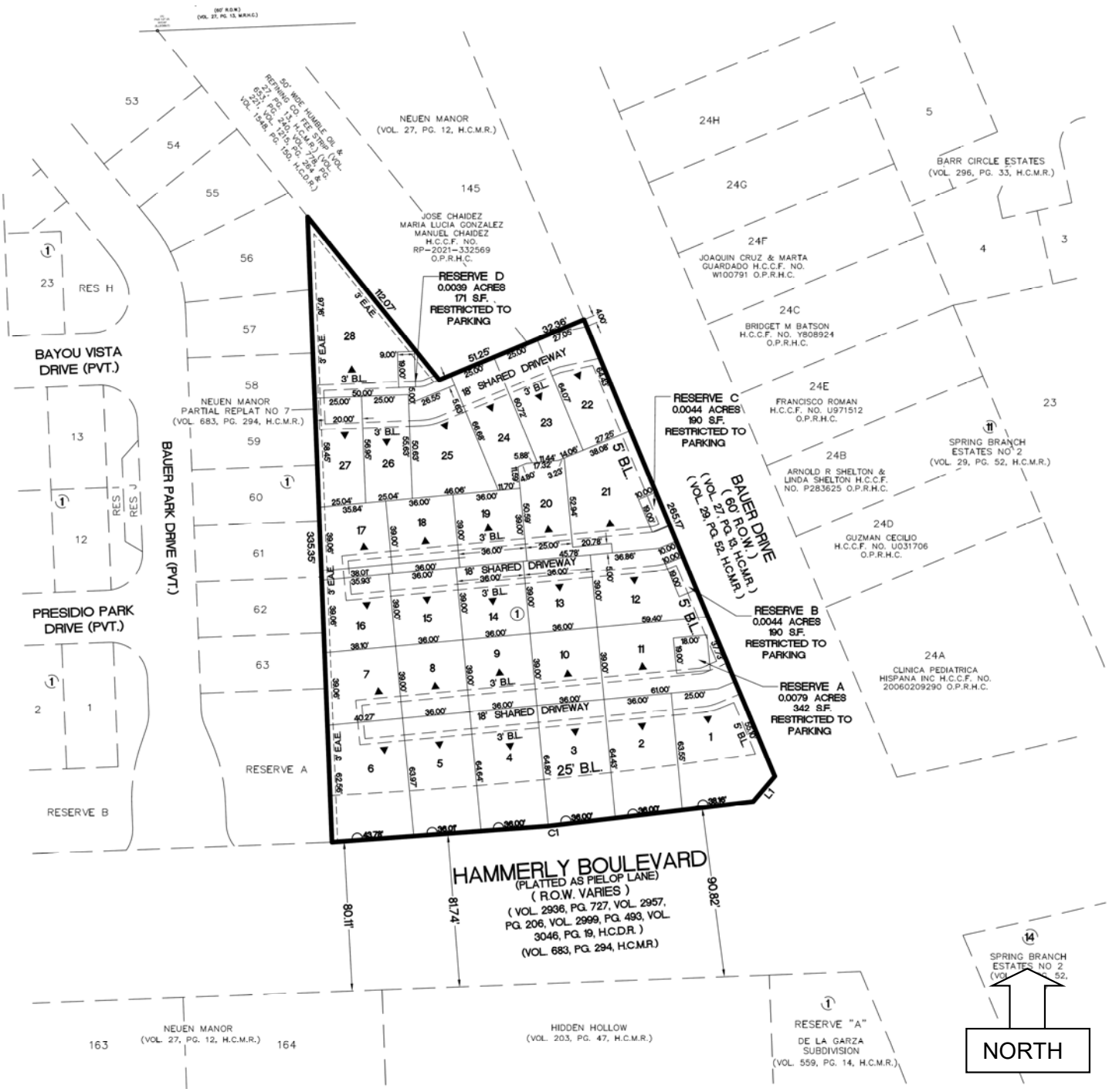
Site Location

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Neuen Manor partial replat no 31 (DEF 1)

Applicant: Patrick Planning Services, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Neuen Manor partial replat no 31 (DEF 1)

Applicant: Patrick Planning Services, 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 29, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1657

PLAT NAME：Neuen Manor partial replat no 31

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Neuen Manor being part of Lots 145, 155, 156, and being part of Humble Oil Co. Refining Fee Strip, Vol. 27, Pg. 12, H.C.M.R. The property is located at 9300 and 9302 Hammerly Boulevard at the northwest intersection of Bauer Drive and Hammerly Boulevard. The purpose of the replat is To create 28 lots and 4 reserves.

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

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

The applicant,Jake Patrick, with Patrick Planning Services, LLC, on behalf of the developer, can be contacted at 832 428-6021 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 30, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

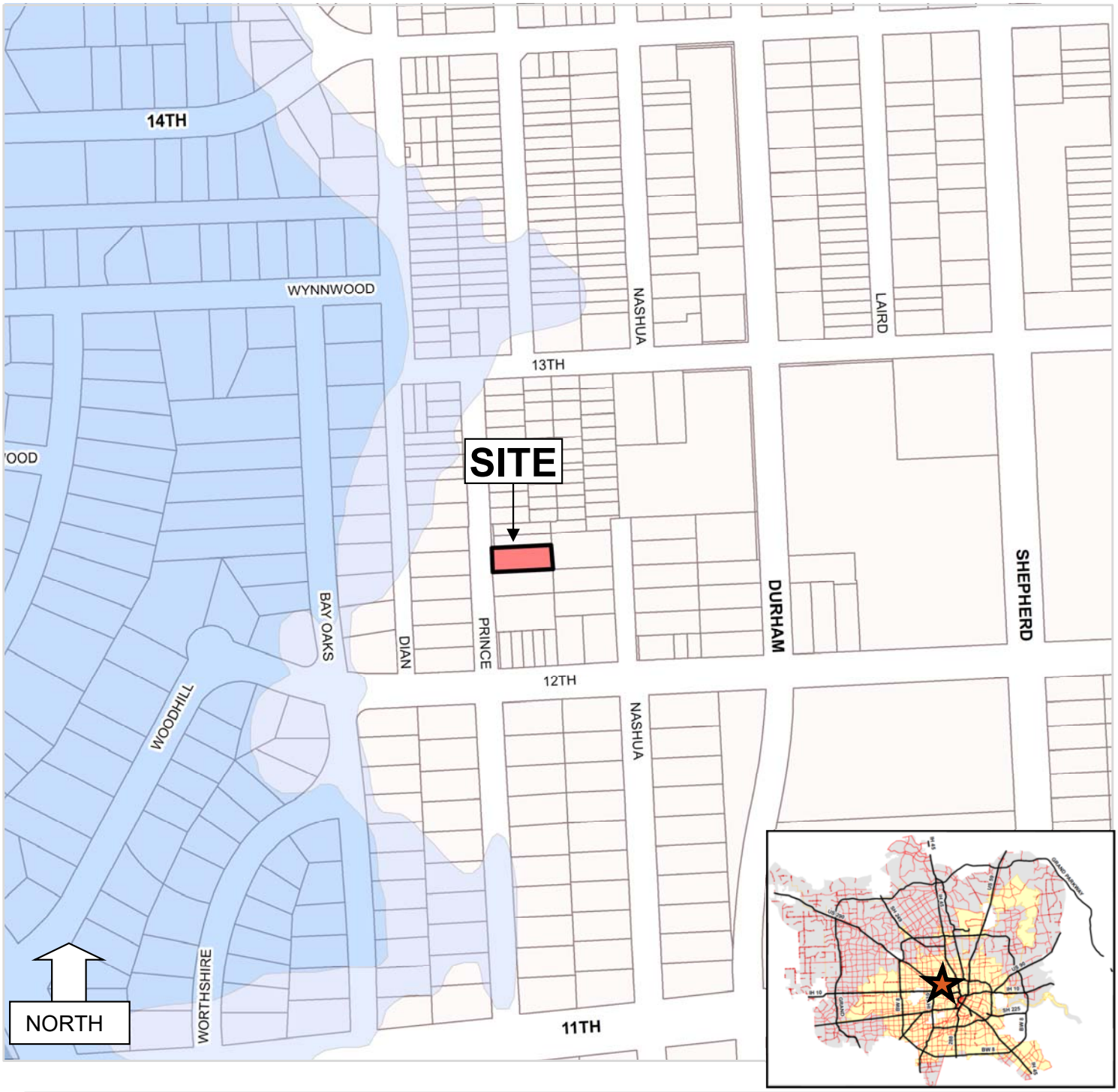
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Prince Gardens

Applicant: MOMENTUM ENGINEERING



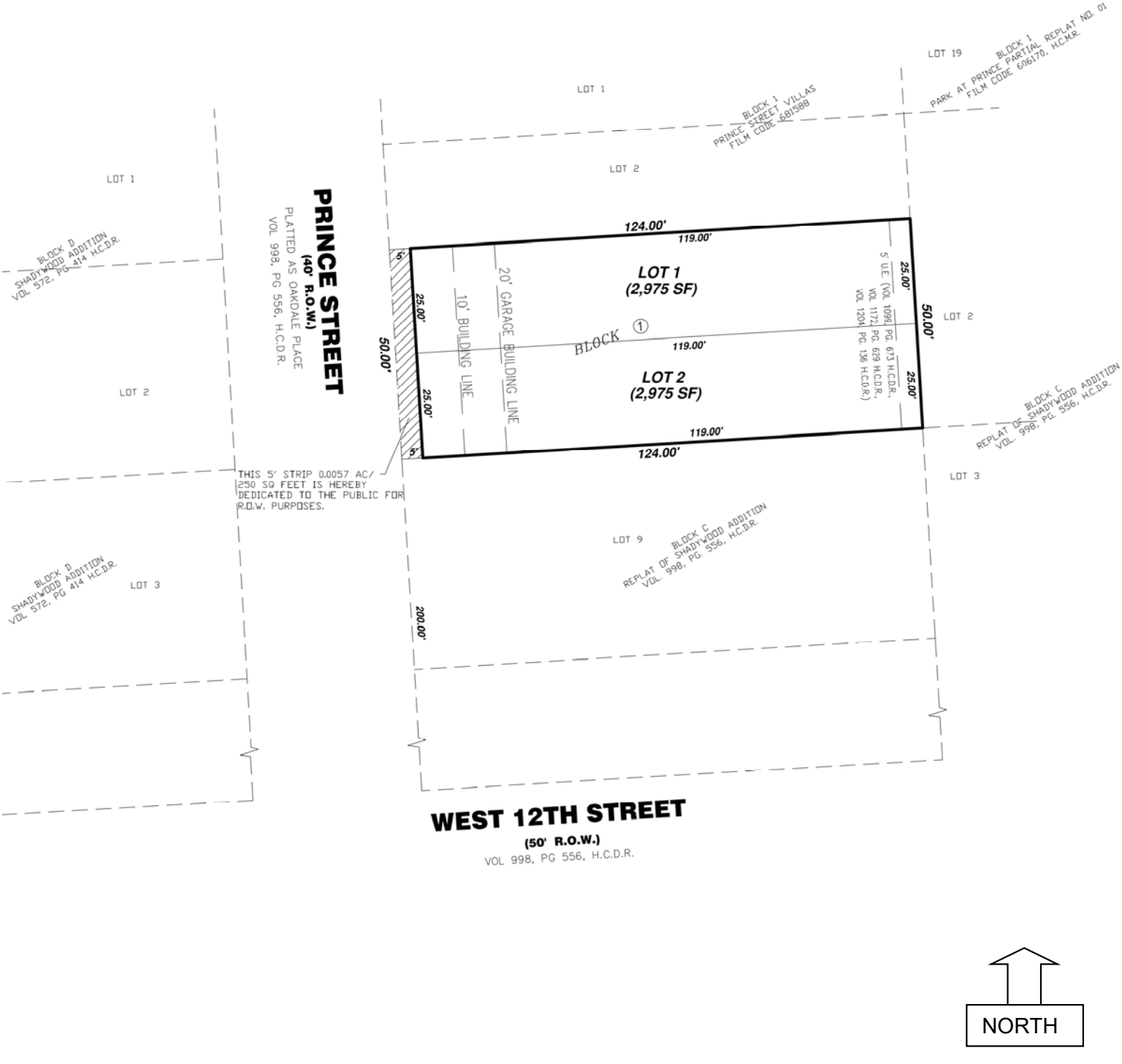
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Prince Gardens

Applicant: MOMENTUM ENGINEERING



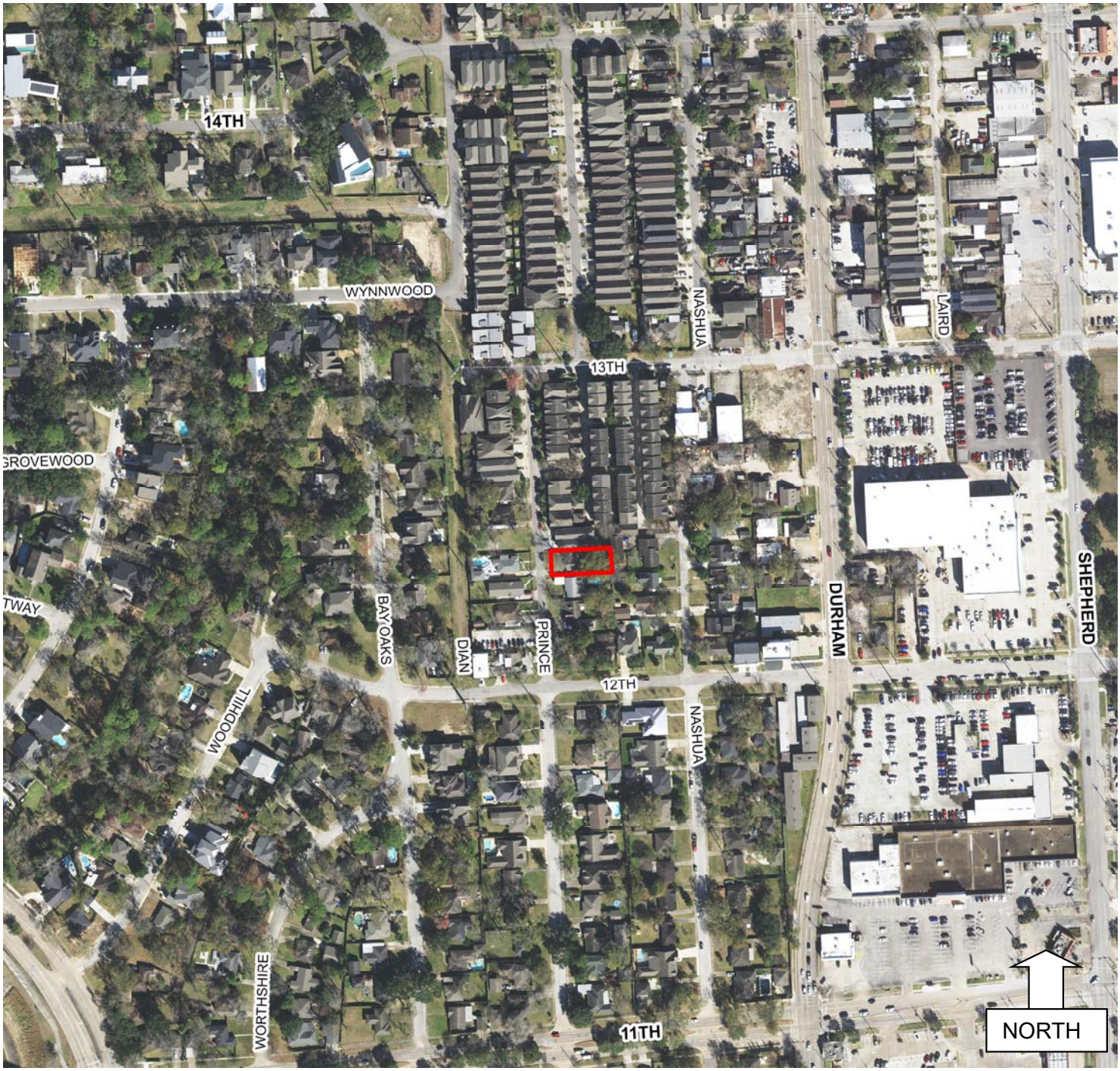
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Prince Gardens

Applicant: MOMENTUM ENGINEERING



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1592
Plat Name: Prince Gardens
Applicant: Shahnawaz Ghanchi
Date Submitted: 9/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To provide 5' of R.O.W dedication instead of the required 10'.

Chapter 42 Section: 42-122

Chapter 42 Reference:
The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:
Local streets (1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that
are allowed on a 50 feet right-of-way in accordance with section 42-190; or
(2) 60 feet if adjacent to any other development

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
Requiring an additional 10 feet of right-of-way dedication from this interior residential lot creates an undue hardship and does not serve the intent of the ordinance. The condition prompting the wider dedication is the commercial property located at the corner of Prince and 12th. That site already has direct access to the collector, with its parking lot and driveway situated at the intersection best suited for handling its circulation needs. It is not a high-intensity commercial user, and its operations do not use all of Prince Street for ingress or egress. Applying a commercial-width standard along the remainder of Prince—an almost entirely residential street—imposes a disproportionate burden on this lot, which is being replatted simply to allow two single-family homes. Dedication in this interior location would not functionally support the corner commercial use of the corner, nor would it be integrated into the street system, leaving an isolated strip of right-of-way with no curb, gutter, drainage, or connectivity. Such a result would be contrary to sound public policy, providing no meaningful public benefit while unreasonably reducing the buildable area of a residential property.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Requiring a full 10 feet of right-of-way dedication from this interior residential lot imposes an undue hardship because it deprives the applicant of reasonable use without providing a meaningful public benefit. The condition is triggered by a commercial corner lot at Prince and 12th, which already has its circulation needs addressed at the collector intersection. Imposing the commercial standard on an interior single-family lot reduces buildable area and limits the ability to replat for two homes, while doing nothing to improve circulation or safety along Prince Street.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of Chapter 42 will still be preserved by granting this variance. The additional right-of-way requirement is triggered only because of the commercial property located at the corner of Prince and 12th, but that site already has its circulation and right-of-way needs addressed directly at the collector intersection. Applying the same standard to an interior residential lot provides no immediate improvement to the street network, since the remainder of Prince is almost entirely single-family. In fact, six other plats along this same street segment have been approved within the past six years with only a 5-foot dedication, underscoring the inconsistency of imposing a greater burden on this applicant. By allowing this variance, the subject property can be replatted consistently with surrounding single-family lots while still maintaining adequate access, safe circulation, and proportional improvements. The applicant will meet all required on-site standards and will construct a sidewalk along the Prince frontage to close a gap in pedestrian connectivity, delivering a meaningful public benefit without imposing an unnecessary dedication that serves no purpose for this interior location.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Approval of this request would not harm the public health, safety, or welfare. Instead, it would prevent the creation of an unnecessary and inconsistent strip of right-of-way along an interior residential lot that serves no functional purpose for the street network. The property's use and access remain fully consistent with neighborhood conditions, with safe vehicular circulation provided by the adjacent collector and pedestrian connectivity enhanced through sidewalk improvements. This request is not based solely on economic hardship; it is rooted in planning principles, proportionality, and consistency with prior approvals. Granting the variance aligns with the single-family character of Prince Street, respects the roadway's functional classification, and ensures that any improvements contribute meaningfully to the overall neighborhood rather than imposing an isolated burden on one lot.

(5) Economic hardship is not the sole justification of the variance.
This request is not based on economic hardship alone, but on sound planning principles, proportionality, and consistency with surrounding approvals. The variance supports the established single-family character of Prince Street and acknowledges that the commercial corner lot, while triggering the requirement, is not a high-intensity user and already has its needed right-of-way provided at the collector intersection. Requiring an additional 10 feet from an interior residential lot does not advance future street improvements or serve a commercial purpose; instead, it isolates one property

with a burden that offers no functional public benefit. Granting the variance ensures that the dedication policy is applied fairly and in a manner that reflects the overall neighborhood context, preserving the single-family pattern while avoiding an unnecessary and ineffective exaction.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with special request

PHS

October 9, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2025-1592

PLAT NAME：Prince Gardens

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Replat of Shadywood. This proposal includes the replating of Lot 8 Block C of replat of Shadywood, Volume 990, Page 556 Harris County Deed Records. The property is located at 1220 Prince St., south of W. 13th Street and West 12th 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.

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

The applicant, Shahnawaz Ghanchi, with MOMENTUM EGINEERING, on behalf of the developer, can be contacted at 281-741-1998 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, November 13, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

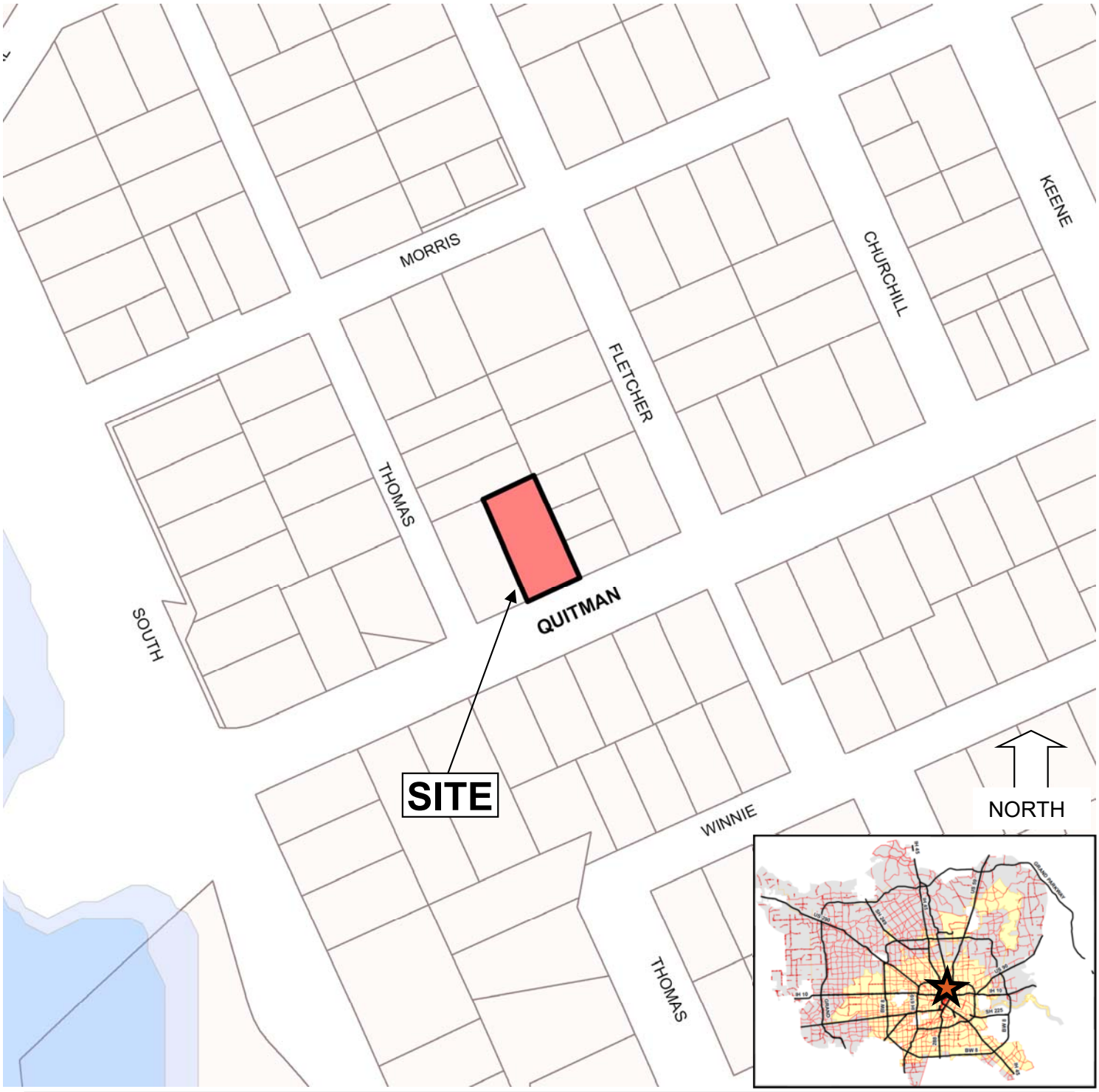
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Quitman Court

Applicant: A & M Services



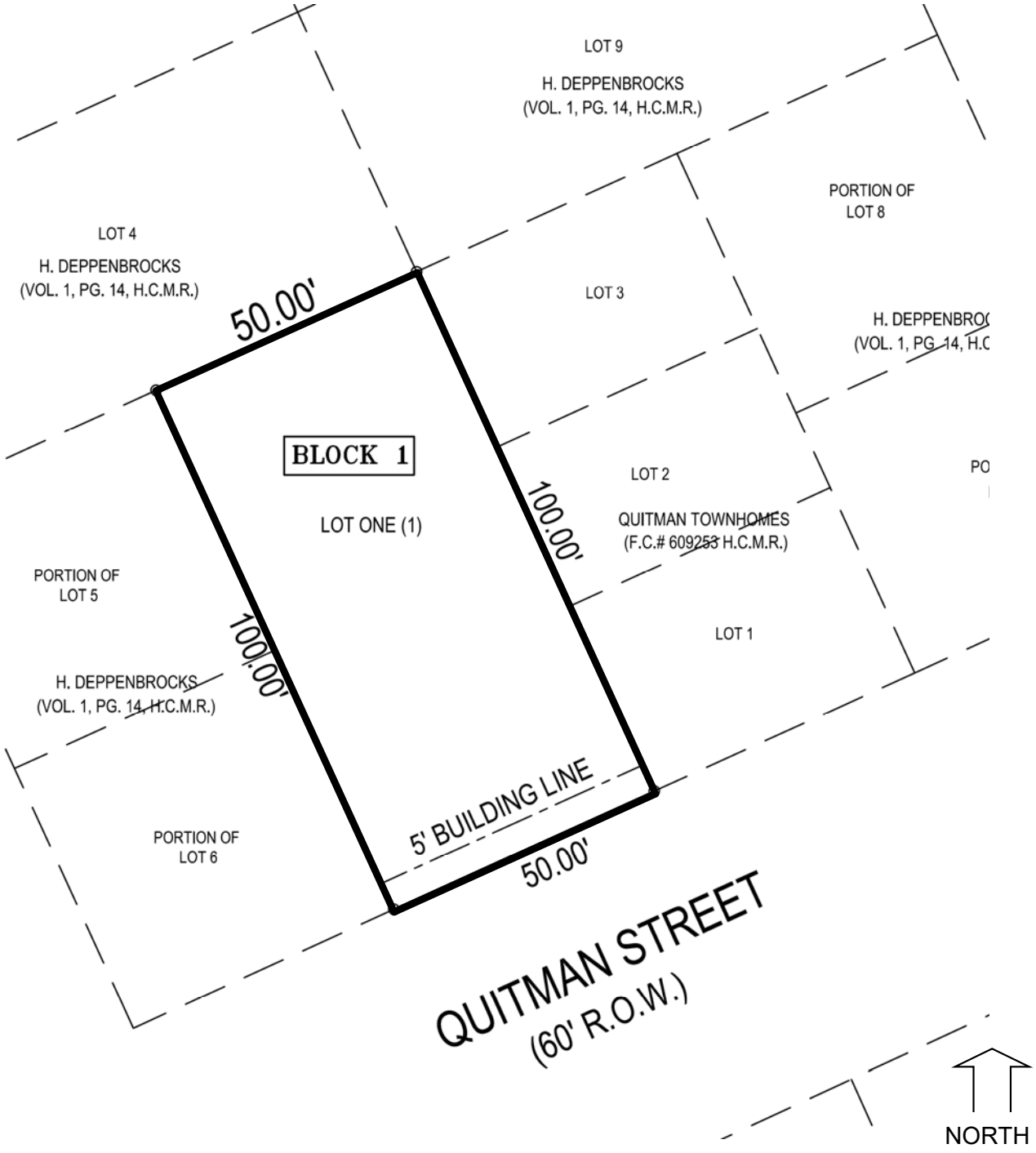
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Quitman Court

Applicant: A & M Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Quitman Court

Applicant: A & M 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

October 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1740

PLAT NAME：Quitman Court

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Quitman Estates being Lots 1-2 and Reserve A, Block 1, as recorded in Film Code No. 624182 of the Harris County Map Records. The property is located at 307 Quitman Street, north along Quitman Street, west of Fletcher Street, east of Thomas Street, and N. IH 45. The purpose of the replat is create one single family residential lot.

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

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,Arwen McMillan, with A & M Services, on behalf of the developer, can be contacted at 713-818-4979 for additional information regarding this project. You may also contact the review planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice via email at Dorianne.Powe@houstontx.gov or call (832) 393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, November 13, 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

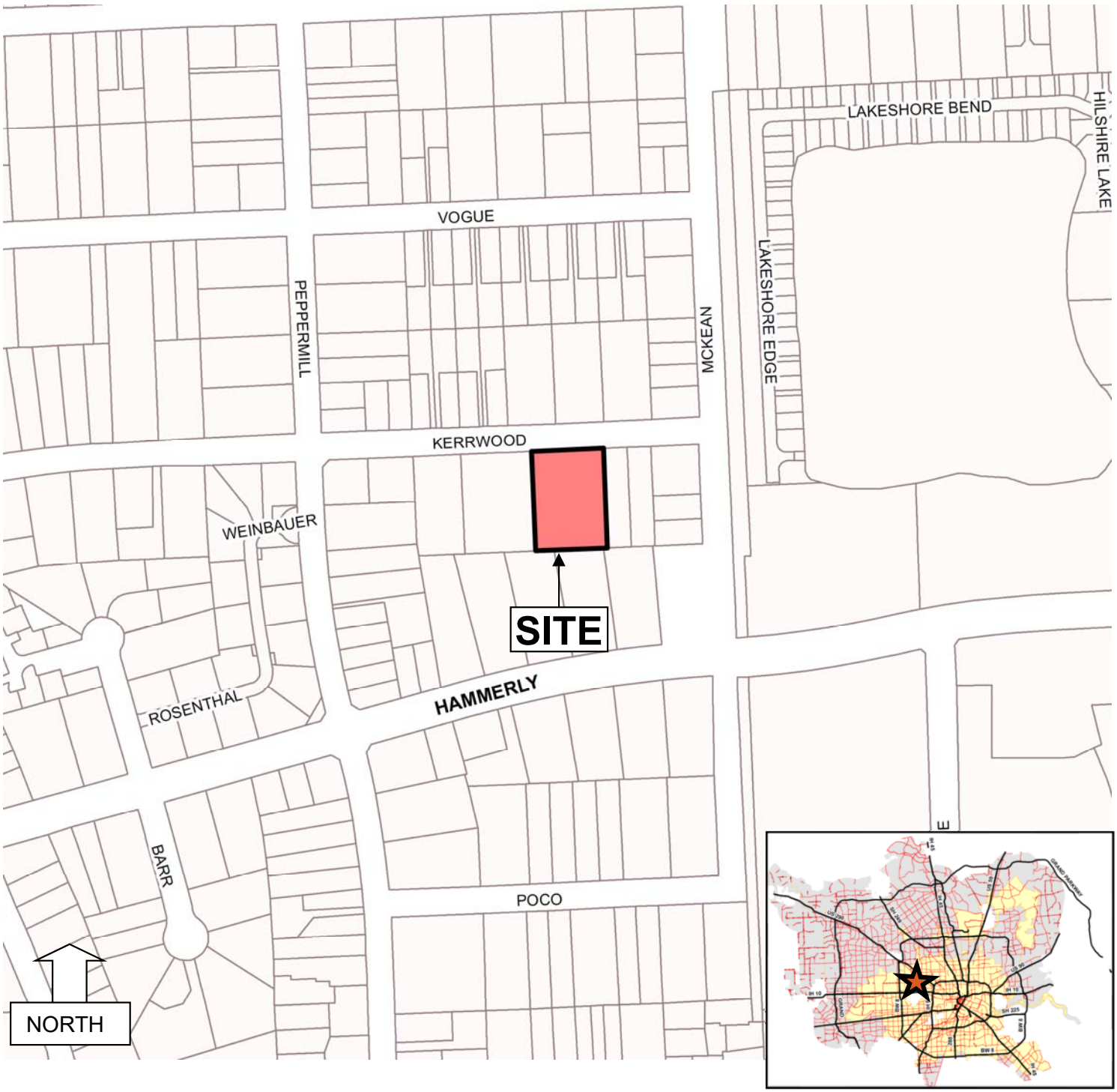
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Spring Branch Estates no 2 partial replat no 18

Applicant: Probstfeld & Associates, Inc.



C – Public Hearings

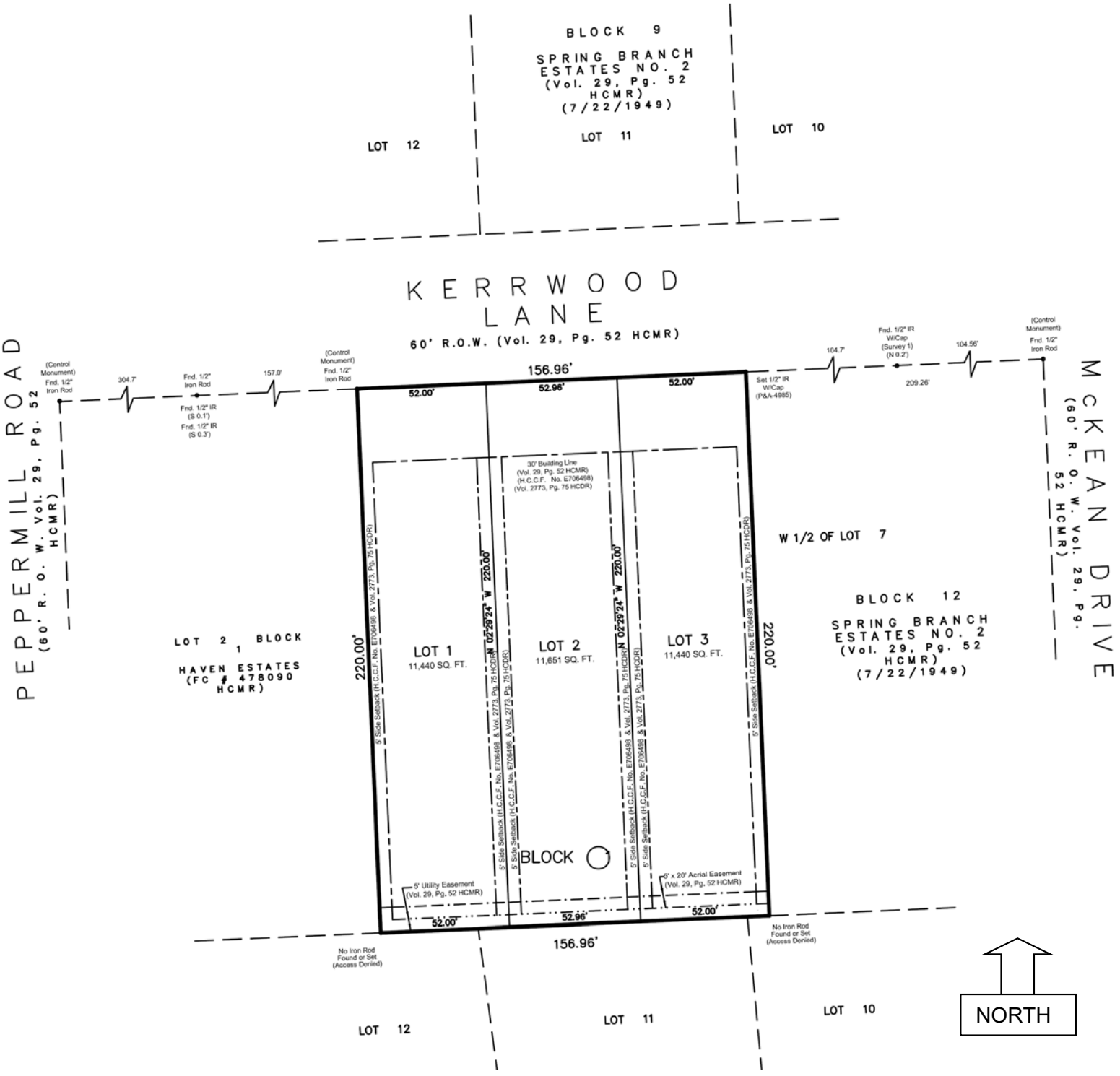
Site Location

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Spring Branch Estates no 2 partial replat no 18

Applicant: Probstfeld & Associates, Inc.



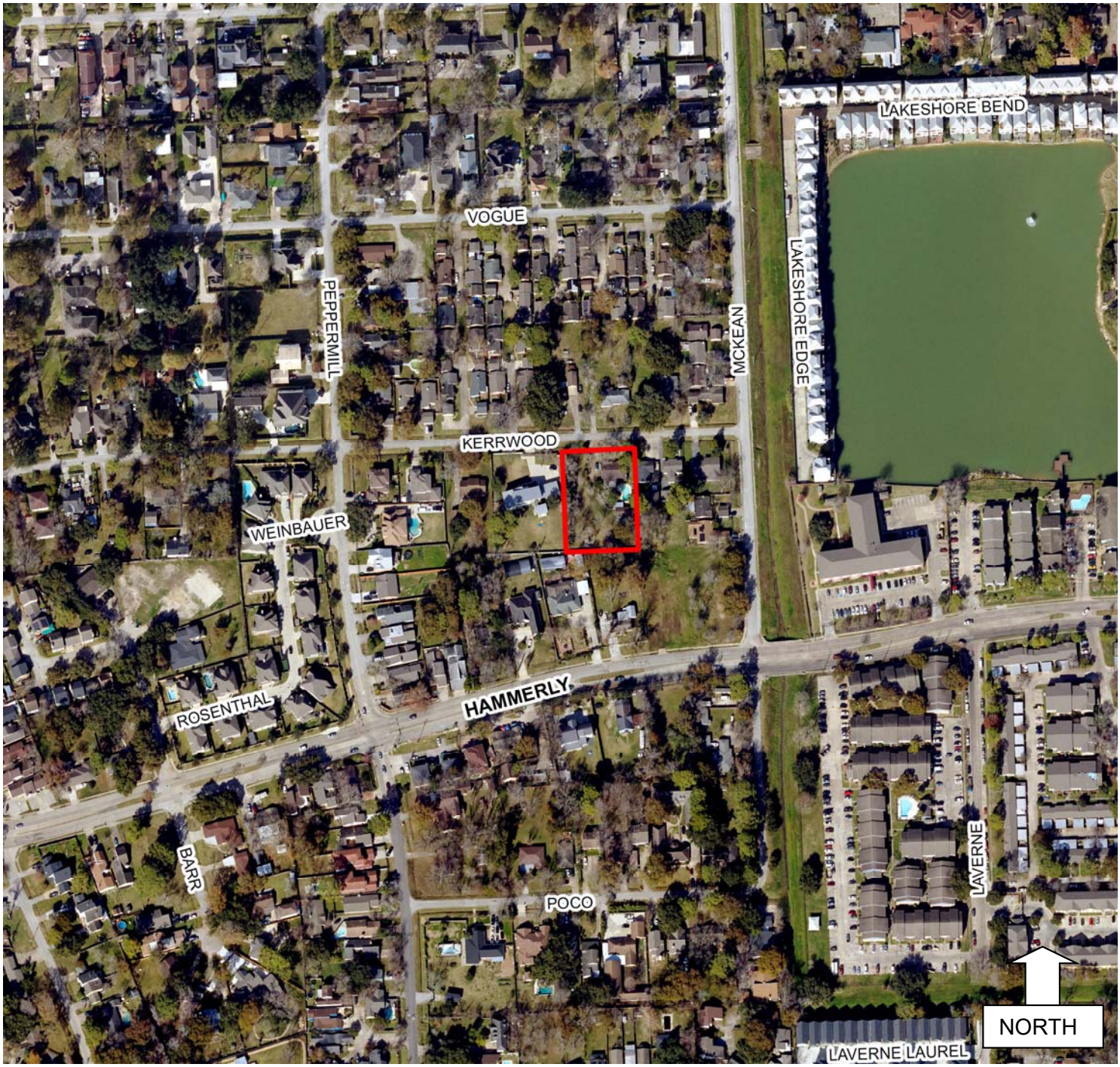
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Spring Branch Estates no 2 partial replat no 18

Applicant: Probstfeld & Associates, 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

October 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1769

PLAT NAME：Spring Branch Estates no 2 partial replat no 18

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Spring Branch Estates No 2 being the east 1/2 of Lot 5 and Lot 6, block 12, as recorded in vol 29, pg 52, H.C.M.R. The property is located at 9017 Kerrwood Lane. Noth of Hammerly Blvd. and West of McKean Drive. The purpose of the replat is to create three 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,Mario Colina, with Probstfeld & Associates, Inc., on behalf of the developer, can be contacted at 281-829-0034 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, November 13, 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

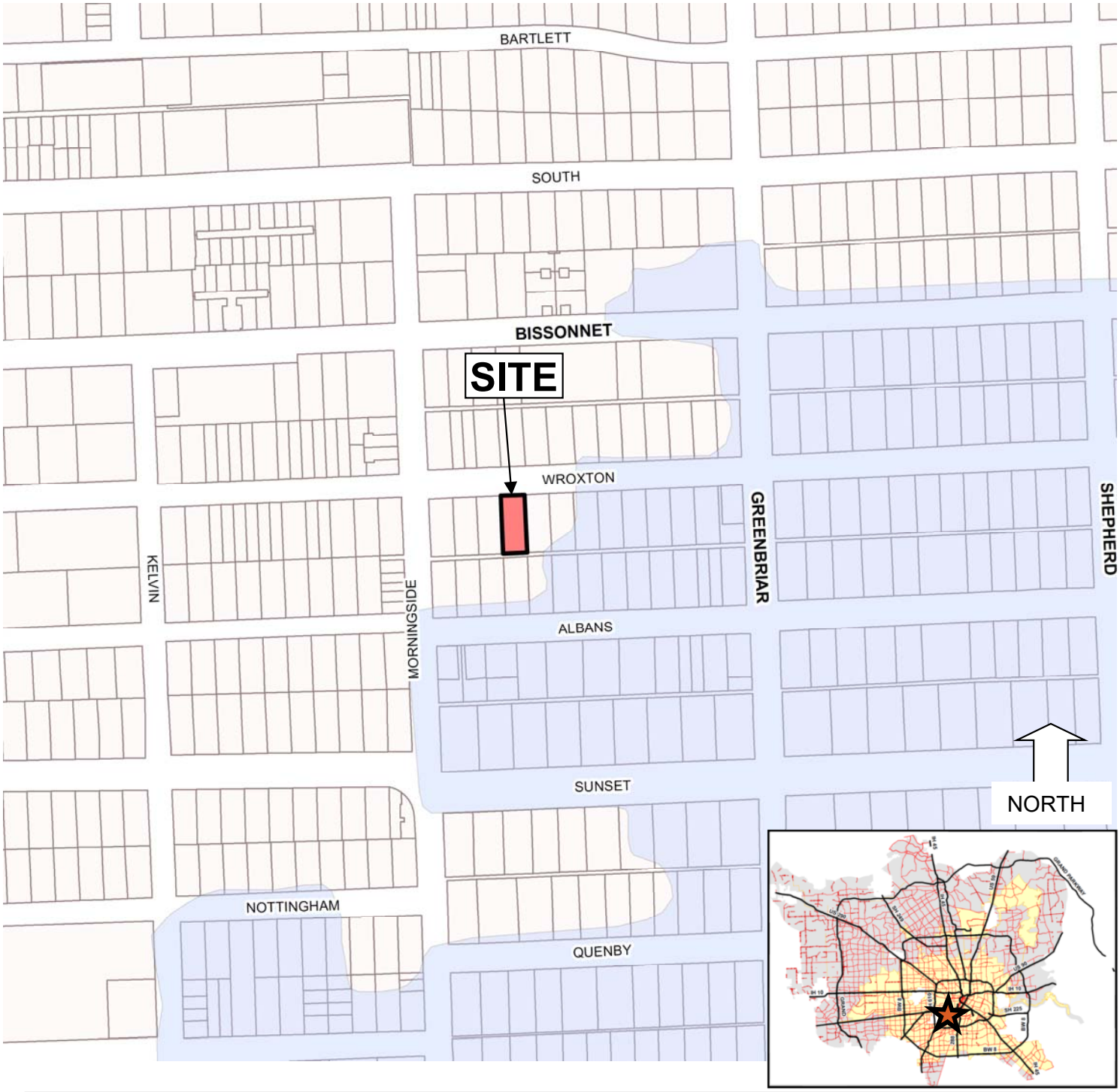
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Wroxton City Homes

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings

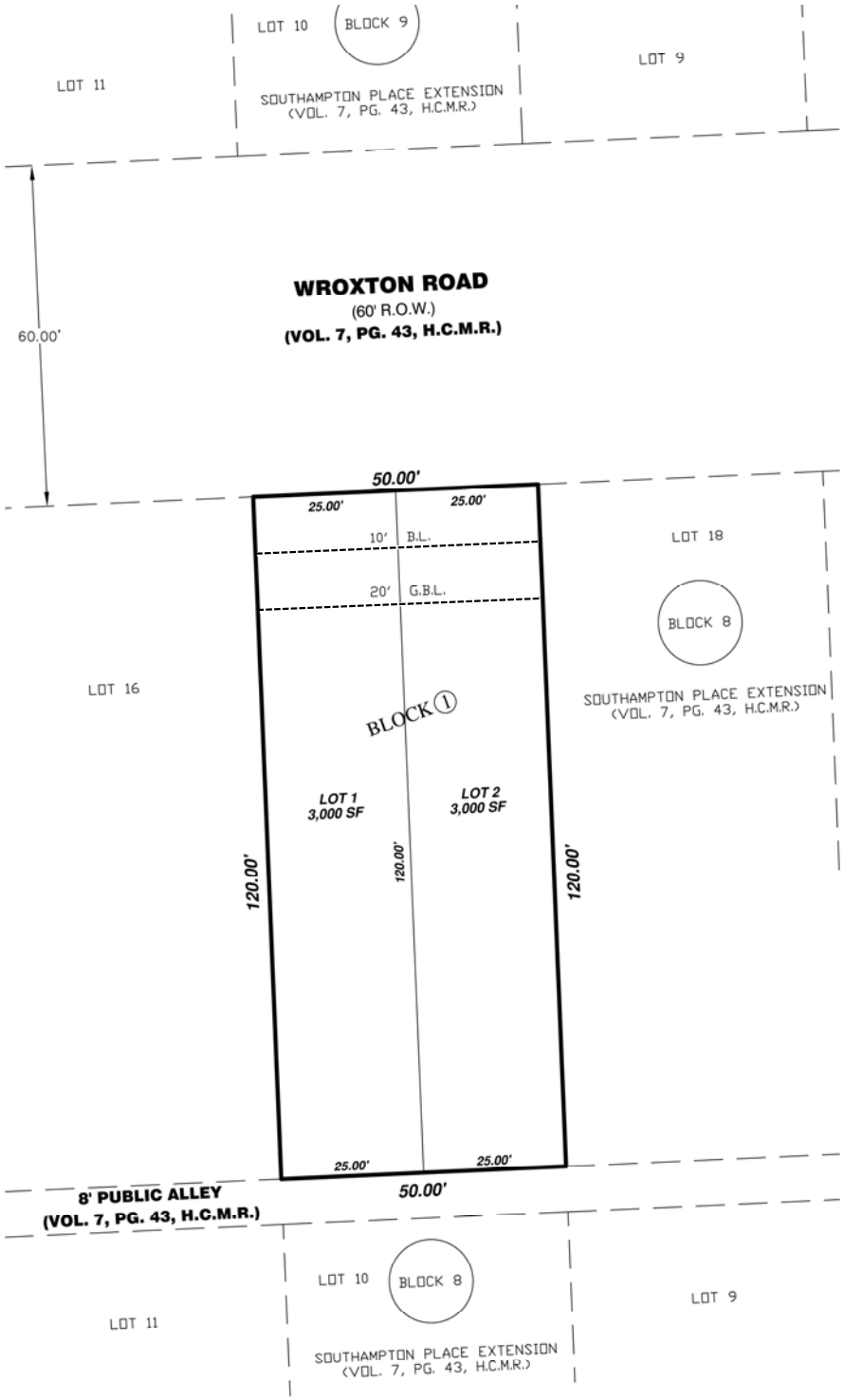
Site Location

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Wroxton City Homes

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Wroxton City Homes

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1714

PLAT NAME：Wroxton City Homes

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Southampton Place Extension being lot 17, Block 8, according to the map or plat recorded in vol 7, page 43, HCMR. The property is located at 2337 Wroxton Road. South along Wroxton Road, between Morningside Drive and Greenbriar Drive. 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.

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

The applicant,Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project. You may also contact the review planner 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, November 13, 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

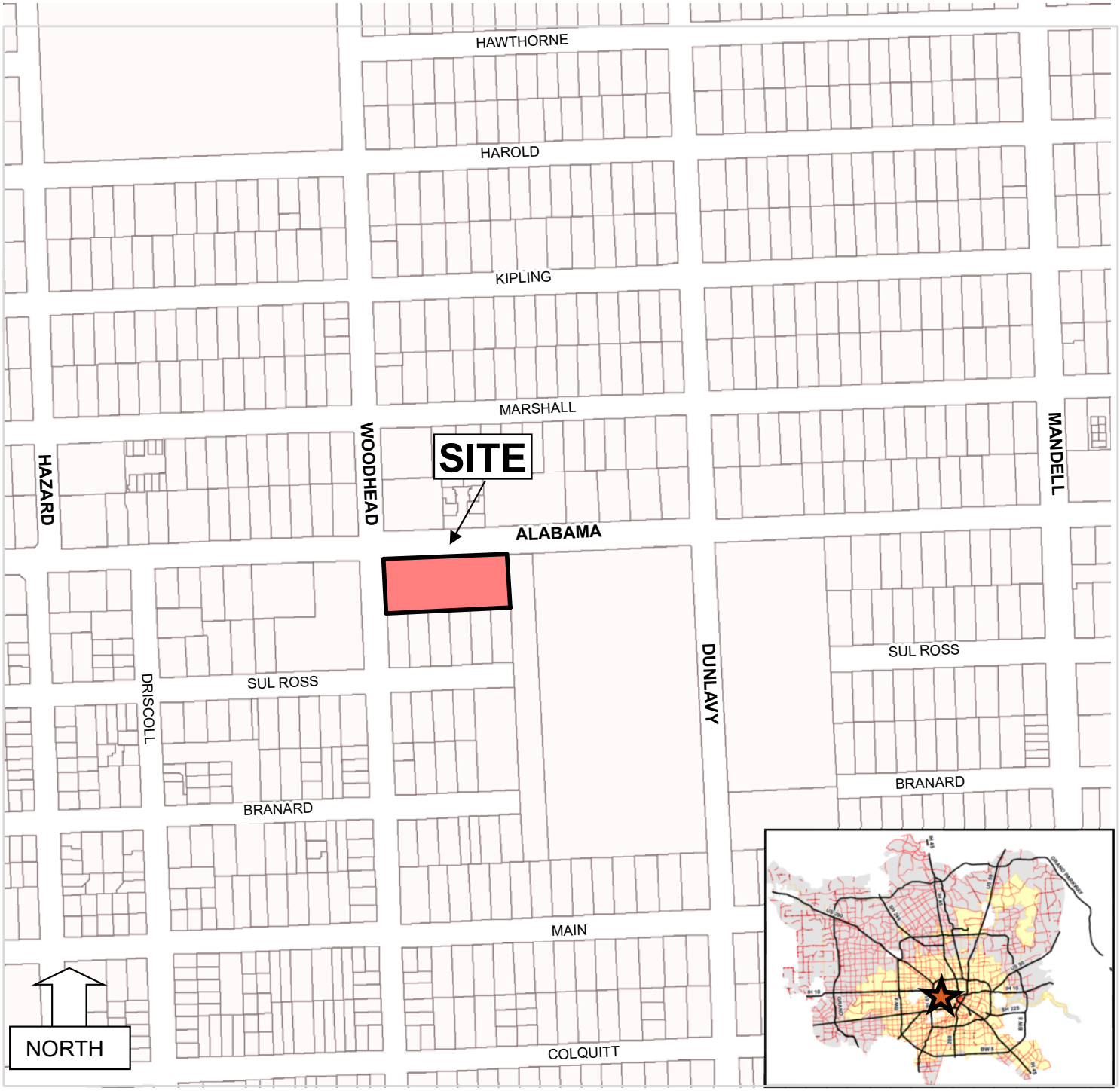
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: XXX

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Alabama Plaza (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



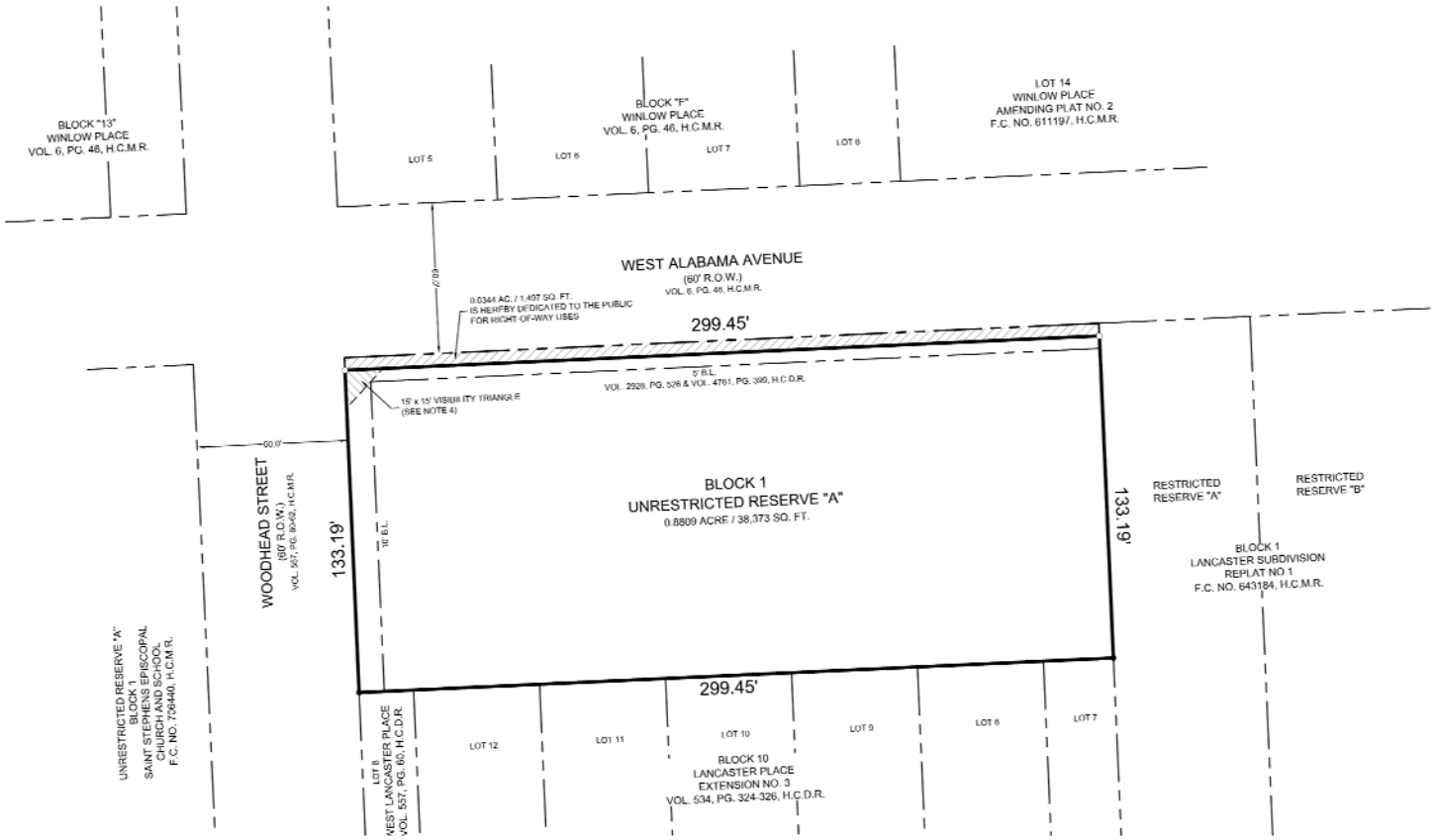
D – Variances **Site Location**

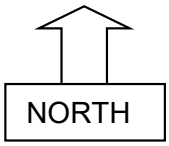
Houston Planning Commission ITEM: XXX

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Alabama Plaza (DEF 1)

Applicant: Kimley-Horn





D – Variances **Subdivision**

Houston Planning Commission ITEM: XXX

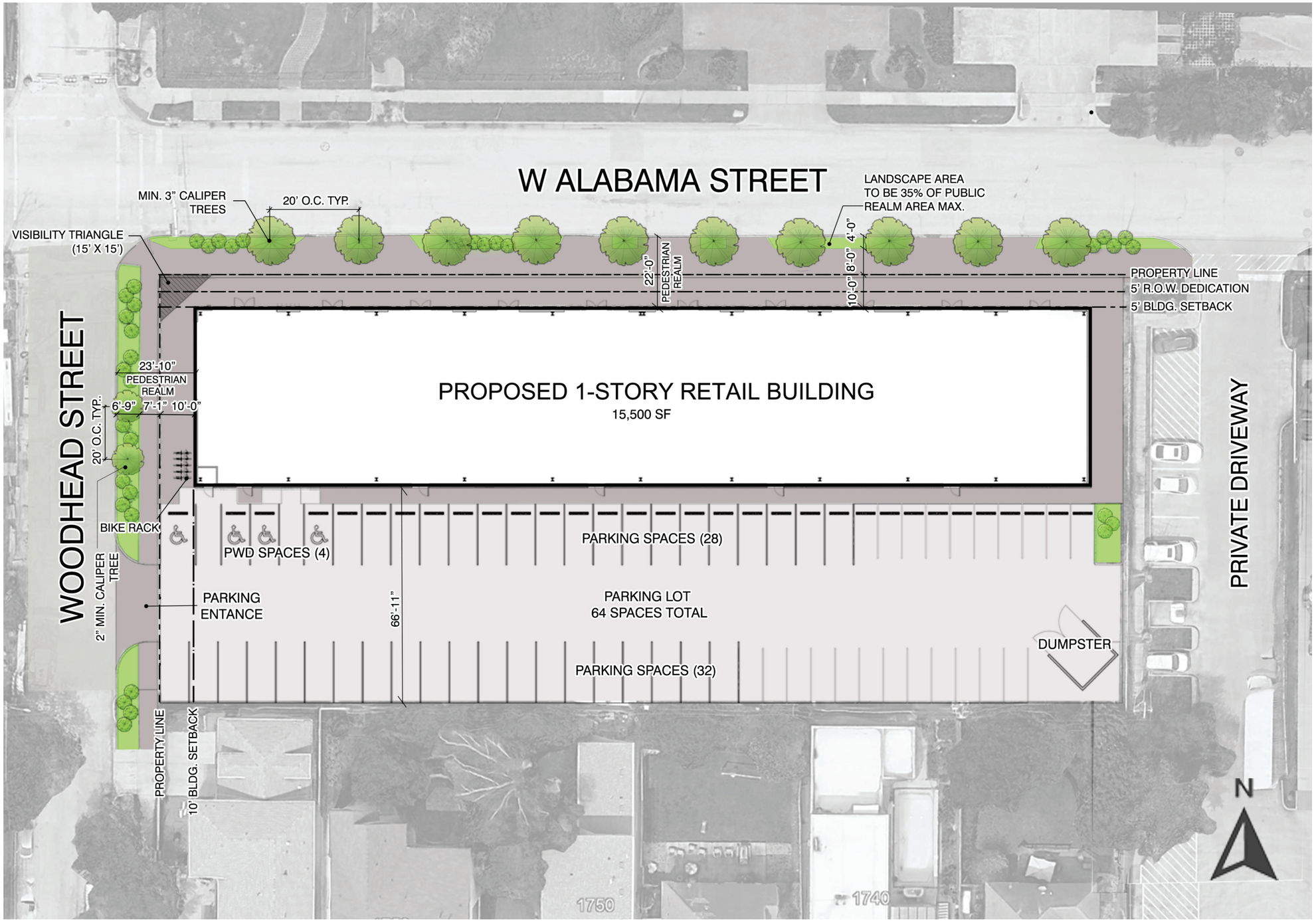
Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Alabama Plaza (DEF 1)

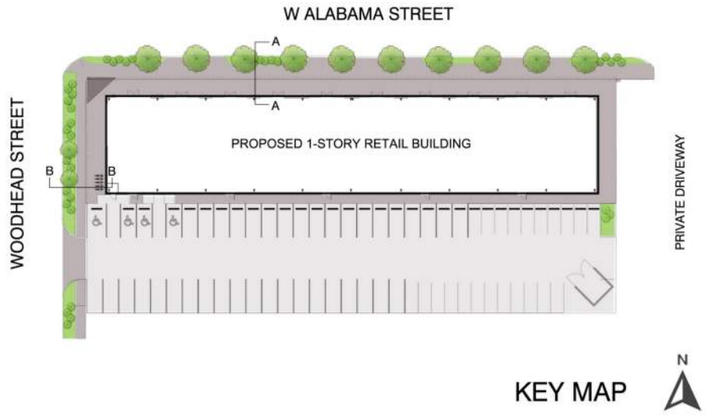
Applicant: Kimley-Horn

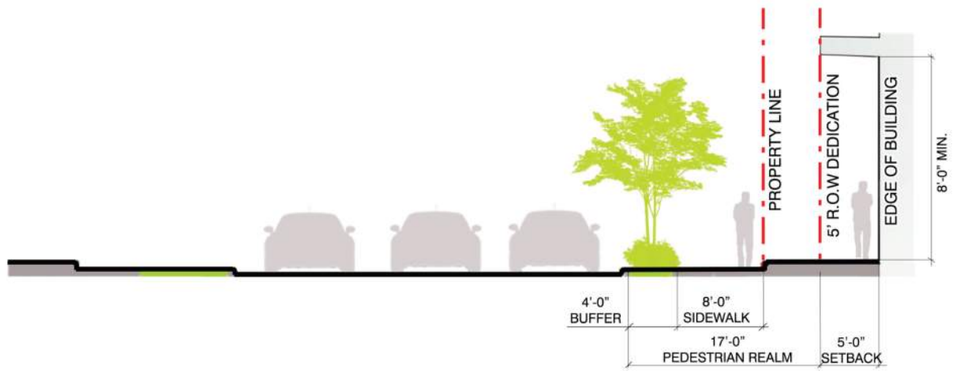


D – Variances Aerial

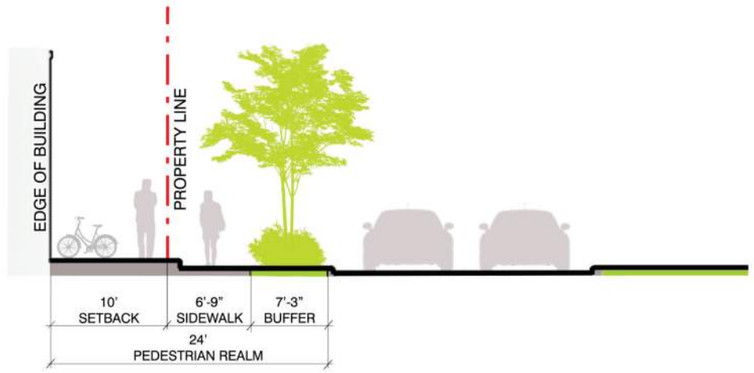


LANDSCAPE CONCEPT PLAN





W. ALABAMA STREET - SECTION “A”



WOODHEAD STREET - SECTION “B”

CONCEPTUAL CROSS SECTIONS

Transparent Opening Ratio: 72%

Transparent Opening Ratio: 43%

PROPOSED ELEVATIONS



AERIAL PERSPECTIVE VIEW FROM CORNER OF WEST ALABAMA STREET AND WOODHEAD STREET

GROUND PERSPECTIVE VIEW FROM CORNER OF WEST ALABAMA STREET AND WOODHEAD STREET

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1826
Plat Name: Alabama Plaza
Applicant: Robert Kness
Date Submitted: 10/6/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a reduced building setback line of 5 feet along West Alabama Avenue (Major Collector) as opposed to the required 10-foot building line.

Chapter 42 Section: 42-150

Chapter 42 Reference:
Section 42-150 "Building Line Requirement", paragraph (d) states, “Collector Streets; All others – 10 feet”.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject property is located at the southeast corner of West Alabama Avenue and Woodhead Street. The site is currently occupied as a mixed-use property with 1 commercial building, a multi-unit office/retail condo, and 3 multi-unit rental properties. The property is bordered by single-family homes to the South, a retail anchor center to the East, a religious institution to the west and townhouse/condominium building to the North. The applicant is proposing to replat the existing lots into one unrestricted reserve to develop a retail shopping center. The applicant’s plan features a walkable, mixed-use concept with the building massed along West Alabama and the off-street parking shielded in the rear.
The site has frontage along West Alabama Street, a major collector with a planned right-of-way of 70 feet. If Alabama was a major thoroughfare, The applicant would be able to opt into the Retail Shopping Center provisions of Section 42-154 to reduce their building setback along West Alabama to 5 feet. However, because Alabama is a collector, a variance is required to utilize the same performance standards. Because the Alabama is currently only 60 feet in width, a 5 foot right-of-way dedication is required, compressing the limited site area, and when combined with the required 10’ building line, the shallow depth of the property does not leave enough depth for a functional building footprint, a Fire Code compliant drive aisle, and required off-street parking stalls. To match the prevailing development character along Alabama and preserve reasonable use of the land, the applicant is proposing a variance to allow a 5-foot building setback as opposed to the Code-required 10-foot building setback.

(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 justification for the variance is the hardship created by the right-of-way dedication that causes disparate treatment of the subject property compared to similar uses in the immediate area. Utilizing the code-required 10-foot building setback would create a building line restriction at 45 feet from the centerline of West Alabama. This is contrary to the reserves to the east that did not provide for widening of Alabama Street and are only set back 40 feet from the centerline. Forcing the applicant to observe the full 10-foot setback will restrict the ability to provide a consistent streetscape along West Alabama and would undermine the applicants attempt to provide the unique, pedestrian-focused development with a shielded parking area

(3) The intent and general purposes of this chapter will be preserved and maintained;
The applicant's goal for this project is to provide a development form that is more complimentary to the urban form along West Alabama than a traditional retail center would be with a front-oriented parking field. The requested variance will enable the developer to locate their building closer to the primary street to create a more intimate experience for future patrons. With the 5-foot reduction in the required setback, the resulting pedestrian realm and building face projection will be more compatible with the surrounding lands and the City's desire for denser, more urban retail establishments outlined in Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety, or welfare. There will be adequate emergency vehicular access to the site along both streets. Further, the rear-anchored parking field will be safer for patrons and employees as opposed to the numerous, disjointed head-in or front-anchored parking fields along West Alabama that are remnants of an older and less pedestrian-friendly design method.

(5) Economic hardship is not the sole justification of the variance.
The primary justification for the requested variance is the hardship created by the 5-foot right-of-way dedication along West Alabama. The dedication combined with the shallow property depth limit the ability to construct a functional building footprint with the desired massing along West Alabama with a Code-compliant parking field in the rear.
Strict interpretation of the ordinance would force a less desirable project with a parking field along Alabama and the building pushed to the rear, adding potential driveway obstructions to the pedestrian realm. Not only is the alternative less than ideal for the residential lots to the South, but the city would also lose an opportunity to support a new walkable development, and the applicant would be deprived of achieving the land's highest and best use.

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

October 7, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1826

PLAT NAME：Alabama Plaza

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located southeast intersection of W Alabama and Woodhead Streets. 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 reduced building setback line of 5 feet along West Alabama Avenue (Major Collector) as opposed to the required 10-foot building line. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Robert Kness, with Kimley-Horn, on behalf ofthe developer, can be contacted at 291-920-6300 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 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 30, 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

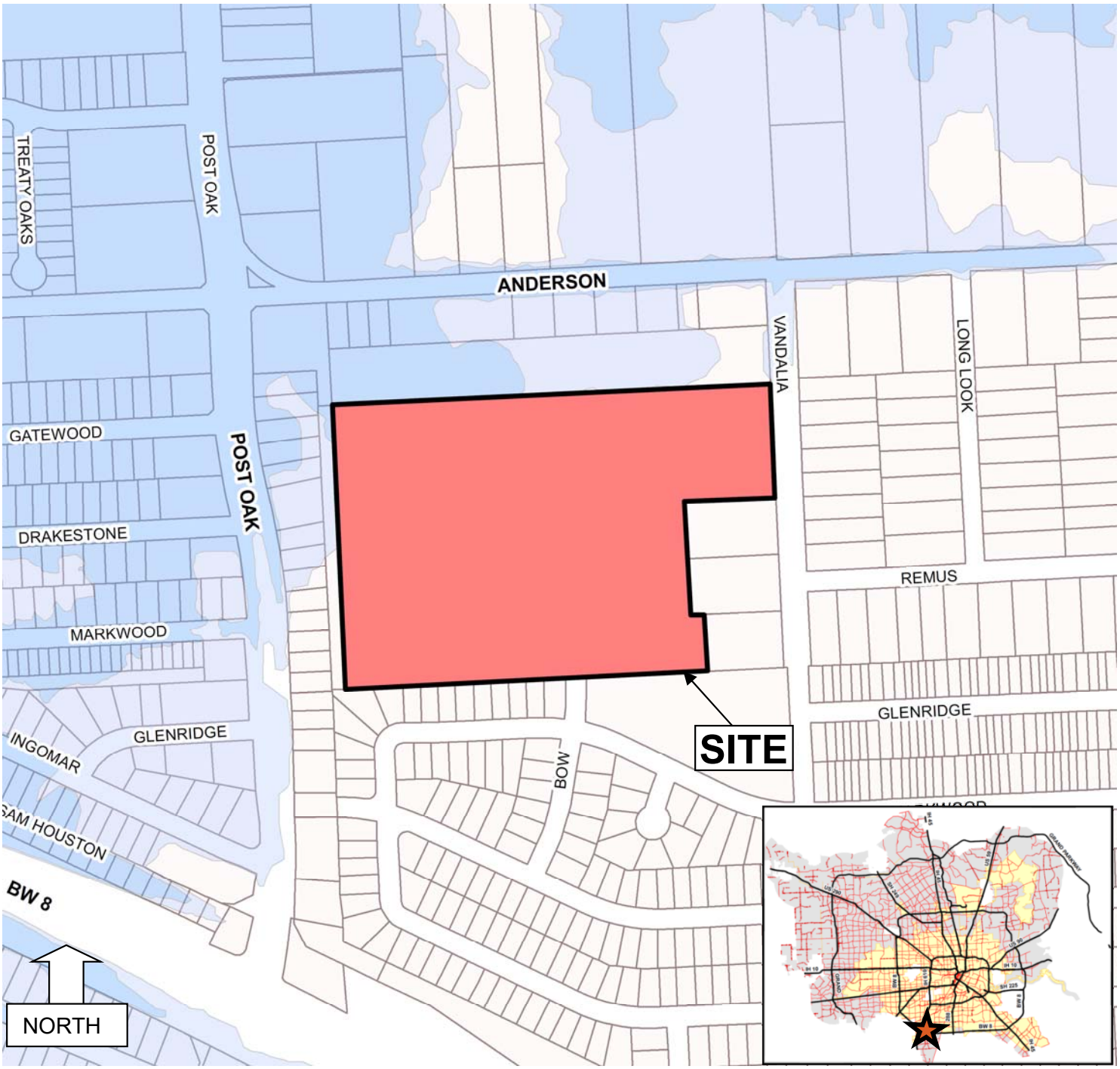
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Anderson Road Park

Applicant: Weissner Engineering & Surveying



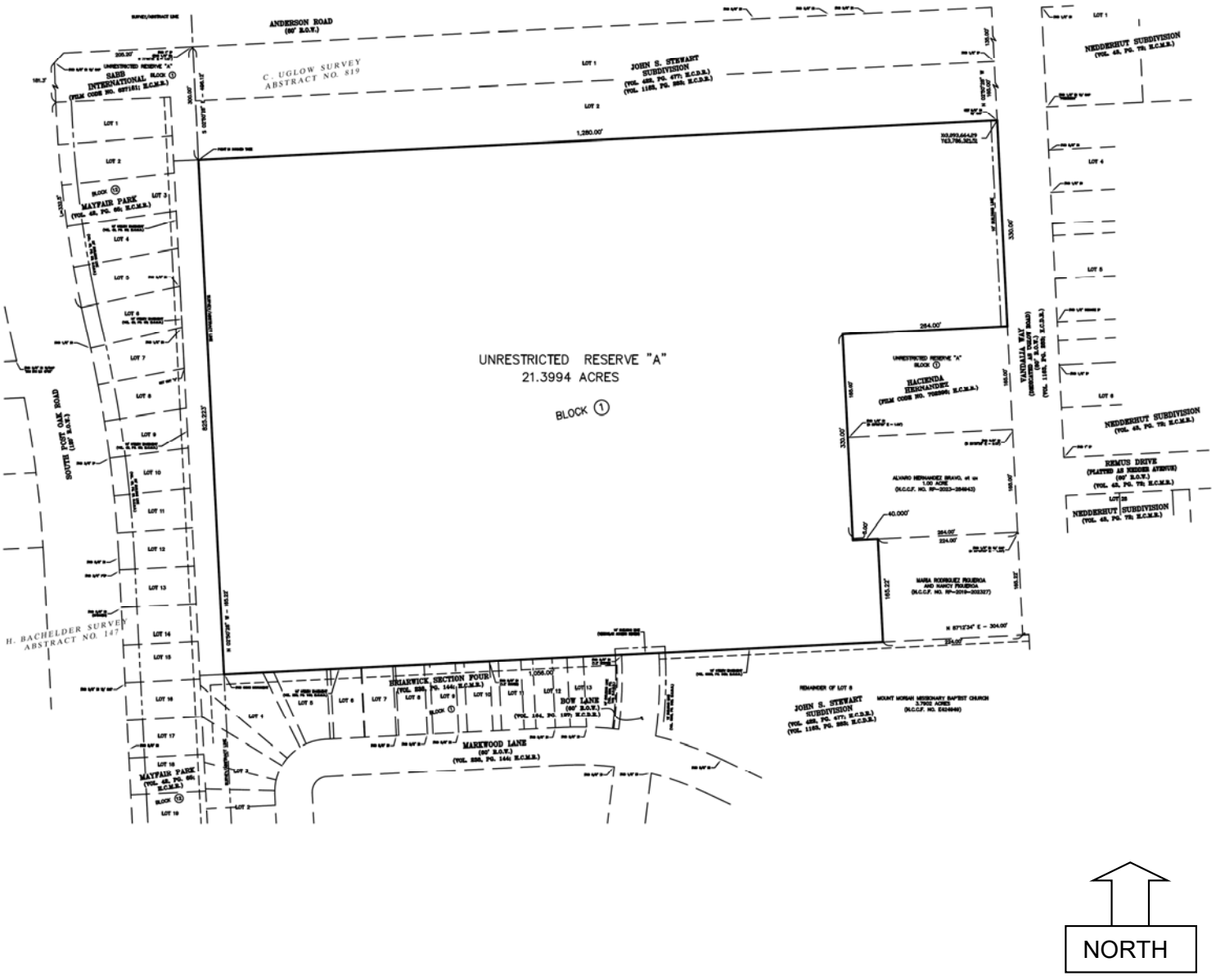
D – Variances **Site Location**

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Anderson Road Park

Applicant: Weissner Engineering & Surveying



D – Variances Subdivision

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 11/13/2025**

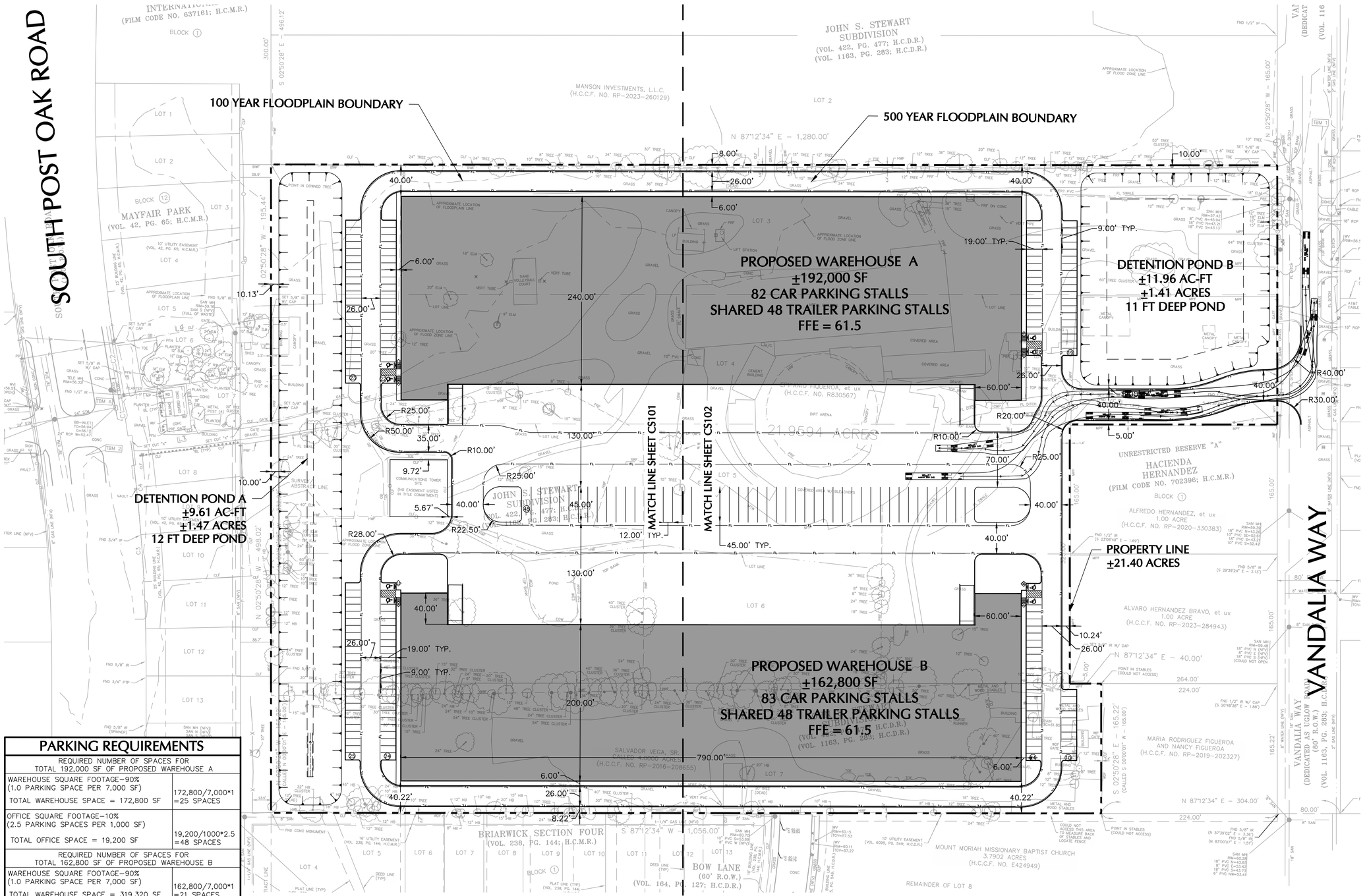
Subdivision Name: Anderson Road Park

Applicant: Weissner Engineering & Surveying



D – Variances

Aerial



PARKING REQUIREMENTS	
REQUIRED NUMBER OF SPACES FOR TOTAL 192,000 SF OF PROPOSED WAREHOUSE A	
WAREHOUSE SQUARE FOOTAGE–90% (1.0 PARKING SPACE PER 7,000 SF) TOTAL WAREHOUSE SPACE = 172,800 SF	172,800/7,000*1 =25 SPACES
OFFICE SQUARE FOOTAGE–10% (2.5 PARKING SPACES PER 1,000 SF) TOTAL OFFICE SPACE = 19,200 SF	19,200/1000*2.5 =48 SPACES
REQUIRED NUMBER OF SPACES FOR TOTAL 162,800 SF OF PROPOSED WAREHOUSE B	
WAREHOUSE SQUARE FOOTAGE–90% (1.0 PARKING SPACE PER 7,000 SF) TOTAL WAREHOUSE SPACE = 319,320 SF	162,800/7,000*1 =21 SPACES
OFFICE SQUARE FOOTAGE–10% (2.5 PARKING SPACES PER 1,000 SF) TOTAL OFFICE SPACE = 35,480 SF	16,280/1000*2.5 =41 SPACES
TOTAL CAR PARKING REQUIRED	**135 SPACES**
TOTAL CAR PARKING PROVIDED	**189 SPACES**
TOTAL REQUIRED ADA SPACES:	**7 SPACES (2 VAN+4 CAR)**
TOTAL PROVIDED ADA SPACES:	**8 SPACES**

60 0 30 60
SCALE: 1 INCH = 60 FEET

PAVEMENT LEGEND	
	SIDEWALK CONCRETE
	LIGHT DUTY CONCRETE
	REGULAR DUTY CONCRETE
	HEAVY DUTY CONCRETE

SIGN LEGEND		
STOP	RESERVED PARKING	RESERVED PARKING VAN ACCESS
R1-1 (A)	R7-8T (B)	R7-8T, R7-8P (C)

ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST REGULATIONS BY TEXAS DEPARTMENT OF TRANSPORTATION.

Date	Description	No.
Revisions		

INTERIM REVIEW ONLY

DOCUMENT IS NOT FINAL; NOT INTENDED FOR CONSTRUCTION OR PERMIT
Engineer: BENNY B. SHAHMIRI
P.E. No.:143012
Date:10/02/2025
Langan Engineering and Environmental Services, LLC.
TBPE Firm Registration No.:F-13709

LANGAN
Langan Engineering and Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
SOUTH POST OAK
HOUSTON
HARRIS COUNTY TEXAS

Drawing Title
OVERALL SITE PLAN

Project No.	Drawingno
510154501	CS001
Date: 07/31/2025	
Drawn By: ELG	
Checked By: BS	

LANGAN
Project No. 510154501

©2025 Langan

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1702
Plat Name: Anderson Road Park
Applicant: Thomas Forschner
Date Submitted: 9/21/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate the stub street of Bow Lane in a Cul-De-Sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:
Sec 42-134: Street Extension
(a)(3)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;
This 21.3994-acre site is proposed for industrial warehouse development and is located off South Post Oak Road, directly south of Anderson Road, between South Post Oak Boulevard and Vandalia Way. What makes this property unique are the existing, fully developed residential and commercial areas located immediately to the north of the site. These established developments completely block any potential extension of Bow Lane or any other local street to connect with Anderson Road. These neighboring parcels are not only under separate ownership, but they also include permanent structures, and utility infrastructure, that make any roadway extension physically impossible.

In addition, the existing stub street Bow Lane within the adjacent neighborhood is only approximately 125 feet in length. Constructing a full cul-de-sac at the end of this very short segment would offer no meaningful benefit as a turnaround space, particularly since it does not connect to any other internal streets. The Briarwick neighborhood, in which Bow Lane is located, already has a well-connected internal street system that supports safe and efficient circulation for residents, emergency services, and local traffic. There is no public safety or access deficiency created by leaving Bow Lane in its current configuration.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Bow Lane, located within the adjacent Briarwick neighborhood, currently terminates as a 125-foot-long stub street. Due to its short length and lack of connectivity potential, a cul-de-sac would provide no practical vehicular turnaround function and would not enhance circulation, emergency access, or network efficiency. Its current configuration as a short, dead-end street was determined by the original subdivision planning and not the result of a hard created by the applicant

(3) The intent and general purposes of this chapter will be preserved and maintained;
The requested variance preserves the intent and purposes of Chapter 42 as the Briarwick neighborhood already features a highly connected internal street system that allows for efficient circulation of emergency vehicles, residents, and service providers. The existing network ensures that all properties, including those near Bow Lane, are easily accessible, which fulfills the core safety goals of the street design standards

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance simply maintains the status quo of a well-functioning, safe neighborhood street system. It poses no risk to public health, safety, or welfare and instead supports a planning approach that preserves safety and quality of life for current and future residents.
Requiring the construction of a cul-de-sac at the end of the existing 125-foot Bow Lane stub street would not improve safety, access, or connectivity. On the contrary, Cul-de-sacs often create oversized pavement areas that detract from neighborhood aesthetics and may encourage loitering or speeding in the circular turnaround area.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for this variance request. The primary reasons are based on sound planning principles, neighborhood compatibility, public safety, and practical development constraints related to the existing conditions of Bow Lane and the surrounding Briarwick neighborhood.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-1702
Plat Name: Anderson Road Park
Applicant: Thomas Forschner
Date Submitted: 9/21/2025

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To exceed the maximum intersection spacing of 1,400 feet along Anderson Rd between S. Post Oak Blvd and Vandalia Way by allowing approximately 1,500.00 feet while not terminating the stub street of Bow Lane in a Cul-De-Sac, which is a 9% deviation from the standard.

Chapter 42 Section: 128 & 134

Chapter 42 Reference:
Sec 42-128: Intersection of Local Streets:
(a)(1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every1,400 feet; or

Sec 42-134: Street Extension
(a)(3)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:
(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;
This 21.3994-acre site is proposed for industrial warehouse development and is located off South Post Oak Road, directly south of Anderson Road, between South Post Oak Boulevard and Vandalia Way. What makes this property unique are the existing, fully developed residential and commercial areas located immediately to the north of the site. These established developments completely block any potential extension of Bow Lane or any other local street to connect with Anderson Road. These neighboring parcels are not only under separate ownership, but they also include permanent structures, and utility infrastructure, that make any roadway extension physically impossible.

This condition creates a hard constraint that is not typical across other undeveloped or partially developed parcels in the city or ETJ, where street extensions are often feasible and can be incorporated into new subdivision layouts. In this case, the applicant has no legal or physical ability to create the standard street connectivity required by Chapter 42-128.

Furthermore, the distance between the intersection of South Post Oak Boulevard & Anderson Road and the intersection of Anderson Road & Vandalia Way is approximately 1,500 feet. This represents only a 9.33% deviation from the maximum 1,400 feet of spacing allowed for local street intersections along collector roadways. Given the relatively minor nature of this deviation—and the fact that it is solely due to permanent external constraints—strict adherence to the standard would serve no practical purpose and would impose an unnecessary hardship on the development.

In addition, the existing stub street Bow Lane within the adjacent neighborhood is only approximately 125 feet in length. Constructing a full cul-de-sac at the end of this very short segment would offer no meaningful benefit as a turnaround space, particularly since it does not connect to any other internal streets or provide access to undeveloped land. The Briarwick neighborhood, in which Bow Lane is located, already has a well-connected internal street system that supports safe and efficient circulation for residents, emergency services, and local traffic. There is no public safety or access deficiency created by leaving Bow Lane in its current configuration.

In summary, the requested deviation is justified by permanent, external development barriers to the north, a very modest (9.33%) deviation from intersection spacing standards, the ineffectiveness of a cul-de-sac on a 125-foot stub, and the distinct nature of industrial land use. These are unique circumstances that are not generally applicable to other properties or subdivisions in the City of Houston & Harris County.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The requested special exception is consistent with the intent and purpose of Article III of Chapter 42, which is to ensure safe, efficient, and context-appropriate subdivision design and street connectivity.

The intersection spacing along Anderson Road is approximately 1,500 feet, this reflects only a 9.33% deviation from the required 1,400-foot maximum spacing for local streets intersecting. This deviation results from existing, fixed intersections at South Post Oak Boulevard and Vandalia Way, along this segment of Anderson Road. No opportunity exists to introduce an intermediate street due to fully developed parcels to the north, which preclude any feasible extension of Bow Lane or other local connections

Moreover, Bow Lane, located within the adjacent Briarwick neighborhood, currently terminates as a 125-foot-long stub street. Due to its short length and lack of connectivity potential, a cul-de-sac would provide no practical vehicular turnaround function and would not enhance circulation, emergency access, or network efficiency.

The proposed development maintains safe and adequate access via existing public rights-of-way and supports the intended industrial land use, which does not require a dense local street network. As such, the proposed configuration achieves the functional and performance-based goals of Article III of Chapter 42

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The current intersection spacing between the ROW of S. Post Oak Rd and Vandalia is approximately 1,500 feet. Per Section 42-128, the maximum spacing for local

street intersections is 1,400 feet. This results in only a 9.3% deviation, which, per Section 42-82(a)(3), is not considered disproportionate to the standard

(4) The intent and general purposes of this chapter will be preserved and maintained;
The requested special exception preserves the intent and purposes of Chapter 42 by maintaining the existing efficient street and road network in the surrounding area. The current configuration of Anderson Road, South Post Oak Boulevard, and the Briarwick neighborhood's streets will remain unchanged, ensuring continued safe and effective traffic circulation.

The proposed deviation in intersection spacing and the retention of Bow Lane as a short stub will not negatively impact access, emergency response, or overall connectivity. Thus, the exception respects the chapter's goals of orderly development and functional circulation while accommodating the unique site constraints.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
The granting of this special exception will not adversely impact public health, safety, or welfare. The proposed modification will not frustrate local traffic circulation nor create unsafe traffic conditions. The existing street network—including Anderson Road, South Post Oak Boulevard, and the Briarwick neighborhood streets—will continue to provide efficient and safe circulation.

Conversely, disallowing this exception could negatively affect the community. Stub streets that are not extended or properly terminated often become sites for undesirable activities, which can pose safety and welfare concerns for adjacent neighborhoods.

Right-of-way (ROW) dedications are intended to promote public infrastructure, mobility, and connectivity. However, in this instance, requiring additional ROW dedication would yield no tangible public benefit and would instead impose an unnecessary burden on the property owner. This would be contrary to the City's planning principles emphasizing proportionality, necessity, and efficient land use.

Since there is no feasible plan or opportunity to extend Bow Lane due to existing development to the north, enforcing extension requirements would be illogical and inconsistent with the existing and anticipated development pattern in the area. Granting this special exception respects actual site conditions and facilitates development that is compatible with surrounding infrastructure and uses, thereby preserving public health, safety, and welfare.

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

October 23, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1702

PLAT NAME：Anderson Road Park

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located 15324 VANDALIA WAY, south of Anderson Road and east of South Post Oak 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 not extend nor terminate the stub street of Bow Lane in a Cul-De-Sac. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Thomas Forschner, with Weisser Engineering & Surveying, on behalf of the developer, can be contacted at 281-579-7300 for additional information regarding this project.

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

The Planning and Development Department 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, November 13, 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

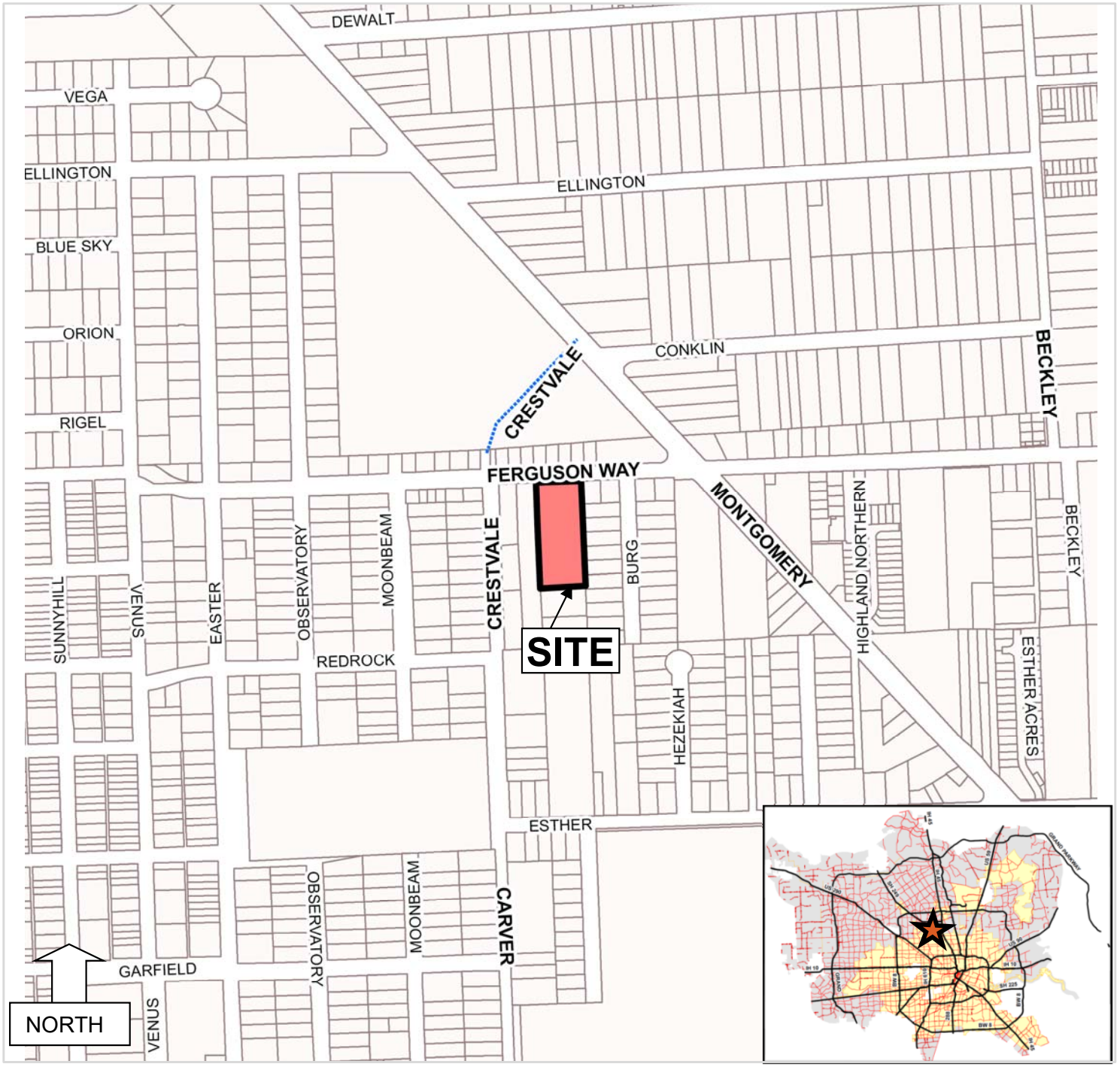
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Fox Grove Village

Applicant: Pioneer Engineering, LLC



D – Variances

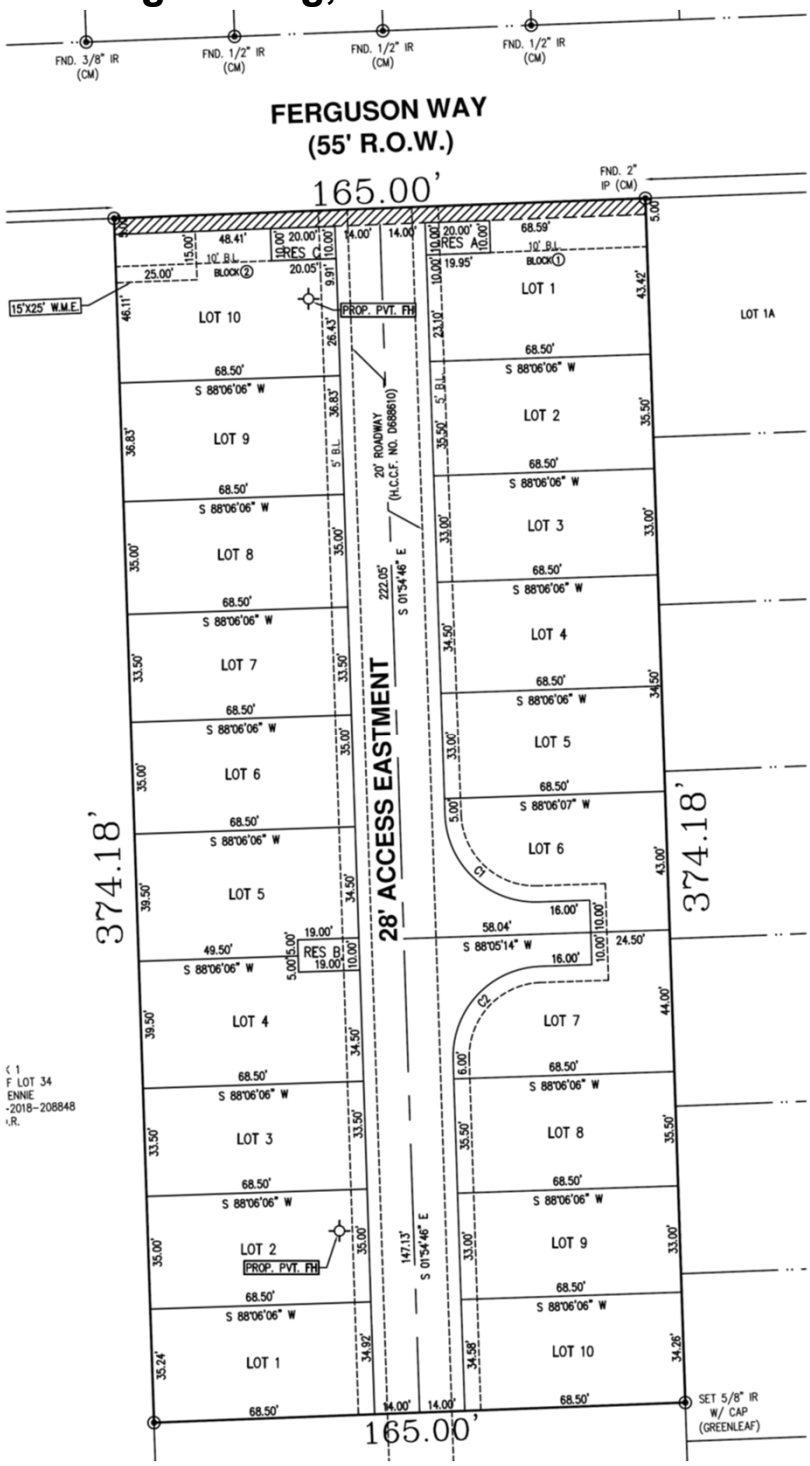
Site Location

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Fox Grove Village

Applicant: Pioneer Engineering, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Fox Grove Village

Applicant: Pioneer Engineering, LLC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1861
Plat Name: Fox Grove Village
Applicant: Jose Mendoza
Date Submitted: 10/17/2025

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

Chapter 42 Section: 42-188 (a) Lot Access

Chapter 42 Reference:
Sec. 42-188. - Lot access.

This section sets forth requirements for lot access. Subsections (b)(2) and (d) through (h) apply only in the city boundary.

(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 except for lots within courtyard style development in accordance with section 42-194.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject property is 1.417 acres located at 2309 Ferguson Way, Houston, Texas. The applicant is proposing to develop a single-family subdivision.

The proposed subdivision will utilize an existing 20-foot access easement that will be widened to 28 feet along the area of the proposed lots, proving sufficient space for private and emergency vehicles accessing the site. The access easement will be designed like a type 2 permanent access easement, providing access to all the proposed lots, while retaining the existing access for the existing parcels to the south. Additionally, safety measures will be included such as: a vehicle turn-around, and proposed fire hydrants, which will meet The City of Houston fire protection requirements for type 2 PAE type developments, for the proposed lots and the existing parcels. The project was presented and discussed with the Houston Fire department, with no objection to the proposed design.

(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;
No hardship created or imposed by the applicant is used as a basis to support the requested variances. The proposed development is designed as if it was a type 2 PAE, however due to an already existing access easement that provides access to multiple tracts south of our proposal, a replat with a PAE per chapter 42 is not possible at this time. However, the proposed design provides opportunity for a future residential phase on those additional tracts to the south.

(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 proposed development is designed as if it was a type 2 PAE proving the necessary vehicular turnaround, and access for emergency vehicles as well as meeting the fire protection requirements. The proposed development has been presented to The Houston Fire Department with no additional requirements or opposition to the variance request.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not be injurious to the public's health, safety, or welfare as a safe and effective access easement will be provided which will be designed as a type 2 permanent access easement. The proposed residences will be setback similarly to a type 2 PAE development and will provide guess parking as per 42-186. Additionally, a single point of vehicular access will be provided, reducing the number of conflict points between vehicles and pedestrians along Ferguson Way, as we will also propose the required sidewalk and safety buffer along the right of way.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance request. The proposed development is in-line with the intent of the ordinance, proposing higher density residential development with a single point of vehicular access to the public street. The request is solely due to chapter 42 PAE definition, which creates a conflict with the already existing access easement.

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

October 22, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1861

PLAT NAME：Fox Grove Village

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located Ferguson Way west of W Montgomery Road and 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 allow lots to take access from an access easement, instead of the required street or shared driveway. 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, 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, November 13, 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

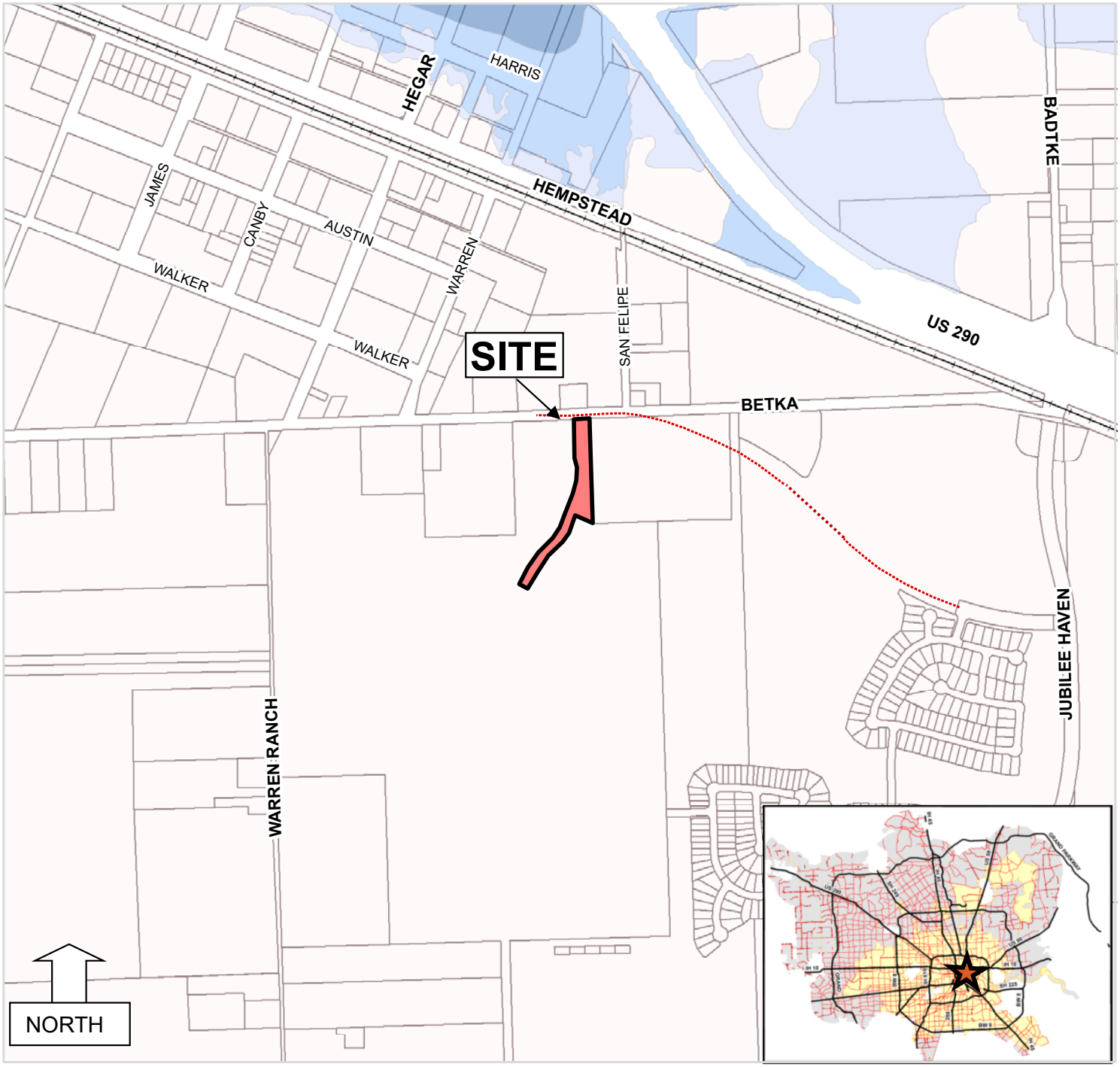
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision: Hockley Meadows Honeybee Hollow Lane Street Dedication (DEF 1)

Applicant: LJA Engineering, Inc. (Houston Office)



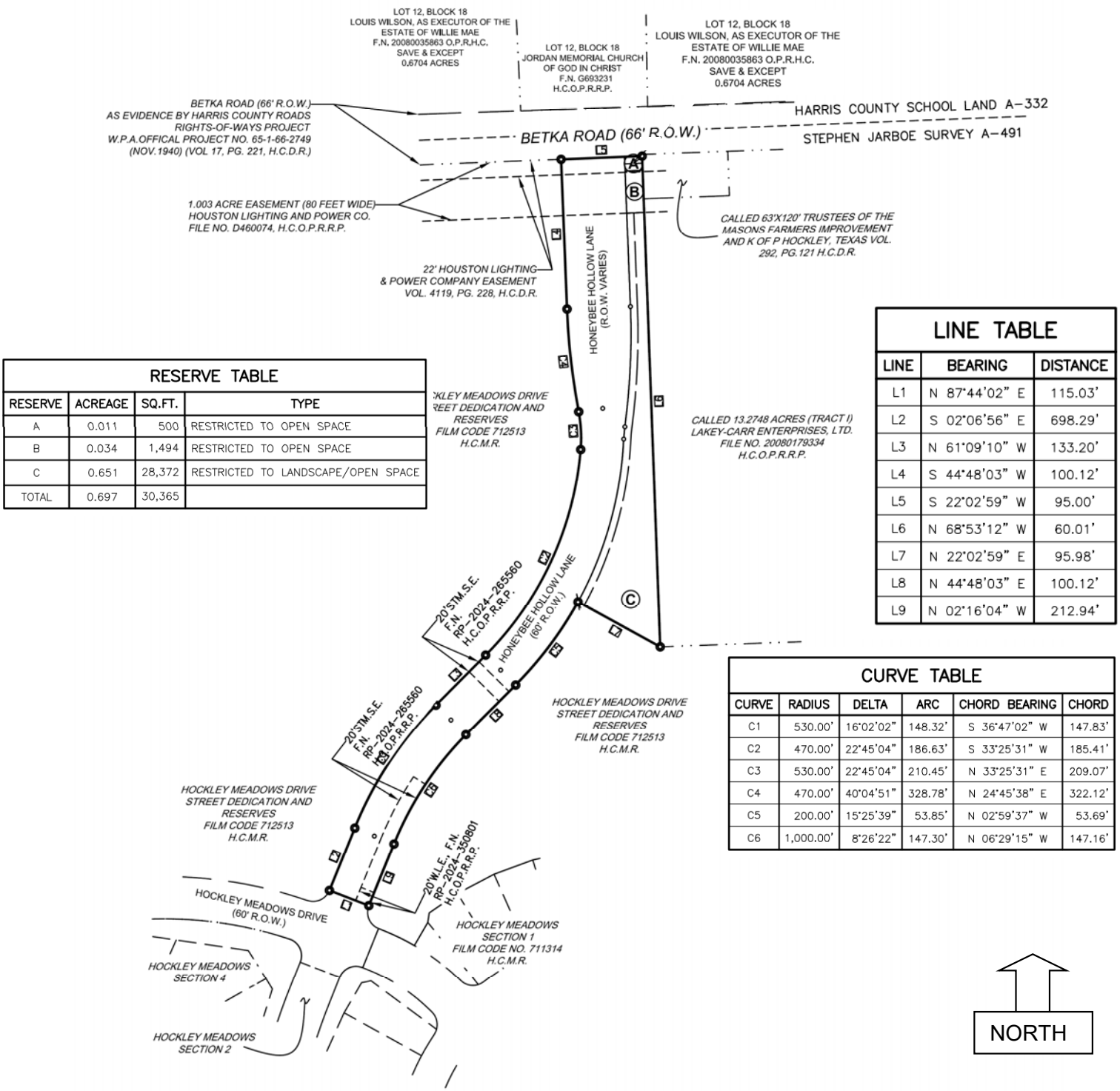
D – Variances **Site Location**

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision: Hockley Meadows Honeybee Hollow Lane Street Dedication (DEF 1)

Applicant: LJA Engineering, Inc. (Houston Office)



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.011	500	RESTRICTED TO OPEN SPACE
B	0.034	1,494	RESTRICTED TO OPEN SPACE
C	0.651	28,372	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.697	30,365	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°44'02" E	115.03'
L2	S 02°06'56" E	698.29'
L3	N 61°09'10" W	133.20'
L4	S 44°48'03" W	100.12'
L5	S 22°02'59" W	95.00'
L6	N 68°53'12" W	60.01'
L7	N 22°02'59" E	95.98'
L8	N 44°48'03" E	100.12'
L9	N 02°16'04" W	212.94'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	530.00'	16°02'02"	148.32'	S 36°47'02" W	147.83'
C2	470.00'	22°45'04"	186.63'	S 33°25'31" W	185.41'
C3	530.00'	22°45'04"	210.45'	N 33°25'31" E	209.07'
C4	470.00'	40°04'51"	328.78'	N 24°45'38" E	322.12'
C5	200.00'	15°25'39"	53.85'	N 02°59'37" W	53.69'
C6	1,000.00'	8°26'22"	147.30'	N 06°29'15" W	147.16'

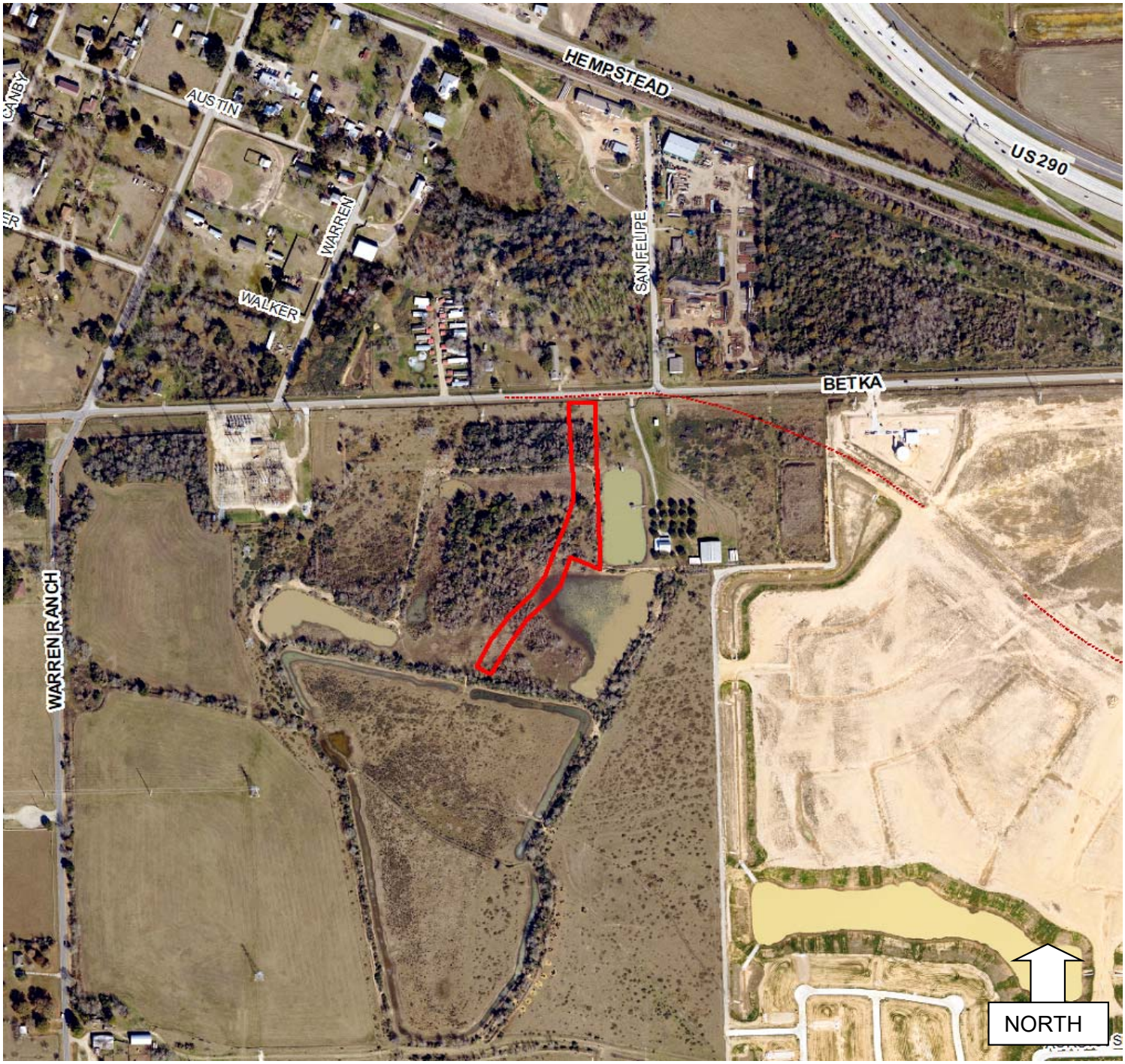
D – Variances Subdivision

Houston Planning Commission ITEM: 86

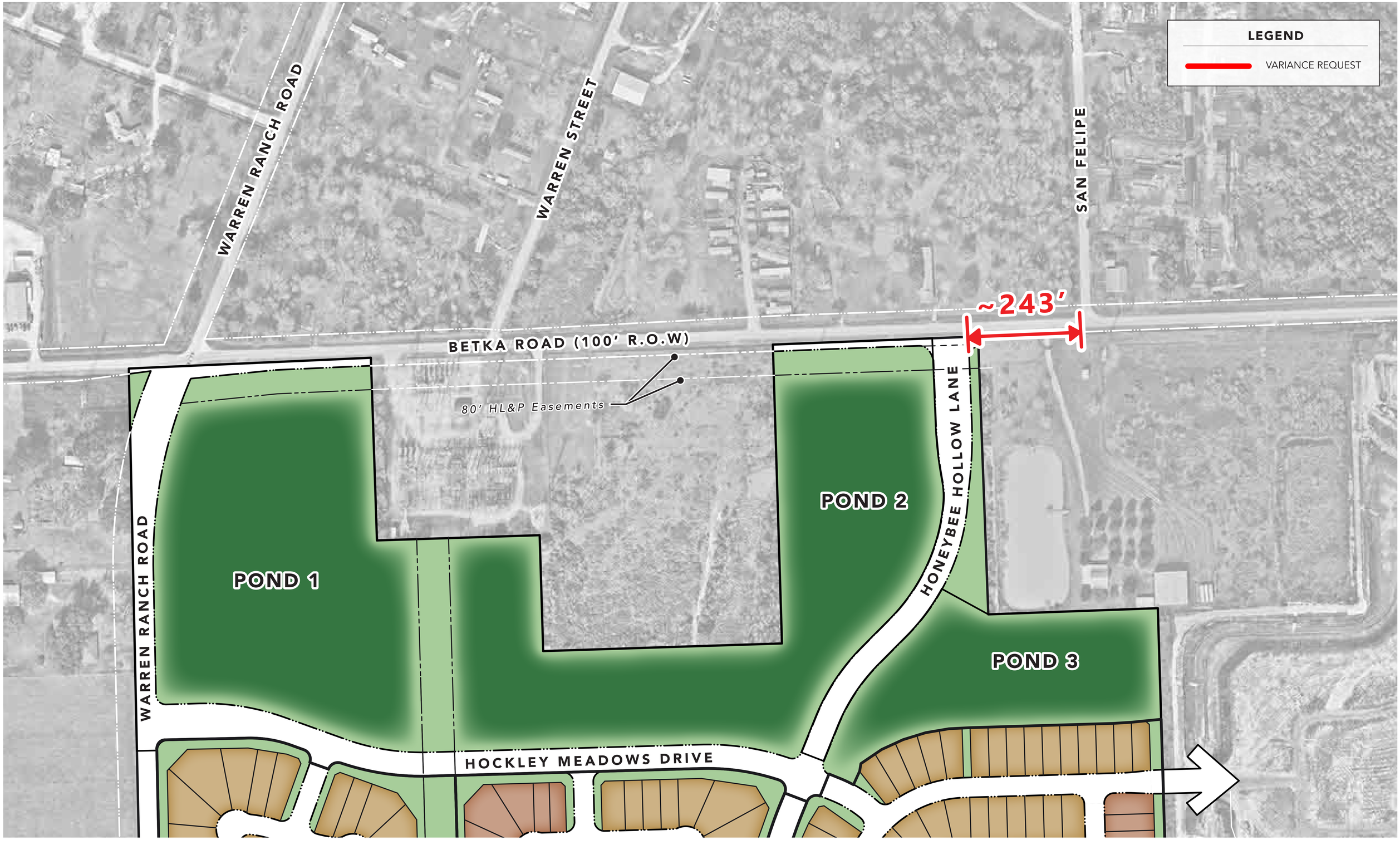
Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision: Hockley Meadows Honeybee Hollow Lane Street Dedication (DEF 1)

Applicant: LJA Engineering, Inc. (Houston Office)



D – Variances **Aerial**



HOCKLEY MEADOWS - INTERSECTION SPACING VARIANCE EXHIBIT

LOCATION: City of Houston ETJ CLIENT: Taylor Morrison DATE: October 17, 2025

P:\01 Planning\0074-4001\06-Plat\Honey Bee Hollow Ln_Street Dedication & Res\Intersection Spacing Variance\0074-4001 Betka Road_Intersection Spacing Variance Exhibit_10-10-2025.indd

0 50 100 200

© Copyright 2025 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

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: 2025-1870
Plat Name: Hockley Meadows Honeybee Hollow Lane Street Dedication
Applicant: Karla Martinez
Date Submitted: 10/17/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed minimum intersection spacing along a major thoroughfare to be approximately 243 feet in lieu of the 600 feet required.

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
(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
Hockley Meadows is an approximately 166 acre residential subdivision south of Betka Road, west of the Jubilee Haven Road, east of Warren Ranch Road, and north of the proposed Mound Road. The tract is surrounded by existing and proposed single-family development. Betka Road is currently a sixty-foot right-of-way located east of Warren Ranch Road and west of Jubilee Haven Boulevard, and is classified as a major thoroughfare in the City of Houston's Major Thoroughfare Plan.

Hockley Meadows provides an entry point along Betka Road proposed as Honeybee Hollow Lane. The location of this right-of-way is less than 600 feet from San Felipe to the east due to unique physical and drainage constraints. A significant amount of offsite flow enters the northern boundary of the tract and moves northeast across the property. To manage this, the project provides a detention system that extends along the entire northern boundary, including Pond 2, which borders the northern and western portions of the tract’s boundary. This facility is designed to capture and detain both onsite and offsite flows, as shown in the approved Drainage Impact Analysis (DIA) (Exhibit 3.2, PDF p. 1; Figure 4.5, PDF p. 2).

Due to constraints imposed by the detention system location and existing offsite drainage flow paths, the proposed intersection must be positioned closer than the 600-foot spacing requirement for major thoroughfares. Shifting the connection further would compromise drainage and detention functionality, which are critical to protecting surrounding properties and public infrastructure.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or

would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship is due to existing offsite drainage flow patterns and the need to provide detention infrastructure along the northern property boundary.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The project maintains safe and efficient circulation while accommodating critical drainage needs. Drainage improvements ensure that stormwater is safely detained, preserving public safety and infrastructure.

(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 not be injurious to the public health, safety, or welfare.

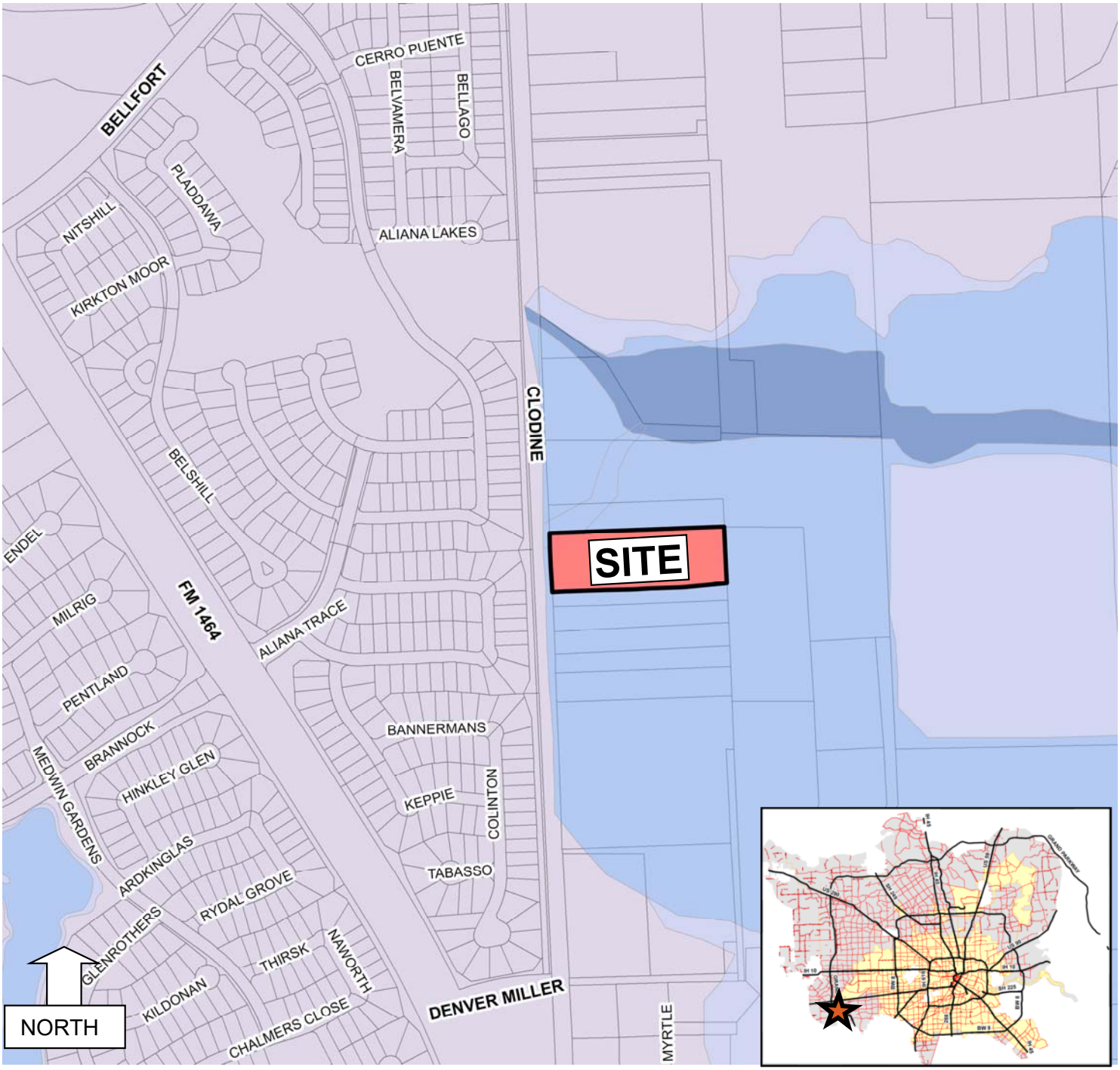
(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for the variance. The physical site conditions and drainage needs are the supporting circumstances for this request.

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Palm Mixed Use

Applicant: JDM Group Company LLC



D – Variances

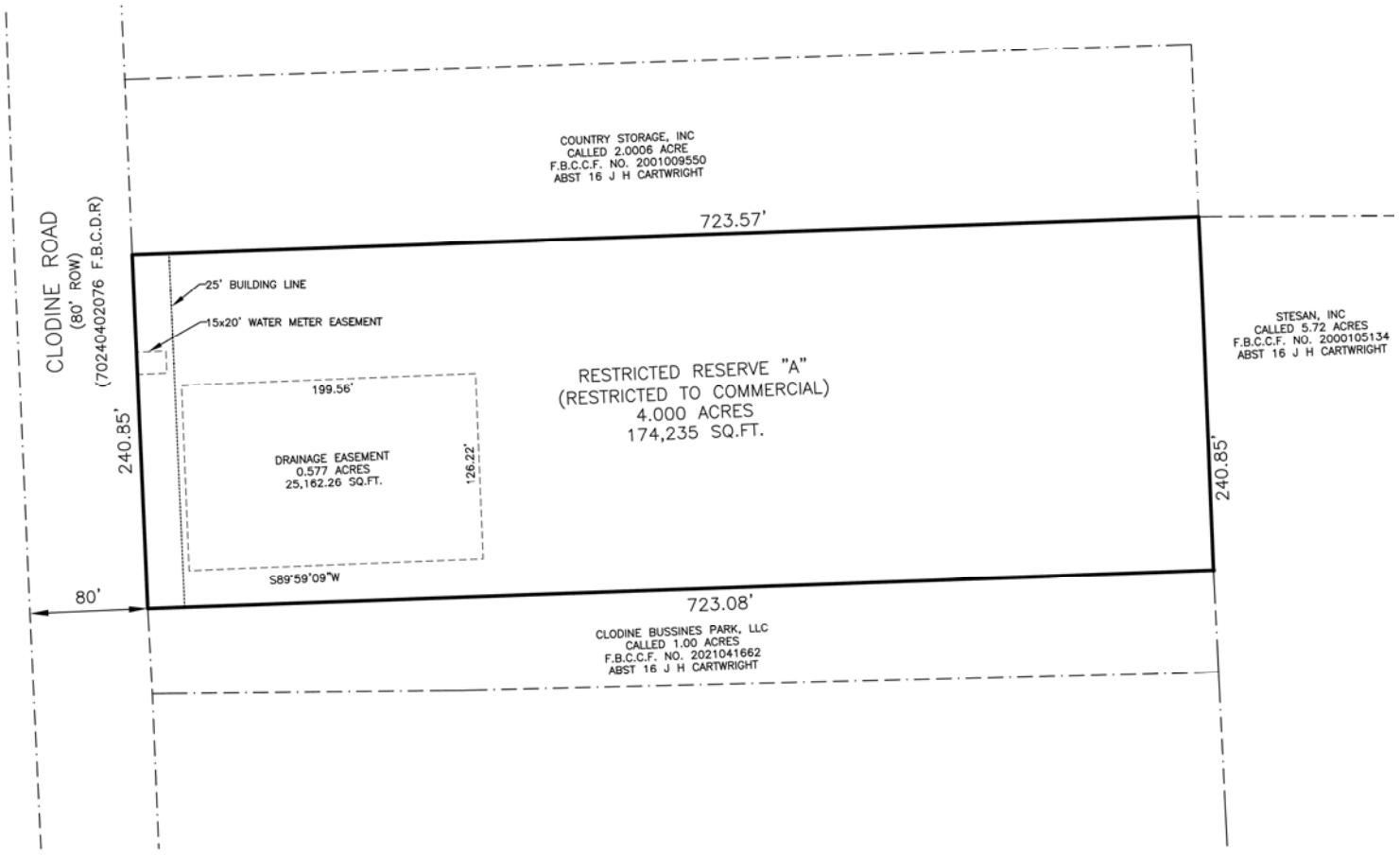
Site Location

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Palm Mixed Use

Applicant: JDM Group Company LLC



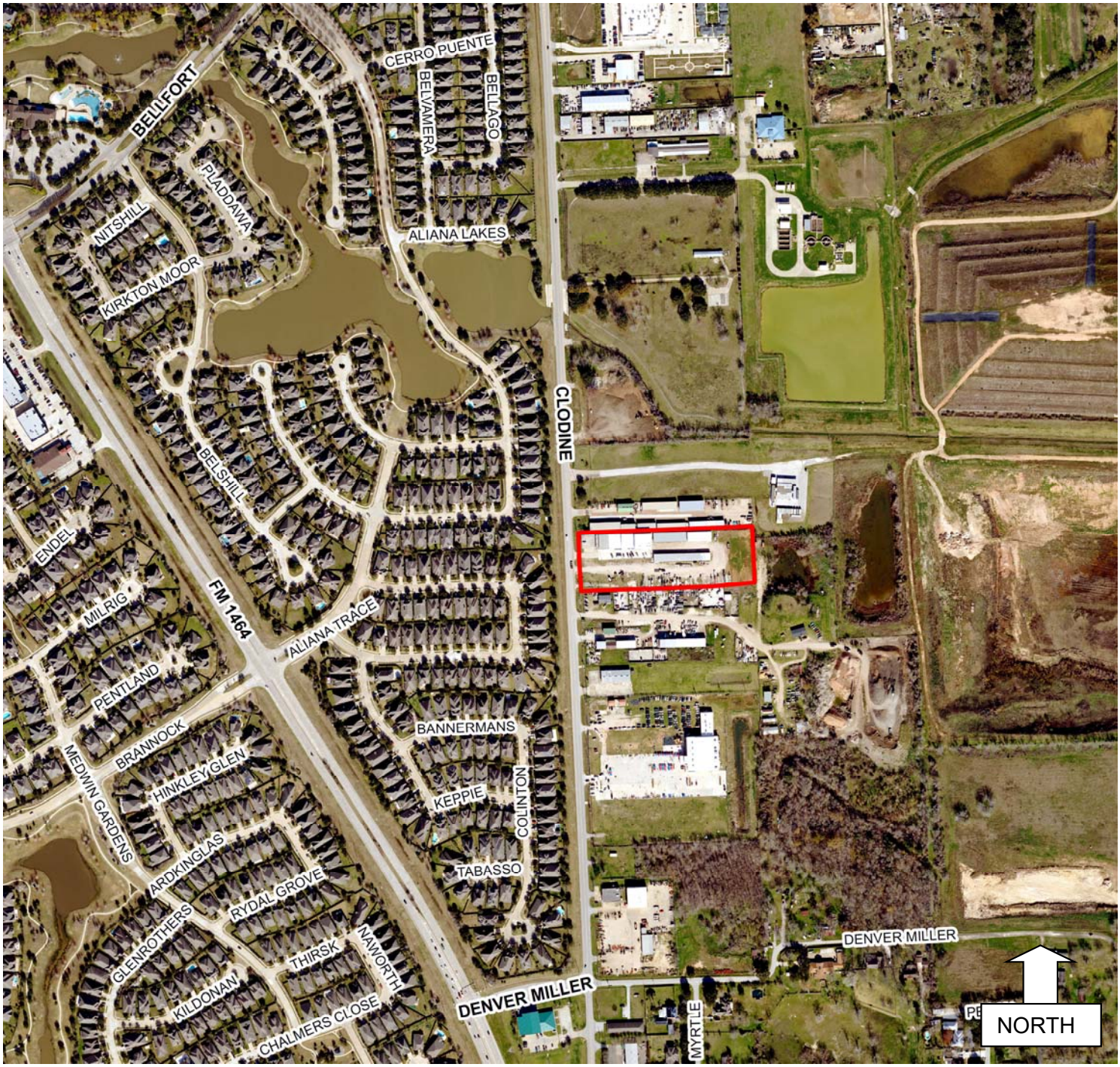
D – Variances Subdivision

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 11/13/2025**

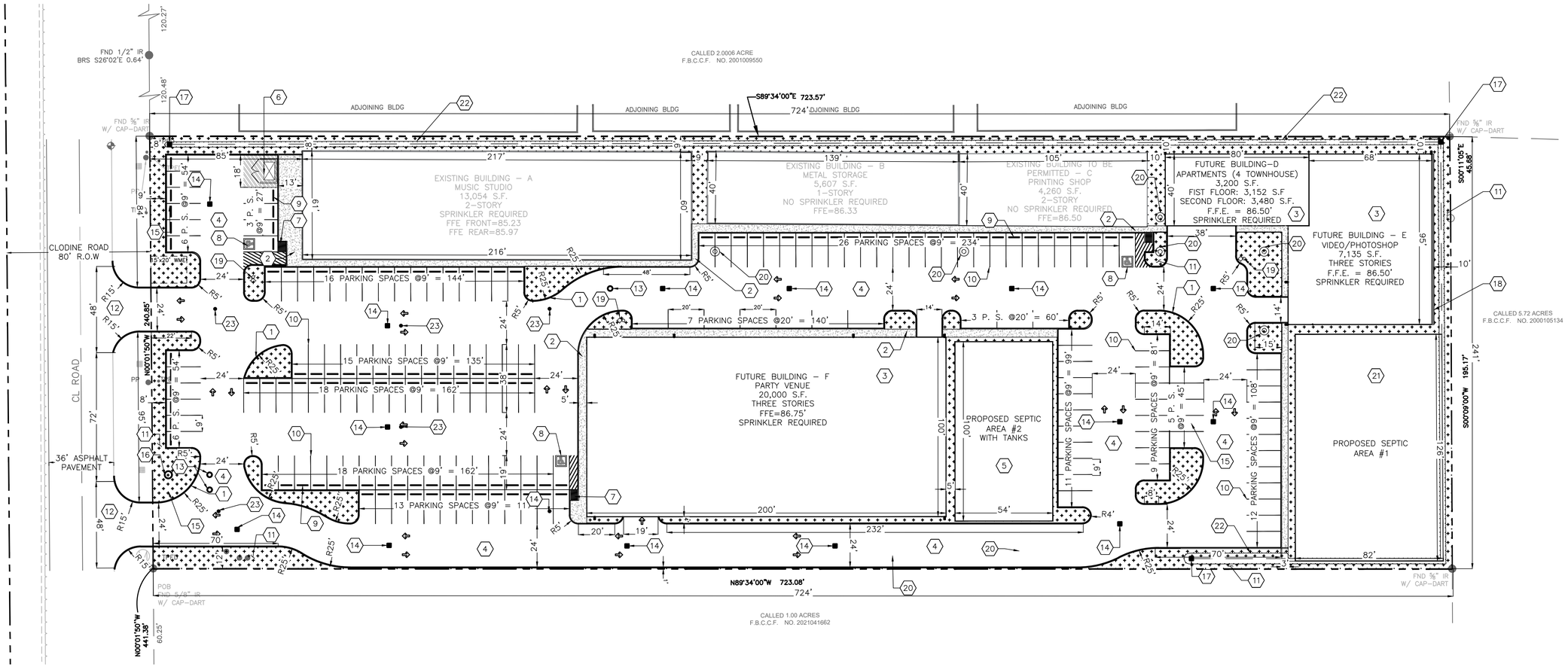
Subdivision Name: Palm Mixed Use

Applicant: JDM Group Company LLC



D – Variances

Aerial



SITE LAYOUT NOTES

1. THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA PROVIDED BY OTHERS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE OF BUILDING. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
4. REFER TO ARCHITECTURAL PLANS FOR ALL STAIRS, HANDICAPPED RAMP AND RETAINING WALL DETAILS.
5. REFER TO LANDSCAPE ARCHITECT PLANS FOR DETAILS AND DIMENSIONS OF LANDSCAPE AND HARDSCAPE AREAS.

HATCH LEGEND

LANDSCAPING AND/OR GRASS.

PROPOSED 5" CONCRETE SIDEWALK, PER PAVEMENTS DETAILS.

PROPOSED BUILDING LAYOUT. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

LAYOUT KEY NOTES

1. PROPOSED 6" CONCRETE CURB, PER PAVEMENTS DETAILS.
2. PROPOSED 5" CONCRETE SIDEWALK, PER PAVEMENTS DETAILS.
3. PROPOSED BUILDING PER STRUCTURAL AND ARCHITECTURAL DRAWINGS.
4. PROPOSED CONCRETE PAVEMENT PER PAVEMENT DETAILS.
5. PROPOSED WASTEWATER TREATMENT PLANT.
6. PROPOSED DUMPSTER LOCATIONS.
7. PROPOSED ADA RAMP PER PAVEMENT DETAILS.
8. PROPOSED ADA SYMBOL PER PAVEMENT DETAILS.
9. PROPOSED CONCRETE WHEEL STOP.
10. PROPOSED 4" YELLOW STRIPING PER PAVEMENT DETAILS.
11. PROPOSED LANDSCAPE/GRASS AREA.
12. PROPOSED DRIVEWAYS PER PAVEMENT DETAILS.
13. PROPOSED STORM MANHOLE PER STORM DRAIN DETAILS.
14. PROPOSED STORM DRAIN INLET TYPE "A" PER STORM DRAIN DETAILS.
15. PROPOSED JUNCTION BOX PER STORM DRAIN DETAILS.
16. PROPOSED LIFT STATION PER LIFT STATION DETAILS.
17. PROPOSED STORM DRAIN INLET TYPE "E" PER STORM DRAIN DETAILS.
18. PROPOSED RETAINING WALL PER RETAINING WALL DETAILS.
19. PROPOSED FIRE HYDRANT (PRIVATE).
20. PROPOSED SANITARY MANHOLE PER SANITARY SEWER DETAILS.
21. PROPOSED SEPTIC AREA.
22. PROPOSED SWALE PER STORM DRAIN DETAILS.
23. PROPOSED CLEANOUT PORTAL PER STORM DRAIN DETAILS

N

30 0 30 60

SCALE: 1"=30'

FBC Engineering Approval

ONE– CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
811(Texas)
(New Statewide Number Outside Houston)
1–800–344–8377

Texas Registration Firm: F-22129
708 Main, 10th Floor, Houston TX 77002
Tel: (832) 781-0906
www.jdmgroupcompany.com
Land Development Manager: Jose Diego Monroy, CFM
Email: PM@jdmgroupcompany.com

DESIGN-BUILD

PALM MIXED USE DEVELOPMENT AT 10777 CLODINE ROAD RICHMOND, TX 77407

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER
PROJECT #D0005242
FIRM# F-16777
11/06/2025

JDM GROUP COMPANY, LLC
FIRM REGISTRATION No: F-22129
Project Manager: Jose Diego Monroy, CFM
Assist. PM: Lourisa Caraballo, B.S.C.E.
Project Engineer: Larry Deavers, P.E.
Email: PM@jdmgroupcompany.com
Cell (832) 781-0906

ISSUED 10/06/2025

ISSUED FOR PERMIT

REVISION:

DESIGNED BY: YR
CHECKED BY: DR
PROJECT NO.: C24-028-00

COPYRIGHT:
JDM GROUP COMPANY, LLC

SHEET TITLE
LAYOUT PLAN

DRAWING NO.
C–04.0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1780
Plat Name: Palm Mixed Use
Applicant: Jose Monroy
Date Submitted: 10/3/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing by not providing an east/west street through the property.

Chapter 42 Section: 42-128

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

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;
Strict enforcement of the requirement to dedicate 60 feet of right-of-way would make development of the
property unfeasible due to the existence of an unusual and external physical feature that directly affects the
land. The property borders a landfill. This unique and externally imposed condition presents the following
challenges:
Unalterable Physical Limitation: The presence of the landfill is a pre-existing condition, beyond the
applicant's control, that severely restricts the usable area and potential configuration of the property.
Dedicating 60 linear feet of land for the R.O.W. would consume a critical and disproportionate portion of
the available and viable area for development, given that the uses adjacent to the landfill are naturally
limited.
Impractical Development: Forcing the dedication would result in an impractical and

uneconomical
subdivision design, where the remaining land, after the transfer, might not be sufficient for a viable
residential or commercial development consistent with lot regulations. This would render the property
essentially undevelopable for the purposes intended by zoning, depriving the applicant of any reasonable
use of the land.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstance underlying this request—the presence of an adjacent landfill—is a preexisting physical
condition external to the property. The applicant did not create, contribute to, or have any control over the
existence or location of this landfill. The hardship arises solely from the combination of the strict application
of the R.O.W. rule and this unusual physical feature of the environment, not from any action or omission on
the part of the applicant. The applicant acquired a property with an inherent physical limitation that it now
seeks to mitigate through this process.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Granting this variance does not undermine the general purposes of Chapter 42, which include promoting
public health, safety, and welfare through orderly development. The proposed development, without the
60-foot dedication, will still comply with all other requirements of the ordinance (lot sizes, building areas,
etc.). The intent to provide adequate road infrastructure will be maintained, as the development does not
propose to eliminate existing or necessary road connectivity, but rather seeks specific relief for an atypical
condition. The final development will be orderly and compliant with the regulations in all other respects.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
On the contrary, denying the variation could encourage inappropriate use or abandonment of land affected
by its proximity to the landfill. The planned development, with the variation, will allow for controlled and
compliant use of the property. The variation will not create or compromise public safety, as the road
configuration on Clodine Road will remain unchanged. No negative impact on public health or welfare is
anticipated; in fact, viable and maintained development is preferable to underutilized land adjacent to a
landfill.

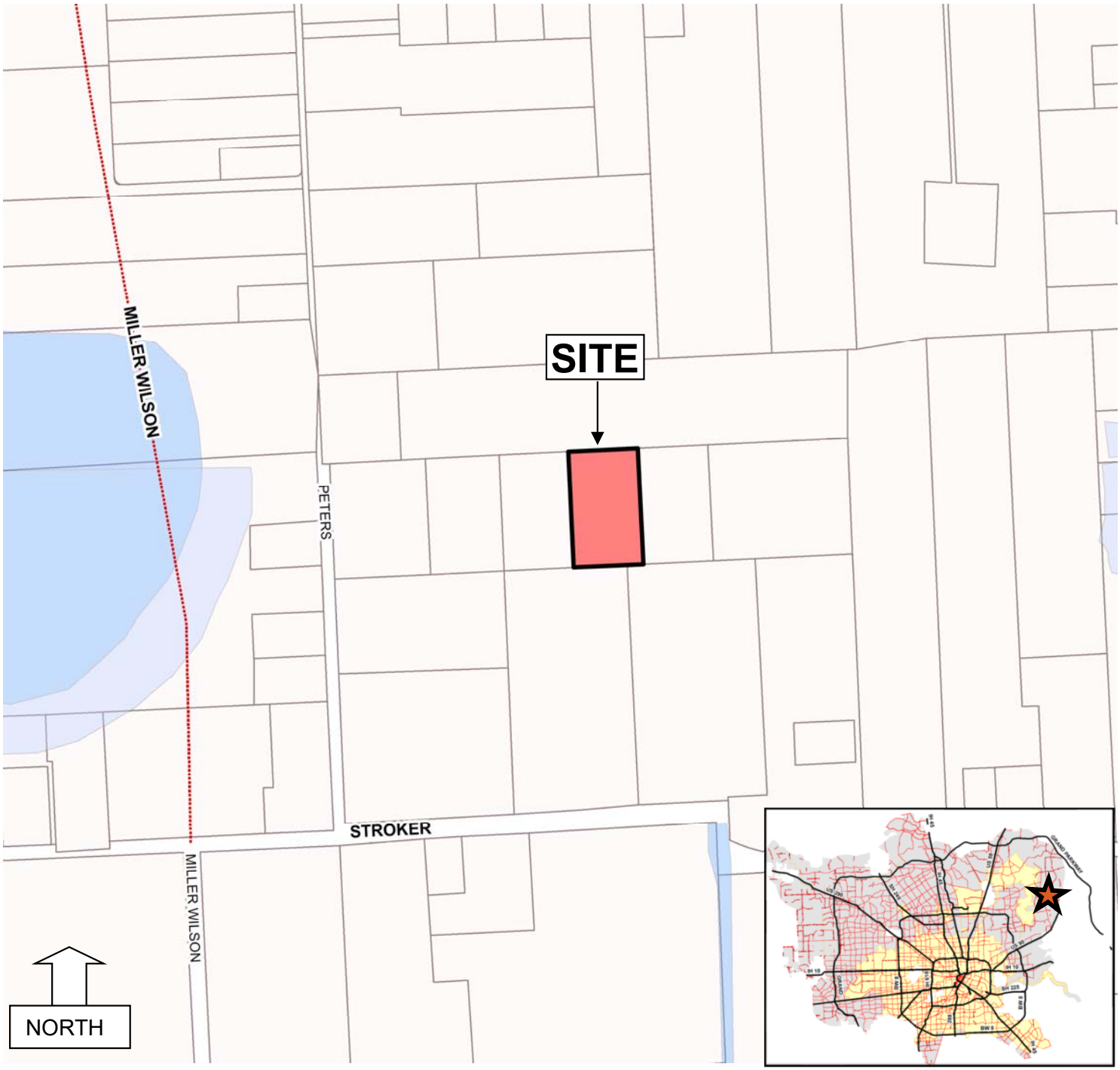
(5) Economic hardship is not the sole justification of the variance.
While the forced dedication of the R.O.W. would impose a significant economic burden by making the
project financially unfeasible, this is not the sole justification. The primary justification is the unusual and
externally imposed physical condition of the adjacent landfill, which makes strict compliance with the
standard impractical and deprives the property of its reasonable use. The economic hardship is a
consequence of this unique physical condition, not the root cause of the request.

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Redeemer Savior Village

Applicant: E.I.C. Surveying Company



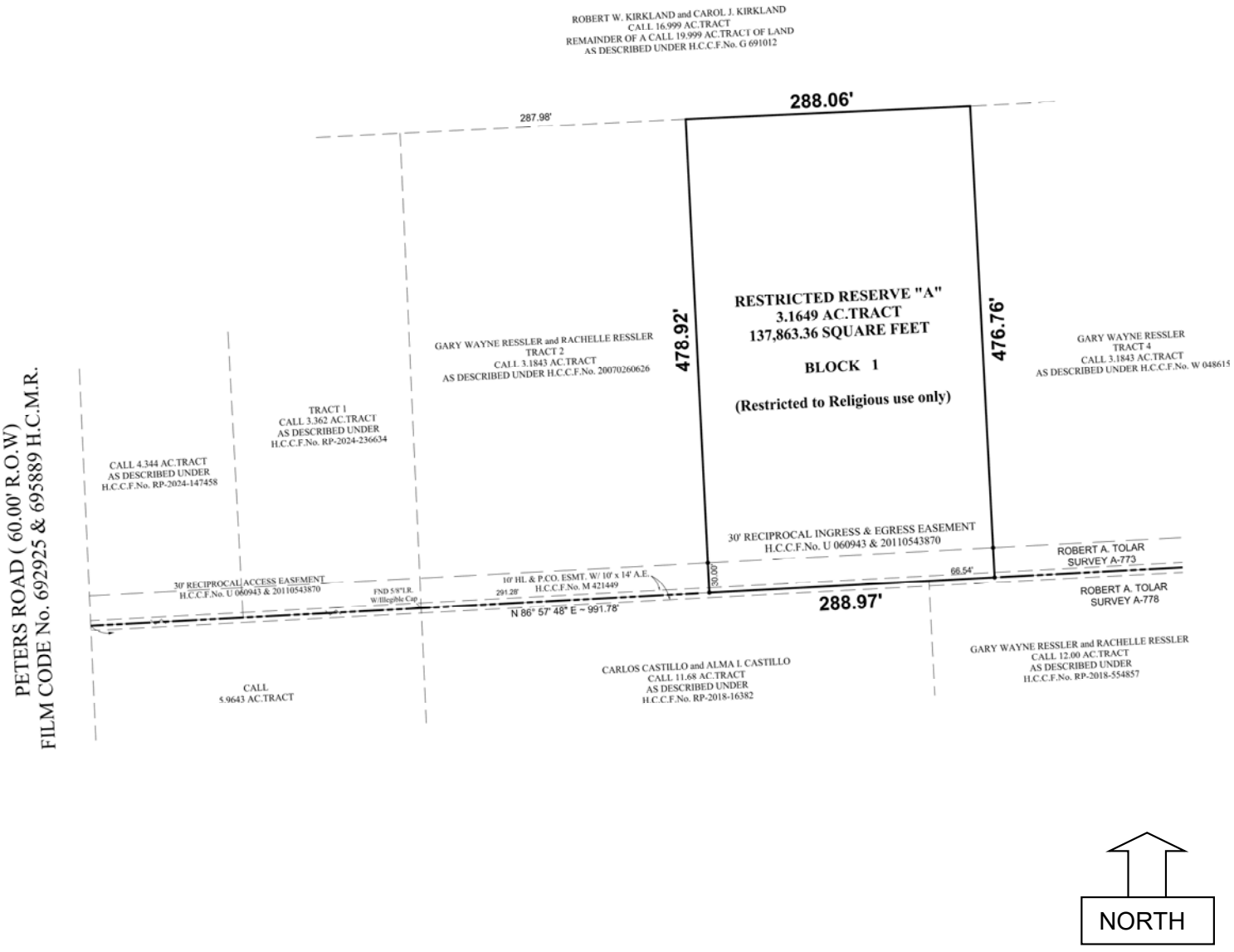
D – Variances **Site Location**

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Redeemer Savior Village

Applicant: E.I.C. Surveying Company



D – Variances **Subdivision**

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Redeemer Savior Village

Applicant: E.I.C. Surveying Company



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1969
Plat Name: Redeemer Savior Village
Applicant: Emil Haddad
Date Submitted: 11/3/2025

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

Chapter 42 Section: 42-188, 42-190 (c)

Chapter 42 Reference:
Each Lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this subject.
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.

Type Of Reserve	Minimum Size	Street Minimum street size	Minimum street frontage	MINIMUM STREET OR SHARED DRIVEWAY WIDTH	MINIMUM STREET FRONTAGE
Restricted or Unrestricted	5,000 sq. ft.	Public street	60 feet	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
The variance to allow the Restricted Reserve to take access from a 30' access easement instead of the required street or shared driveway. The site is 3.1649 acre tract as described under Harris County Clerk's File no. RP-2025-269509 (see attached instrument) is out of 75.2903 acre tract recorded under Harris County Clerk's File no. T490617 in the Robert A. Tolar Survey, A-773, in Harris County, Texas. Located on the east side of Peters Road (60.00 Right-Of-Way). (see attached HCAD Map).
There is an Easement agreement for Reciprocal Access as described under Harris County Clerk's File no. 20070284293 and re-recorded under Harris County Clerk's File No 20110543870 (see attached instrument). This Easement is 30 feet wide that serves 6 tracts out of the said 75.2903 acre. The only way for the property owners not fronting on Peters Road is to access their property is by the 30 foot Reciprocal access easement
The owners of the proposed subdivision of Redeemer Savior Village bought This 3.1649-acre tract in July 11, 2025 together with a 30-foot easement for roadway purposes and purposes of ingress and egress. The owner of this proposed subdivision wanted to develop this property and build a church to serve the

community around them. So, the imposition of the terms, rules, condition, polices and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
For the reason as explained in 1(a) and the Ingress and Egress Easement that was created when the 6 tracts were established. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

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

(5) Economic hardship is not the sole justification of the variance.
Because of the access easement that was established at the time when the 6 tracts including the subject proposed subdivision. Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1969
Plat Name: Redeemer Savior Village
Applicant: Emil Haddad
Date Submitted: 11/3/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Specific variance is being sought and extent of condition is not to provide North-South or East-West Public Street through subject tract and exceed 1400' intersection spacing.

Chapter 42 Section: 42-128(a)

Chapter 42 Reference:
Section 42-128 (a). A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1400.00 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 site is 3.1649 acre tract as described under Harris County Clerk's File no. RP-2025-269509 (see attached instrument) is out of 75.2903 acre tract recorded under Harris County Clerk's File no. T490617 in the Robert A. Tolar Survey, A-773, in Harris County, Texas. Located on the east side of Peters Road (60.00 Right-Of-Way). (see attached HCAD Map).
There is an Easement agreement for Reciprocal Access as described under Harris County Clerk's File no. 20070284293 and re-recorded under Harris County Clerk's File No 20110543870 (see attached instrument). This Easement is 30 feet wide that serves 6 tracts out of the said 75.2903 acre. The only way for the property owners not fronting on Peters Road is to access their property is by the 30-foot Reciprocal access easement.
To the west of the proposed subdivision is Lilly and Lane Estates a residential subdivision recorded under Film Code no. 700038 Harris County Map Records (see attached recorded plat). this plat has a 60 feet right-of-way road along the north line of the subdivision named Holmelin road going east and west and it is 400.0 north of the said proposed subdivision of Redeemer Savior Village. This area is a small residential area from Peters Road to Ramsey Road a 60 feet public road. Also north of the proposed subdivision is a rural developed and undeveloped area all the way to

Peters Road to the north from the north line of the proposed subdivision to the south property line of Peters Road is approximately 4117 feet. To the West of the proposed subdivision, from Peters Road a 60 feet public road to the southwest corner of the proposed subdivision is 991.78 feet. Providing a Street going North-South would create an impractical development as there is not anywhere for the North-South Street to connect. Also, it will not improve overall circulation but would create unsafe condition, an impractical development and contrary to sound policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
For the reason as explained in 1(b) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but by unusual physical characteristics that surrounds and affect the property in question.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained. As stated above having an East-West/ North- South streets that will end up nowhere or in a Cal-De-Sac is unnecessary and will do nothing to help traffic in this area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary having an East – West/ North-South streets and end up to nowhere will have negative issues of pollution, lessened safety and noise.

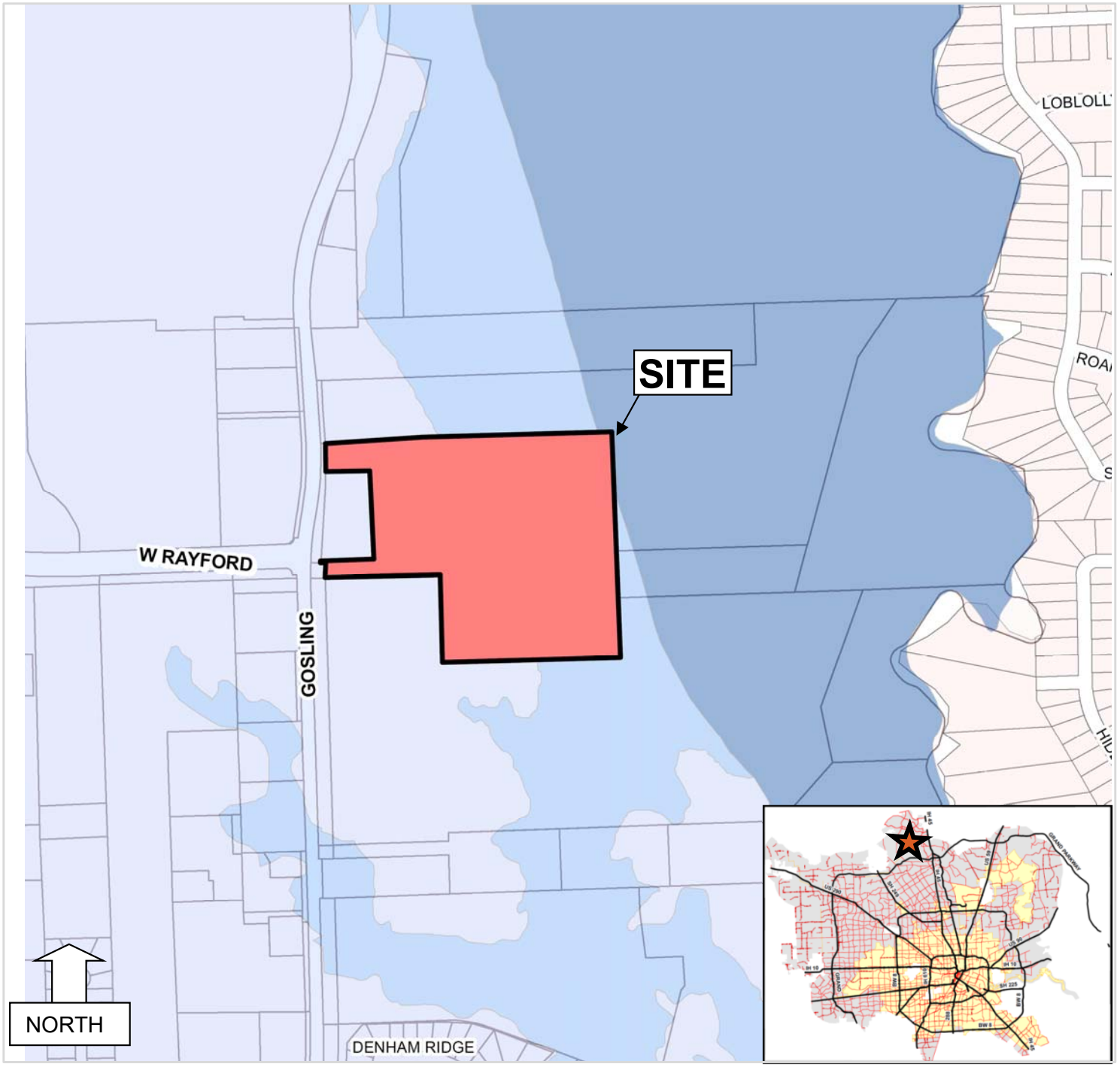
(5) Economic hardship is not the sole justification of the variance.
Justification for this variance is due to existing surrounding residential development which prevents East-West/ North-South streets crossing proposed subdivision. Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Spring Country Club (DEF 1)

Applicant: Kimley-Horn



D – Variances

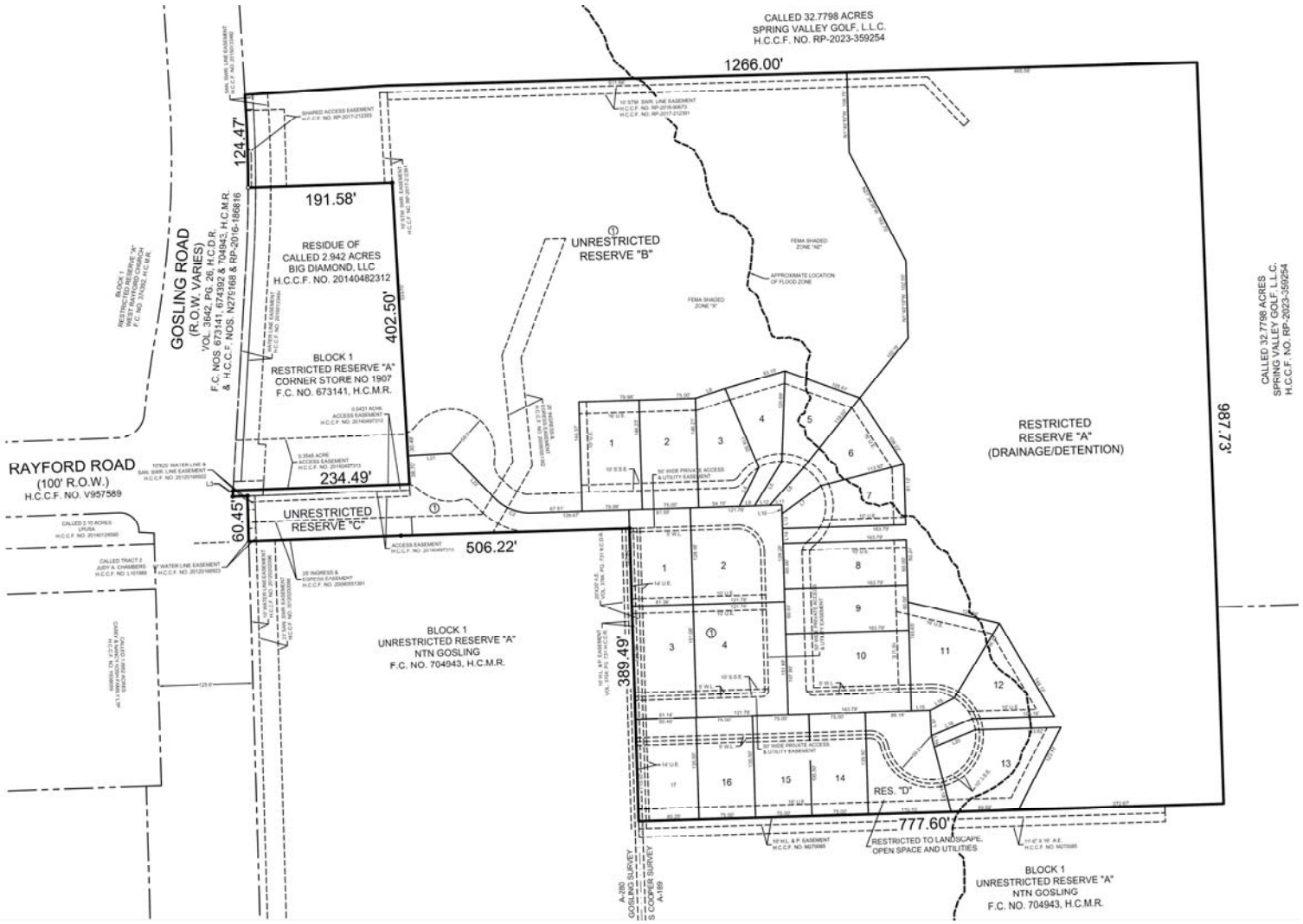
Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Spring Country Club (DEF 1)

Applicant: Kimley-Horn



D – Variances **Subdivision**

Houston Planning Commission ITEM: 89

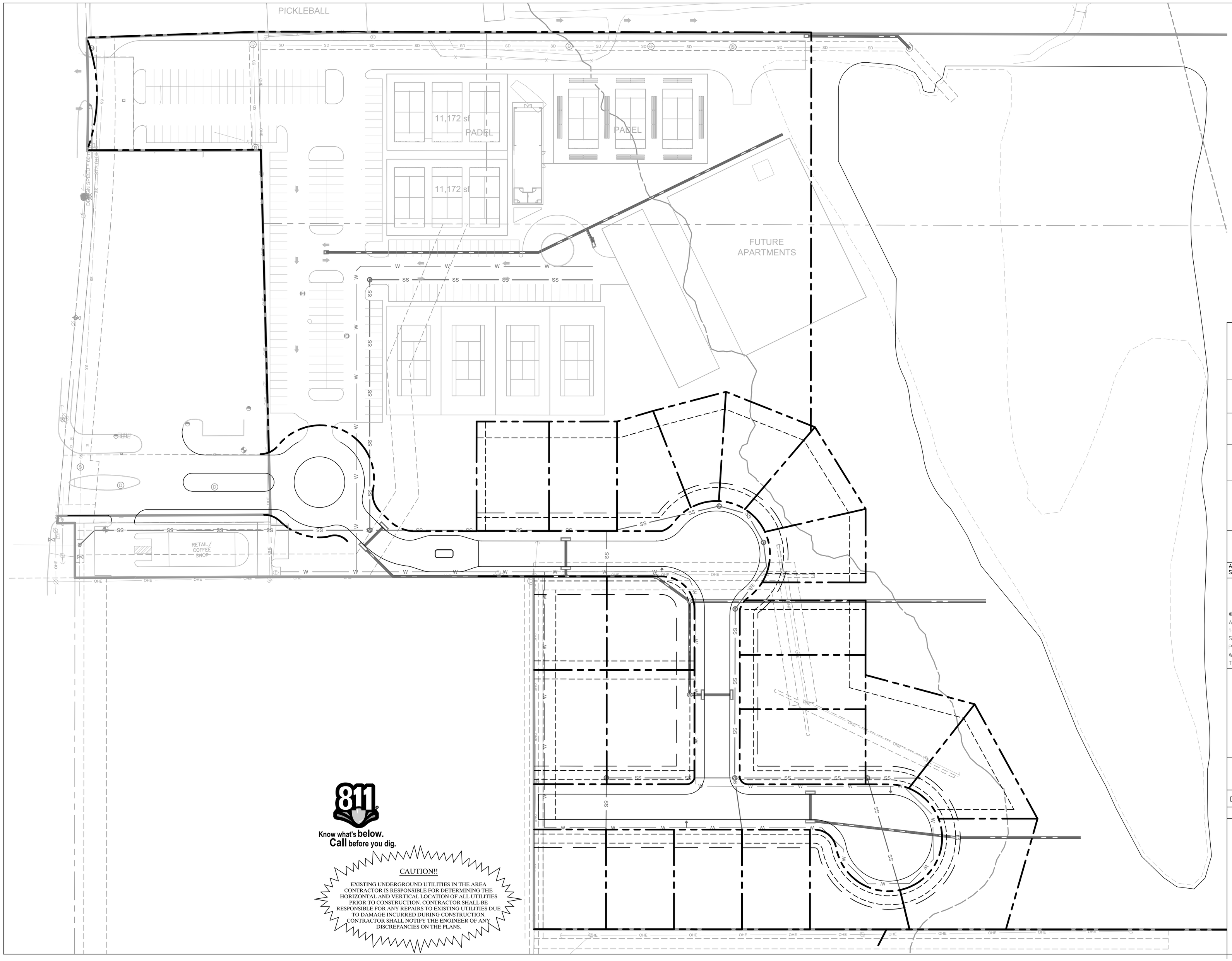
Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Spring Country Club (DEF 1)

Applicant: Kimley-Horn



D – Variances Aerial



NO.	DATE	REVISION	APP.

LEGEND

- PROPERTY LINE
- PROPOSED PHASE 1 EXTENTS
- 100yr FEMA FP — EXISTING 100 YEAR FLOODPLAIN
- TEMP. ALL WEATHER ACCESS ROAD FOR TEMPORARY W.L.E.

NOTICE:

FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR OBLIGATION TO CALL 811

VERIFICATION OF PRIVATE UTILITY LINES

Date

CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown). This signature not be used for conflict verification.

Signature valid for six months.

Date

CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This signature verifies existing underground facilities – not to be used for conflict verification)

Signature valid for six months.

Date

Approved for AT&T underground conduit facilities only.
Signature valid for one year.

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

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Kimley»Horn

© 2025 KIMLEY–HORN AND ASSOCIATES, INC.

1400 Woodloch Forest Drive
Suite 225 The Woodlands,Texas 77380
PHONE: (281) 475–2816
WWW.KIMLEY–HORN.COM
TBPE Firm Registration F–928

DATE

SPRING COUNTRY CLUB, LLC

OVERALL DEVELOPMENT PLAN

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

DRAWING SCALE: HORIZONTAL: VERTICAL:

SHEET NO. C3.0 OF C14.2

FOR CITY OF HOUSTON USE ONLY

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1885
Plat Name: Spring Country Club
Applicant: Robert Kness
Date Submitted: 10/19/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow access to Lots and reserves via an access easement in lieu of public street frontage.

Chapter 42 Section: 42-122

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

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 property is 22.59 acres located on the east side of Gosling Road across from the intersection with W Rayford Road, approximately 2 miles north of SH 99. The site was formerly part of the Spring Country Club that is undergoing major renovations. The applicant is planning a mixed-use project consisting of twenty-one single-family lots, a padel/pickle ball club, retail opportunities, and a multifamily complex that will align with and compliment the newly renovated country club. The applicant is applying for a variance to the City's Subdivision Regulations to allow a the development to obtain primary access from a private access and utility easement instead of a public street.
The site wraps around the existing convenience store at the northeast corner of Gosling and W Rayford, resulting in two segments of frontage along Gosling. The north portion will service the padel/pickle ball club and multifamily complex without issue. While the south portion is wide enough to facilitate access for the planned single-family lots. There is a private access drive with a signalized intersection immediately adjacent to and north of the applicant's property and does not leave enough room for a second driveway. Because the applicant is proposing single-family lots that must be served with a public right-of-way, they are proposing to use

the existing signalized divided median access drive as the connection to Gosling Road. The applicant's new private access and utility easement will branch off the existing private access drive and service the new single-family lots. The applicant has a reciprocal access easement agreement that gives them rights to use the referenced access easement, but they don't own the access property – so the easement cannot be included with and reconditioned as a PAE on the applicant's subdivision plat. The proposed single-family lots have additional service through a secondary access drive that connects through the padel/pickle ball club to the north, but it is a planned secondary service drive
The proposed variance is the best solution as it utilizes an existing and well-designed signalized intersection for safe and effective ingress/egress while leaving the applicant with sufficient land to develop the mixed-use facilities that will complement the newly renovated Spring Country Club.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Unusual physical characteristics, the prevailing development pattern, and contractual obligations tied to the applicant's use are the justifications for the requested variance. The subject property wraps around an existing convenience store at the northeast corner of Gosling Road and W. Rayford Road, resulting in two disjointed segments of frontage. On the southern segment, an existing private signalized access drive lies immediately adjacent to the applicant's property, leaving insufficient spacing to construct a new, independent driveway connection. Because the planned single-family lots must be served by a public right-of-way, the only feasible means of providing compliant access is to branch the applicant's proposed private access and utility from the existing signalized access drive. The applicant has a reciprocal access easement granting them rights to use this drive, but because the land is not owned, the easement cannot be replatted as a PAE. These unusual frontage constraints, combined with the contractual nature of the reciprocal access agreement, are conditions outside the applicant's control that create an unreasonable hardship. Granting the requested variance is therefore necessary to provide safe and effective access while allowing the property to be developed in a manner consistent with the surrounding pattern and the City's subdivision regulations.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The applicant is requesting a variance to allow a single-family residential development to take primary access from an existing private access easement so that the planned single-family lots can be developed alongside the padel/pickleball club, retail opportunities, and multifamily complex. The shared access arrangement will not disrupt existing operations along Gosling Road, as the drive is already designed as a signalized intersection capable of accommodating additional traffic. Granting the variance is consistent with the intent of the City's Subdivision Regulations, as it enables safe and coordinated access while preserving the applicant's ability to deliver a high-quality mixed-use development that complements the newly renovated Spring Country Club.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The limited amount of proposed single-family lots will generate relatively low traffic ensuring that the subject property and surrounding area maintain safe and efficient

daily and emergency vehicular access. Additionally, the proposed residential use is compatible with the surrounding development pattern and will complement the adjacent padel/pickleball club, multifamily community, and the renovated Spring Country Club.

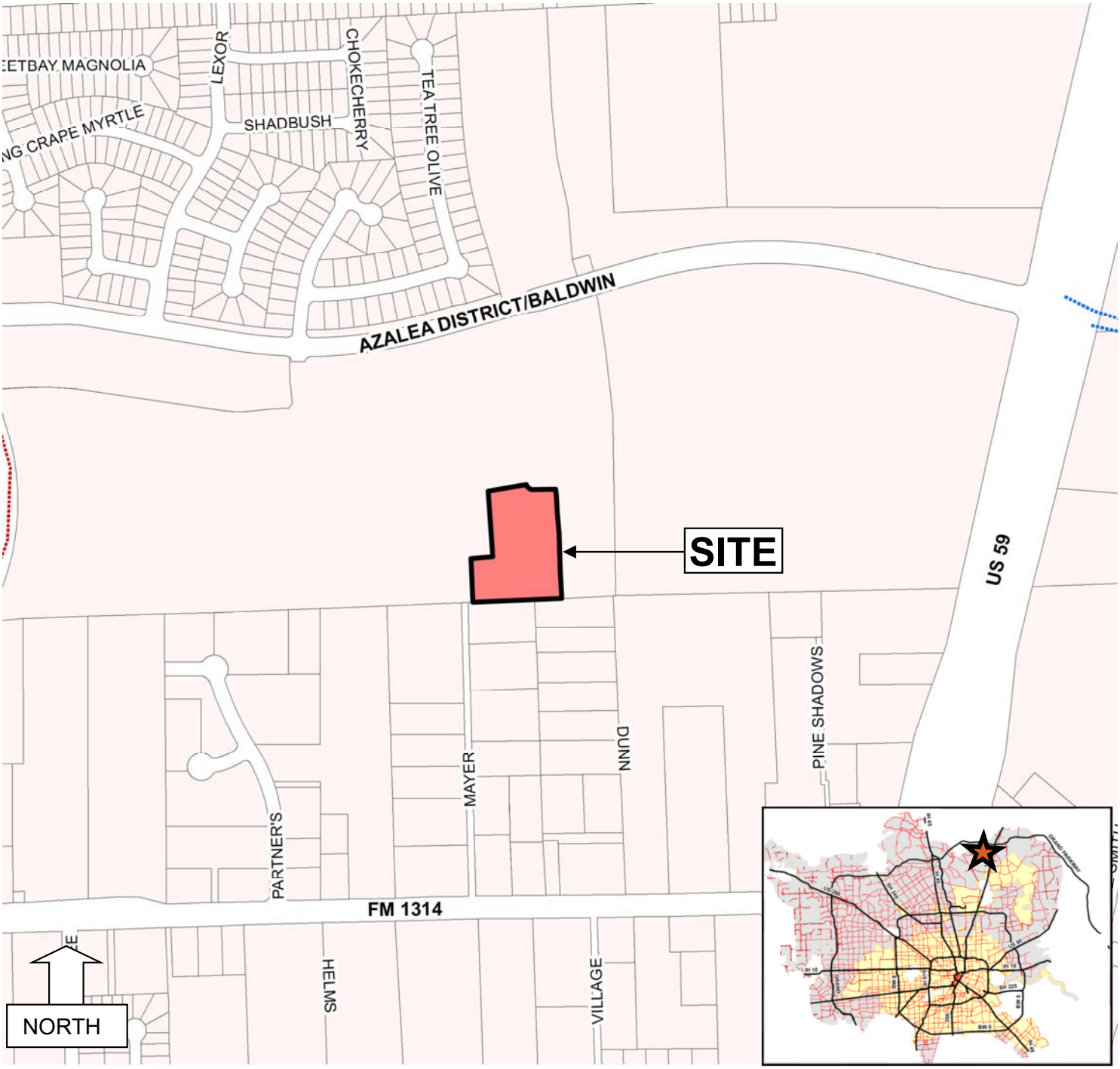
(5) Economic hardship is not the sole justification of the variance.
Unusual physical characteristics, the prevailing development pattern, and contractual obligations tied to the applicant's use are the justifications for the requested variance. The configuration of the property around the existing convenience store and the proximity of the signalized private access drive make it impossible to provide a separate Code-compliant driveway connection for the proposed single-family lots. The proposed single-family neighborhood will generate modest traffic volumes, and the shared use of the existing signalized access drive provides a safer and more efficient solution than attempting to force an additional driveway onto Gosling Road. Granting the variance will not impair public safety or welfare, will not alter the essential character of the surrounding area, and represents the minimum relief necessary given the unique site conditions. The request meets the intent of the subdivision regulations by ensuring safe, coordinated, and efficient access while allowing the applicant to deliver a desirable development plan to the area.

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Azalea District Sec 8 (DEF 1)

Applicant: Meta Planning + Design LLC



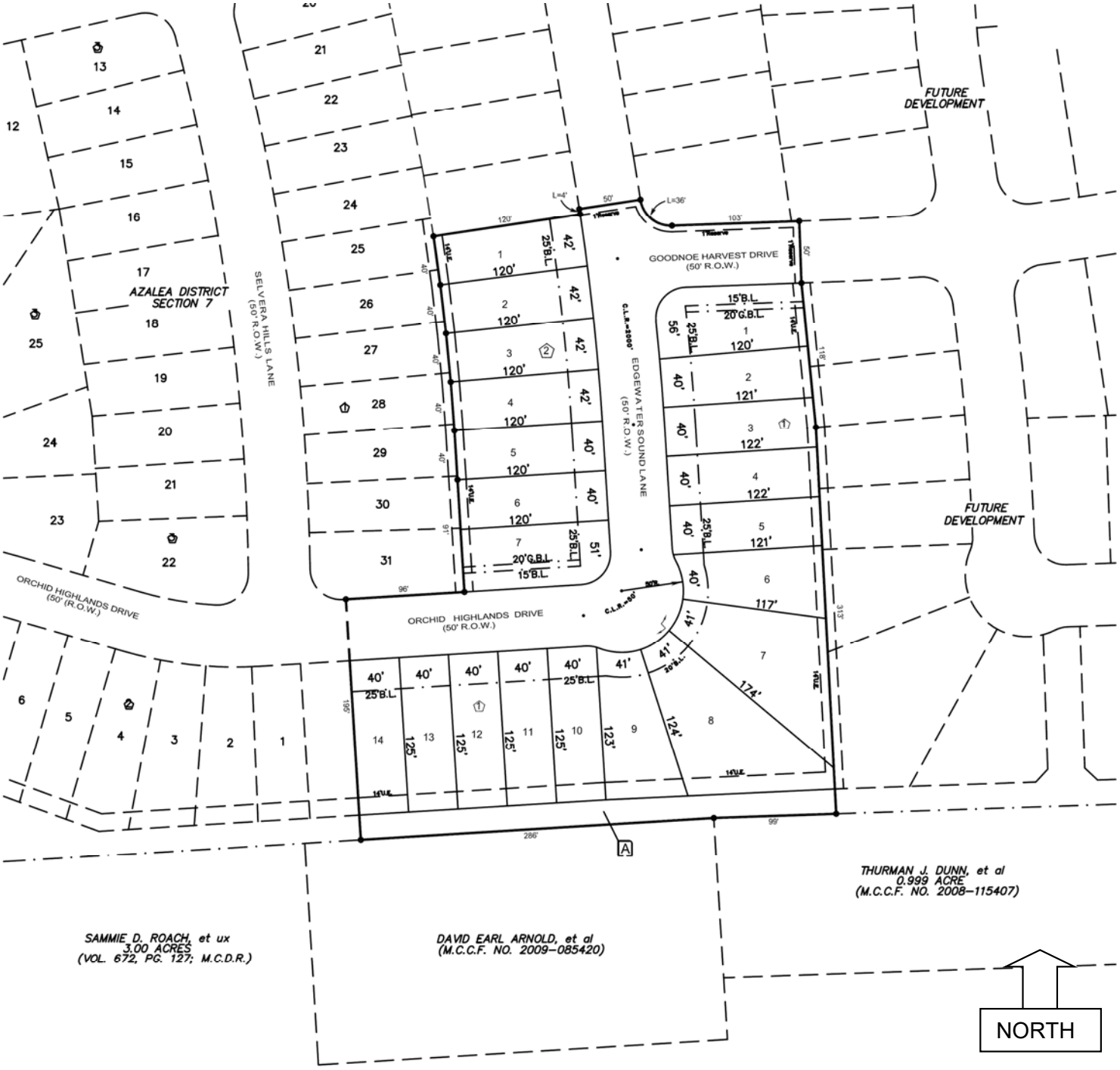
E - Special Exceptions Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Azalea District Sec 8 (DEF 1)

Applicant: Meta Planning + Design LLC



E - Special Exceptions Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Azalea District Sec 8 (DEF 1)

Applicant: Meta Planning + Design LLC



E - Special Exceptions Aerial

META PLANNING + DESIGN
©2025, ALL RIGHTS RESERVED

N

FOREST COLONY DR.

FUTURE DEVELOPMENT

DET. ±8.9 Ac.

FLOWERING CRAPE MYRTLE DR.

Azalea

DOGWOOD TRL.

LEXOR DR.

FLOWERING CRAB APPLE DR.

TEA TREEE OLIVE PL.

AZALEA BLVD.

DET. ±12.3 Ac.

DET. ±11.0 Ac.

PARK ±1.9 Ac.

FLOWERING CRAB APPLE

FUTURE SECTION 9

SEC. 6
45 LOTS
PROPOSED

DET. ±3.5 Ac.

Entergy Power Easement

VALLEY RANCH PKWY.

Konstantin Nikolaidis

FUTURE SECTION 10

Porter Plaza LTD

PARTNERS WAY

Porter Plaza

SEC. 7
90 LOTS
PROPOSED

SEC. 8
21 LOTS
PROPOSED

MAYER RD.

DUNN LN.

EAST DUNN LN.

Ferrellgas, LP

Rocking Horse Daycare Center

CVS Pharmacy

Jesse Leal

FM 1314 RD.

BRIAR TREE DR.

a special exception exhibit for

AZALEA DISTRICT

±212.4 ACRES OF LAND

prepared for

SIGNORELLI COMPANY

META PLANNING + DESIGN

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

SCALE
0 100 200 400

MTA-06201
OCTOBER 06, 2025

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.

© 2025 META PLANNING + DESIGN, ALL RIGHTS RESERVED

META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-1835
Plat Name: Azalea District Sec 8
Applicant: Jacob Guerrero
Date Submitted: 10/6/2025

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To temporarily exceed the points of access requirement by allowing 156 lots to have a single point of access to a public right-of-way, until future sections extend the street pattern to provide a second point of access.

Chapter 42 Section: 189

Chapter 42 Reference:
Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

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 Azalea District is a proposed ±212.4-acre development located in the northeastern portion of Houston's ETJ, within Montgomery County. It lies west of I-69 (also known as Highway 59 and/or the Eastex Freeway), east of Valley Ranch Parkway, a major thoroughfare, and north of F.M. 1314, another primary roadway. The tract is bisected by Azalea Boulevard, a major collector road. The subject site is adjacent to several low-density, unrecorded residential subdivisions to the south.

Within the subject tract, an existing 90' overhead power easement runs along Valley Ranch Parkway. Additionally, there are constructed detention facilities northwest, and to the southwest are undeveloped tracts owned by multiple property owners, which limits the available access to Azalea Boulevard and FM 1314. (See attached exhibit)

According to Chapter 42, when more than 150 lots are served by a single point of access, a secondary point of access is required. Currently, Azalea District Section 6 consists of 45 lots and takes access from Flowering Crab Apple Drive, a local street connecting to Azalea Boulevard, an east-west collector. Directly west of the proposed section is Azalea District Sec 7, which consists of 90 lots and also takes access from Flowering Crab Apple Drive, ultimately connecting to Azalea Boulevard. In addition, Sec 8, which consists of 21 lots, is planned to take temporary access through Sec 7, relying on the same access point. Combined, Sections 6, 7, and 8 total 156 lots, all temporarily depending on Flowering Crab Apple Drive as their sole point of access.

Ultimately, Azalea District Section 8 will comply with Chapter 42 access requirements. However, at this time, there is only one public right-of-way (Flowering Crab Apple Drive) that exists and will serve as an alternative point of access for the future Sections 9 and 10 combined. As mentioned previously, this condition is temporary. Once Sec 9 or Sec 10 is developed, which are the next to be platted, proper vehicular circulation and additional access points will be provided. Upon full buildout, there will be a total of three permanent access points: two connecting to Azalea Boulevard, from Sections 6 and 9, and one connecting to FM 1314 Road, south of Section 10. This will ensure adequate circulation and multiple points of ingress and egress for residents and emergency services.

(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 allow a minor and temporary 4% increase from the maximum number of lots off of one point of access, which is in keeping with the standards of this Chapter. The proposed future sections will provide ample local traffic circulation within the community and out to the thoroughfare network, at which point there will be three access points.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The proposed modification is a 4% deviation from the standard and is not disproportionate. As previously mentioned, the modification is intended to be a temporary deviation that will be alleviated by future development.

(4) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter are preserved and maintained by the existing network of public streets and the proposed internal street pattern.

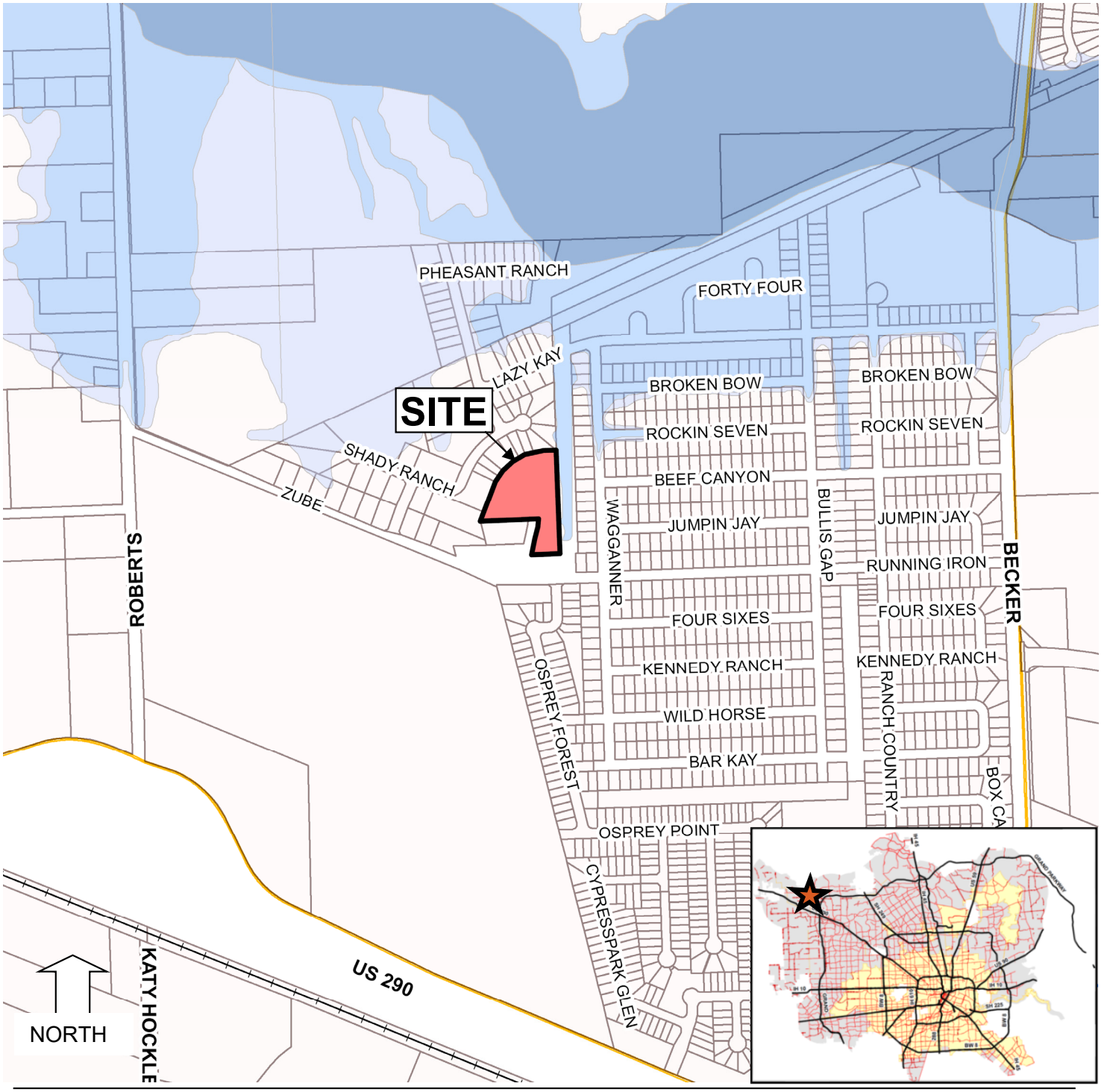
(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community. Additionally, future development will alleviate the need for the special exception and meet all requirements at that time.

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Cedar Rock Reserve (DEF 1)

Applicant: SEM Services



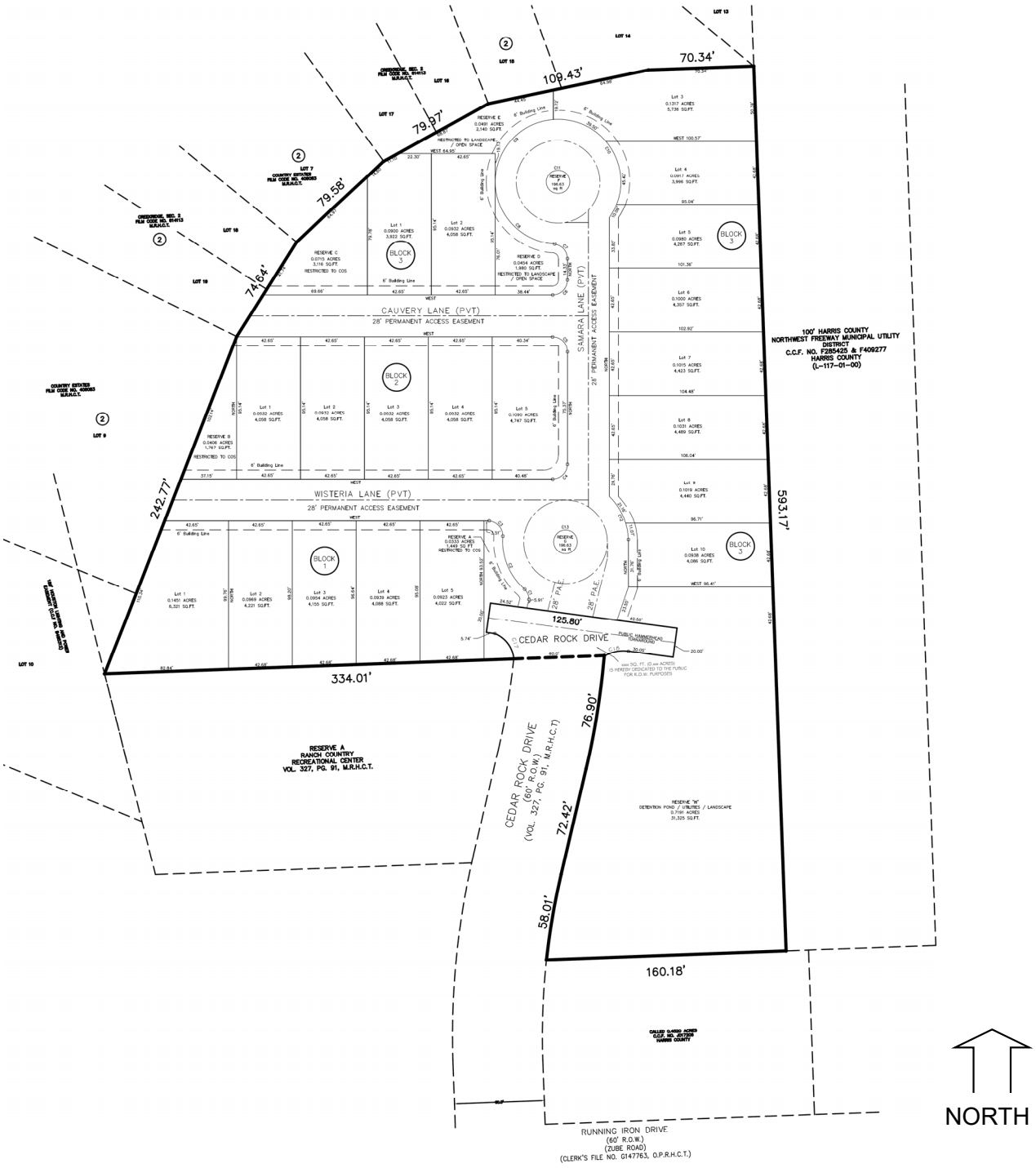
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 11/13/2025**

Subdivision Name: Cedar Rock Reserve (DEF 1)

Applicant: SEM Services



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 11/13/2025**

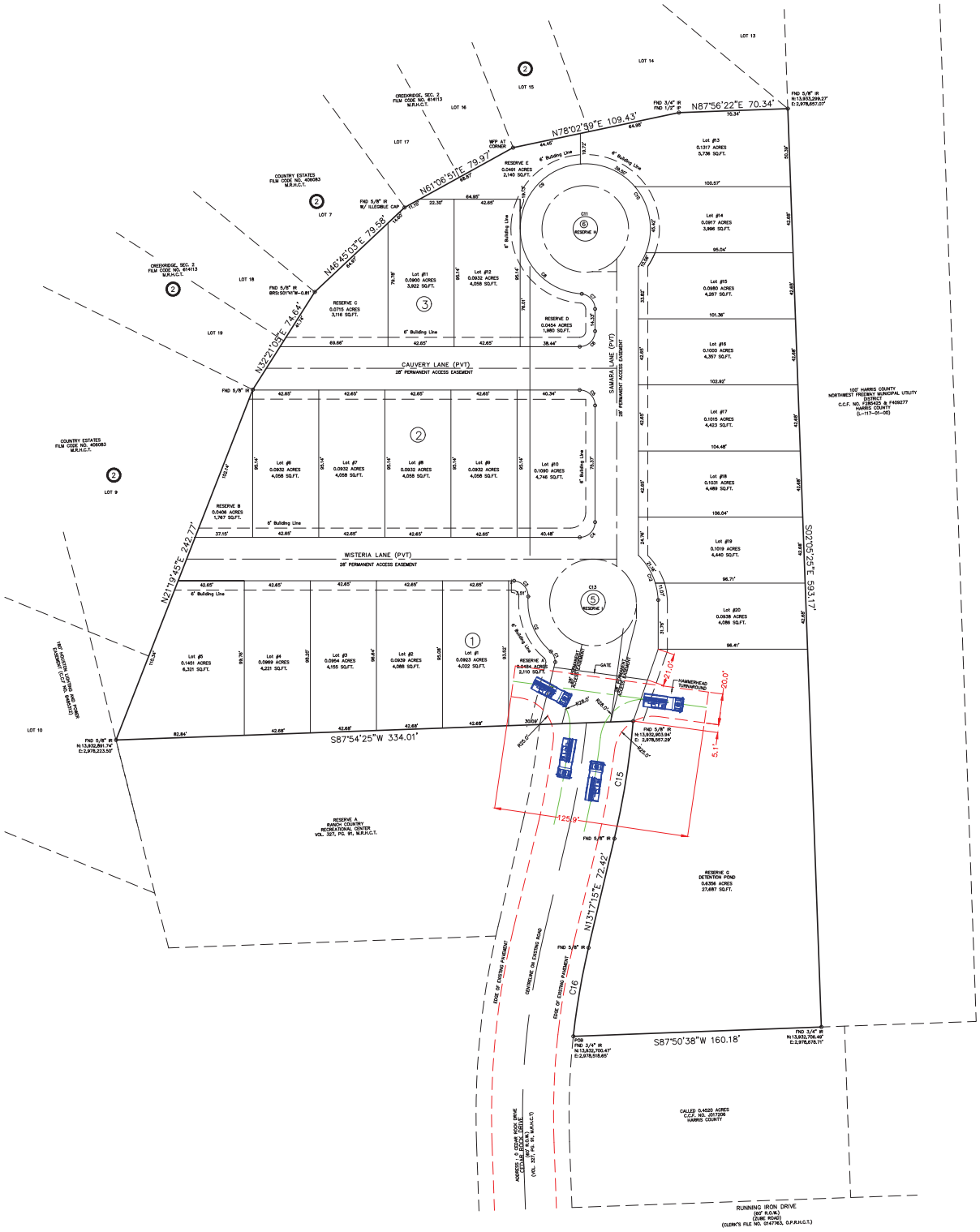
Subdivision Name: Cedar Rock Reserve (DEF 1)

Applicant: SEM Services



F- Reconsideration of Requirements **Aerial**

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHB	CHL	DELTA
C1	10.00'	7.63'	N22°42'45"W	7.45'	43°43'29"
C2	42.00'	39.86'	N22°19'26"W	38.38'	54°22'53"
C3	10.00'	14.96'	N42°00'10"W	13.60'	85°42'22"
C4	10.00'	15.42'	N45°00'00"E	13.93'	88°18'57"
C5	10.00'	15.63'	N45°14'26"W	14.08'	89°31'08"
C6	10.00'	15.56'	N44°34'30"E	14.04'	89°08'59"
C7	10.00'	14.13'	N41°20'18"W	12.99'	80°58'35"
C8	42.00'	63.69'	N43°26'34"W	57.76'	86°53'08"
C9	42.00'	62.82'	N42°50'46"E	57.12'	85°41'32"
C10	42.00'	94.98'	S29°31'29"E	76.00'	129°33'59"
C11	7.91'	49.71'	N/A	N/A	360°00'00"
C12	42.00'	32.23'	S23°45'39"E	31.45'	43°58'35"
C13	7.91'	49.71'	N/A	N/A	360°00'00"
C14	6.78'	11.92'	N90°00'00"E	10.44'	100°41'38"
C15	530.00'	76.90'	S09°08'31"W	76.83'	8°18'47"
C16	470.00'	58.01'	S09°43'27"W	57.97'	7°04'17"



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-1707
Plat Name: Cedar Rock Reserve
Applicant: Stephanie Mendoza
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
The applicant is requesting two variances: To not extend nor terminate with a cul-de-sac Cedar Rock Road and to allow a type 2 permanent access easement to take direct extension from a public street.

Chapter 42 Section: 129, 134

Chapter 42 Reference:
Sec. 42-129. - Intersections of type 2 permanent access easements. (d) A type 2 permanent access easement may not be a direct straight-line extension of a public street.
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: (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:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1707
Plat Name: Cedar Rock Reserve
Applicant: Stephanie Mendoza
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The applicant is requesting two variances: To not extend nor terminate with a cul-de-sac Cedar Rock Road and to allow a type 2 permanent access easement to take direct extension from a public street.

Chapter 42 Section: 129, 134

Chapter 42 Reference:
Sec. 42-129. - Intersections of type 2 permanent access easements. (d) A type 2 permanent access easement may not be a direct straight-line extension of a public street.
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: (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 site is located in City of Houston's ETJ in Harris County jurisdiction. The applicant is requesting two variances: To not extend nor terminate with a cul-de-sac Cedar Rock Road and to allow a type 2 permanent access easement to take direct access from a straight-line extension of a public street. The subject tract is located in the emerging community in Harris County. The developer is planning to build single-family housing, land is platting subject property to create a subdivision with 21 lots on

a 28ft PAE. Access is being provided by PAE and extension of Cedar Rock Road is not desired as it will increase traffic circulation to nearby established communities. Due to the historical building of the adjacent subdivisions, the area is approximately 99% residential by nature. Requiring to meet street extension of this street will not improve circulation nor the quality of efficient transportation. We believe dedicating residential requirements for ROW dedication areas sufficient for this suburban area in Harris County. Strict application of the ordinance to dedicate would create an infeasible development. Dedicating more ROW to such streets will otherwise be against sound public policy. Especially when a developer is meeting, creating more housing stock in an ever-growing area. The developer proposes extending Cedar Rock Road with a t-turn around for traffic not entering the subdivision to turn around meeting Harris County requirements.

(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 request for this variance. Variance request is based on existing conditions surrounding subject property. The applicant is creating a community with private roads and to extend Cedar Rock Road would not benefit the public, nor the surrounding existing developments. The circumstances supporting the granting of the variance are a result of the historical building of Harris County streets and subdivisions. There are no current or future CIP projects for Cedar Creek Road, nor the desire to construct it per the latest Mobility Study in Harris County. The development will create a safe turn around for a dead end street that has been in this configuration for more than a decade. Creating a T-turn around will improve the quality of traffic circulation.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and spirit of Chapter 42 will be preserved, as part of the proposal housing stock will have more Harris County residents with beautiful amenities. The applicant will provide single-family subdivision that will have greenspace, trees, and drainage that meet neighborhood standards. Additional traffic and safety circulation is being added by developers addressing also a much needed public street turn around, Cedar Rock Street has not had since its development.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the variance will improve the public health, safety and welfare of Harris County as extension of Cedar Rock Road is not desired as it will increase traffic circulation to nearby established communities. Due to the historical building of the adjacent subdivisions, the area is approximately 99% residential by nature. The granting of the variance will not impede traffic, nor will it be injurious to the public health, safety or welfare if this variance is granted.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance. Strict application of the ordinance to dedicate would create an infeasible development. Dedicating more ROW to such streets will otherwise be against sound public policy. Especially when developer is meeting creating more housing stock in an ever-growing area..

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 115

Meeting Date: 11/13/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
N/A	Ross Gonzalez	713-878-8516	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
303 W 30th Street	25064855	77018	5359A	452R	C

HCAD ACCOUNT NUMBER(S): 0660450010010

PROPERTY LEGAL DESCRIPTION: Lot 10, Block 1, Garden Oaks Sec 1

PROPERTY OWNER OF RECORD: Amadita Rodriguez

ACREAGE (SQUARE FEET): 11,464 sq. ft.

WIDTH OF RIGHTS-OF-WAY: W. 30th Street: 60 ft.; N. Loop West: 300 ft.

EXISTING PAVING SECTION(S): W. 30th Street: 18 ft.; N. Loop West: 270 ft.

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,638 sq. ft. single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 765 sq. ft. second dwelling unit

PURPOSE OF VARIANCE REQUEST: To request a 12-foot building line in lieu of the ordinance required 25-foot building line along a major thoroughfare for a new second dwelling unit.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 11/13/2025

APPLICANT'S STATEMENT OF FACTS

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

Bring into compliance project that has already been approved by the City of Houston. Requesting 12 ft build line instead of 25 ft build line. There is a concrete sound barrier between property and frontage road. Project is consistent to other properties in the neighborhood.

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

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

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

Space is limited due to location of existing house, which was built before the 25 ft build line.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Existing house site constraints already there. Trying to build something feasible.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Yes, project is consistent with the neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
No, it is not a safety concern due to the concrete sound barrier separating property and frontage road.

(5) Economic hardship is not the sole justification of the variance.
No, the request is due to existing site constraints.

DEVELOPMENT PLAT VARIANCE

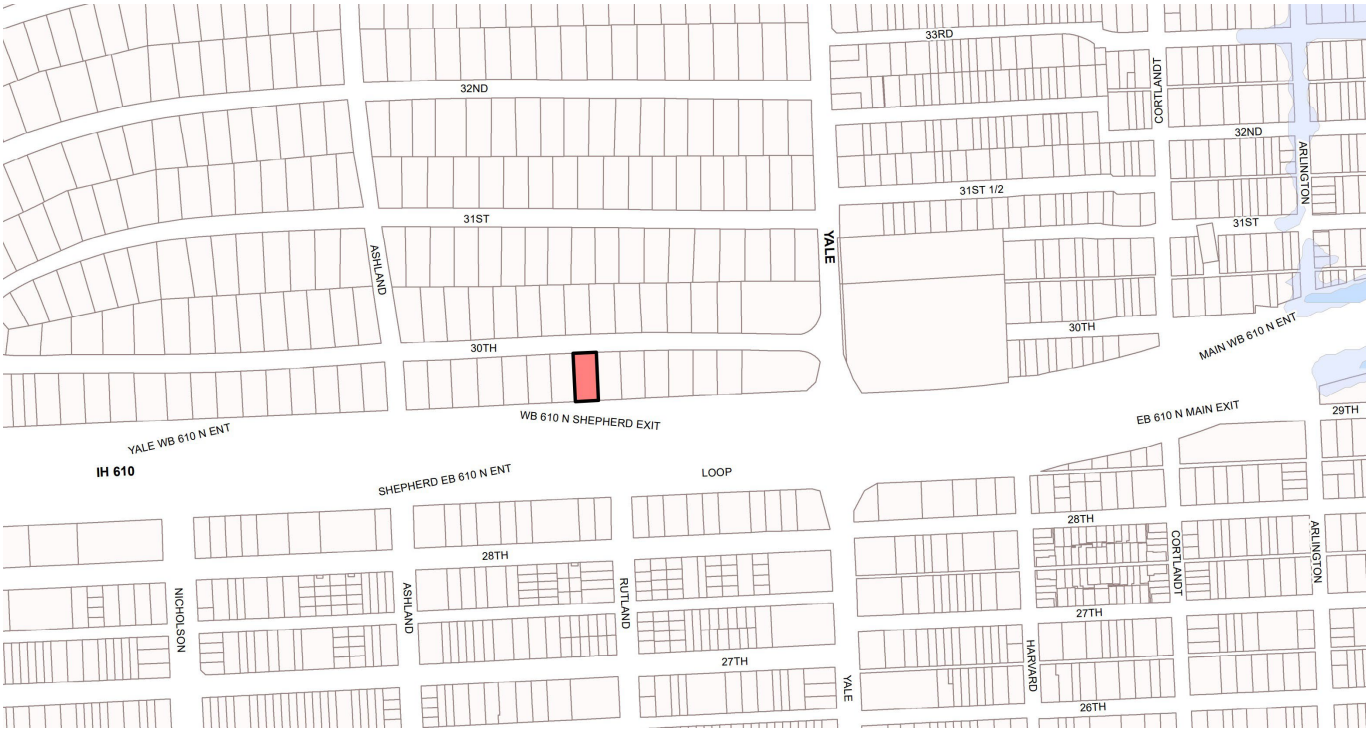
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 11/13/2025

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 11/13/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

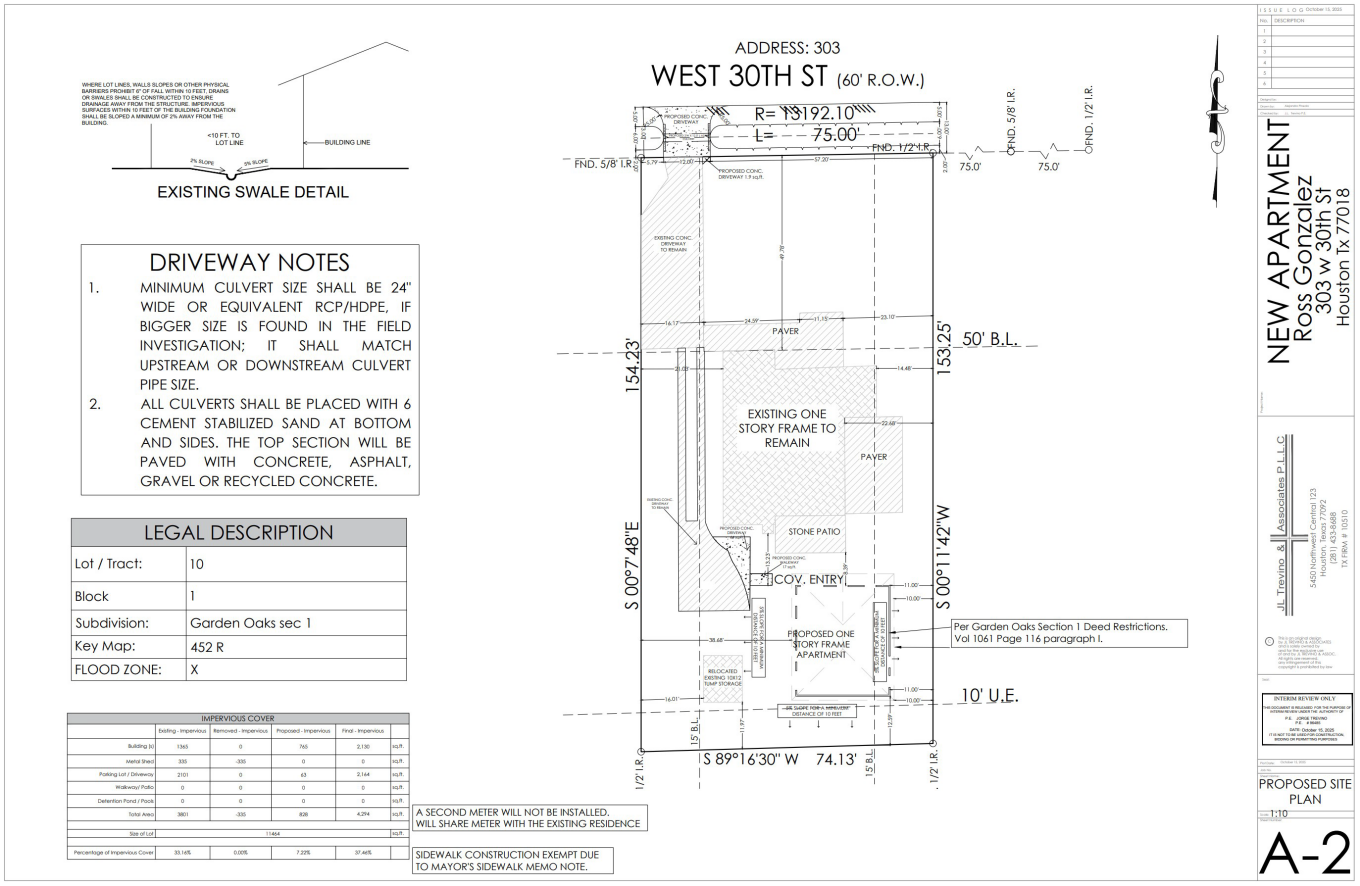
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 11/13/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

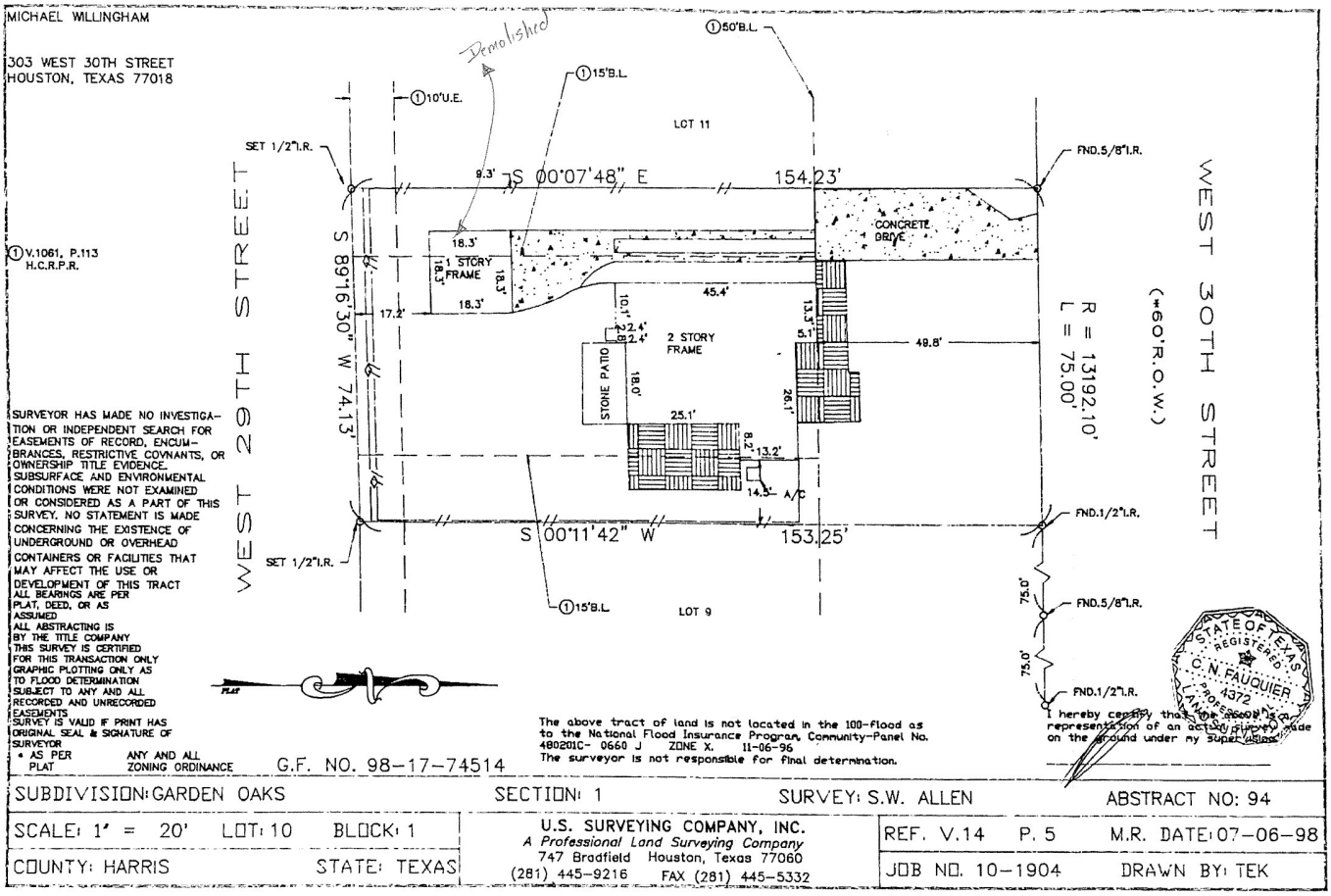
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 11/13/2025

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 11/13/2025

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 116

Meeting Date: 11/13/2025

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
City of Houston	Synthia YR Walton	832-393-8063	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
222 W. Crosstimbers Street	25068613	77018	5360C	452M	H

HCAD ACCOUNT NUMBER(S): 0410500050190

PROPERTY LEGAL DESCRIPTION: Tract 11D (Tract 45) Abstract 94 S. W. Allen

PROPERTY OWNER OF RECORD: City of Houston

ACREAGE (SQUARE FEET): 43,560 sq. ft.

WIDTH OF RIGHTS-OF-WAY: W. Crosstimbers Street: 80 ft.; Old Yale Street 62.9 ft.

EXISTING PAVING SECTION(S): W. Crosstimbers Street: 60 ft.; Old Yale Street 23 ft.

OFF-STREET PARKING REQUIREMENT: Complies

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 9,745 sq. ft. fire station

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,107 sq. ft. addition

PURPOSE OF VARIANCE REQUEST: To request a 5-foot building line in lieu of the ordinance required 10-foot building line along Old Yale Street for a fire station addition.

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

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 116

Meeting Date: 11/13/2025

APPLICANT'S STATEMENT OF FACTS

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

The strict application of the 10-foot building line requirement along Old Yale Street (Section 42-155) would make the proposed addition to City of Houston Fire Station 31 infeasible due to unusual physical characteristics of the property. The circumstances supporting the granting of the variance are due to the original location and design of the existing building, which was constructed in the 1970, prior to the adoption of current building line requirements. Maintaining a 5-foot building line is necessary to preserve the structural integrity of the existing building.

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

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

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

The strict application of the 10-foot building line requirement along Old Yale Street (Section 42-155) would make the proposed addition to City of Houston Fire Station 31 infeasible due to unusual physical characteristics of the property. The fire station was constructed in 1970, prior to the establishment of this building line requirement, and therefore does not conform to current setback standards. Maintaining a 5-foot building line is necessary to preserve the structural integrity of the existing building. Strict enforcement would result in an impractical development that compromises the functionality of a critical public safety facility. Granting this variance aligns with sound public policy by allowing essential improvements while preserving the neighborhood's character.

(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 the original location and design of the existing building, which was constructed in 1970, prior to the adoption of current building line requirements. The hardship is not one 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. The proposed improvement enhances the fire station's ability to serve the public and ensure continued compliance with life-safety and accessibility standards, without negatively impacting surrounding properties or infrastructure.

DEVELOPMENT PLAT VARIANCE

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

The variance will not be injurious to the public or adjacent properties. The proposed improvements will enhance public safety by improving emergency response operations and accessibility. The addition will not negatively impact surrounding properties, traffic flow, or utility access, and all construction will comply with applicable building and safety codes.

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

Economic hardship is not the sole justification for this variance request.
Furthermore, economic hardship has no bearing on this request, as the project is designed to enhance public safety and community services. Additionally, the improvements contribute positively to the overall economic prosperity of the community without detracting from it

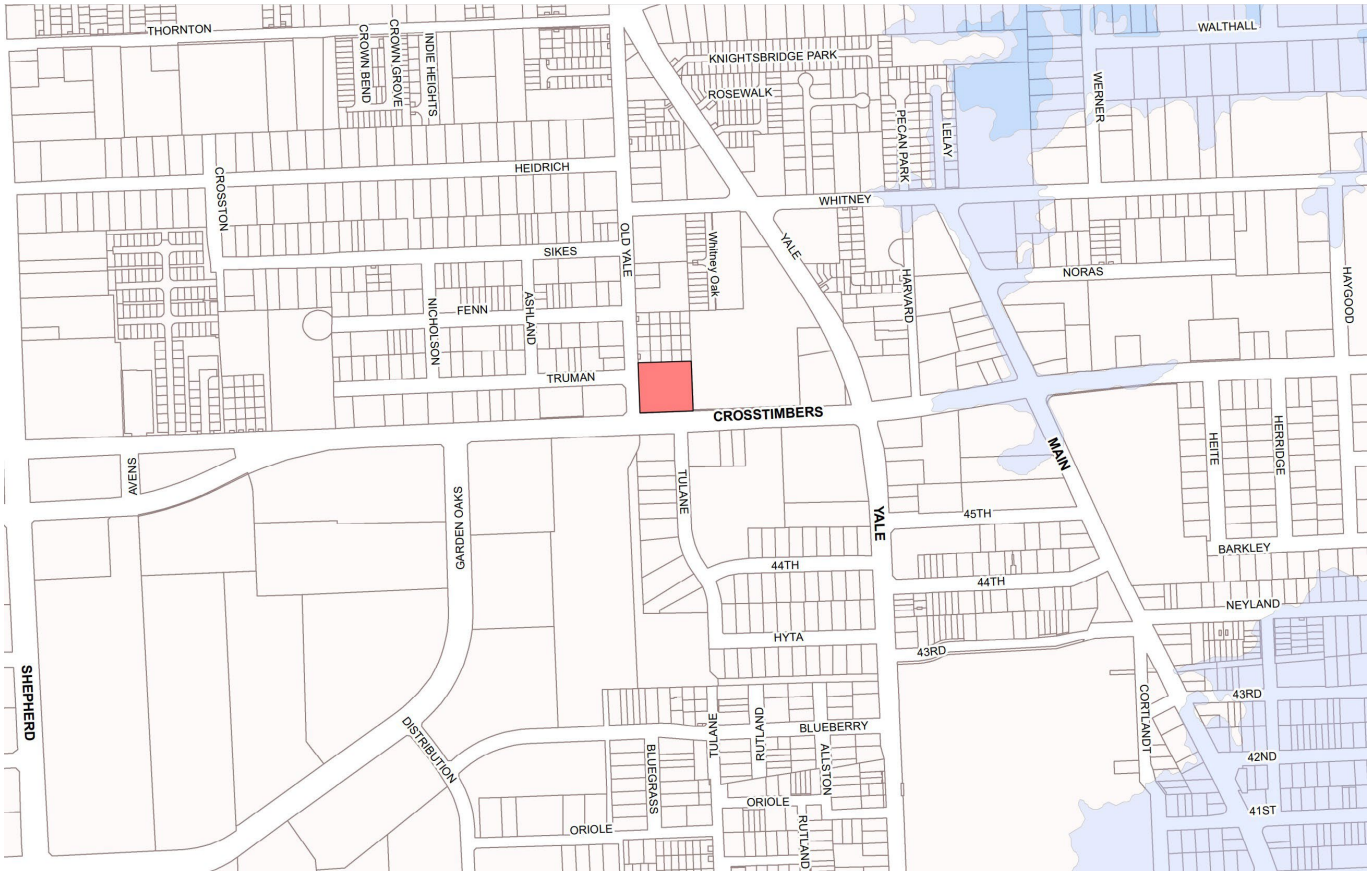
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

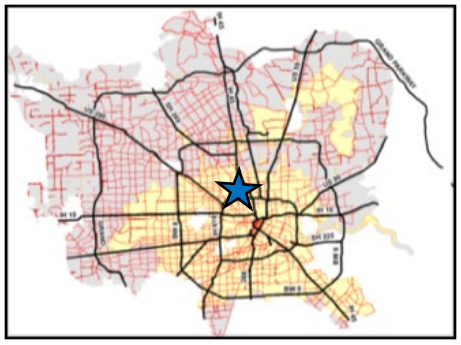
ITEM: 116

Meeting Date: 11/13/2025

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 116

Meeting Date: 11/13/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

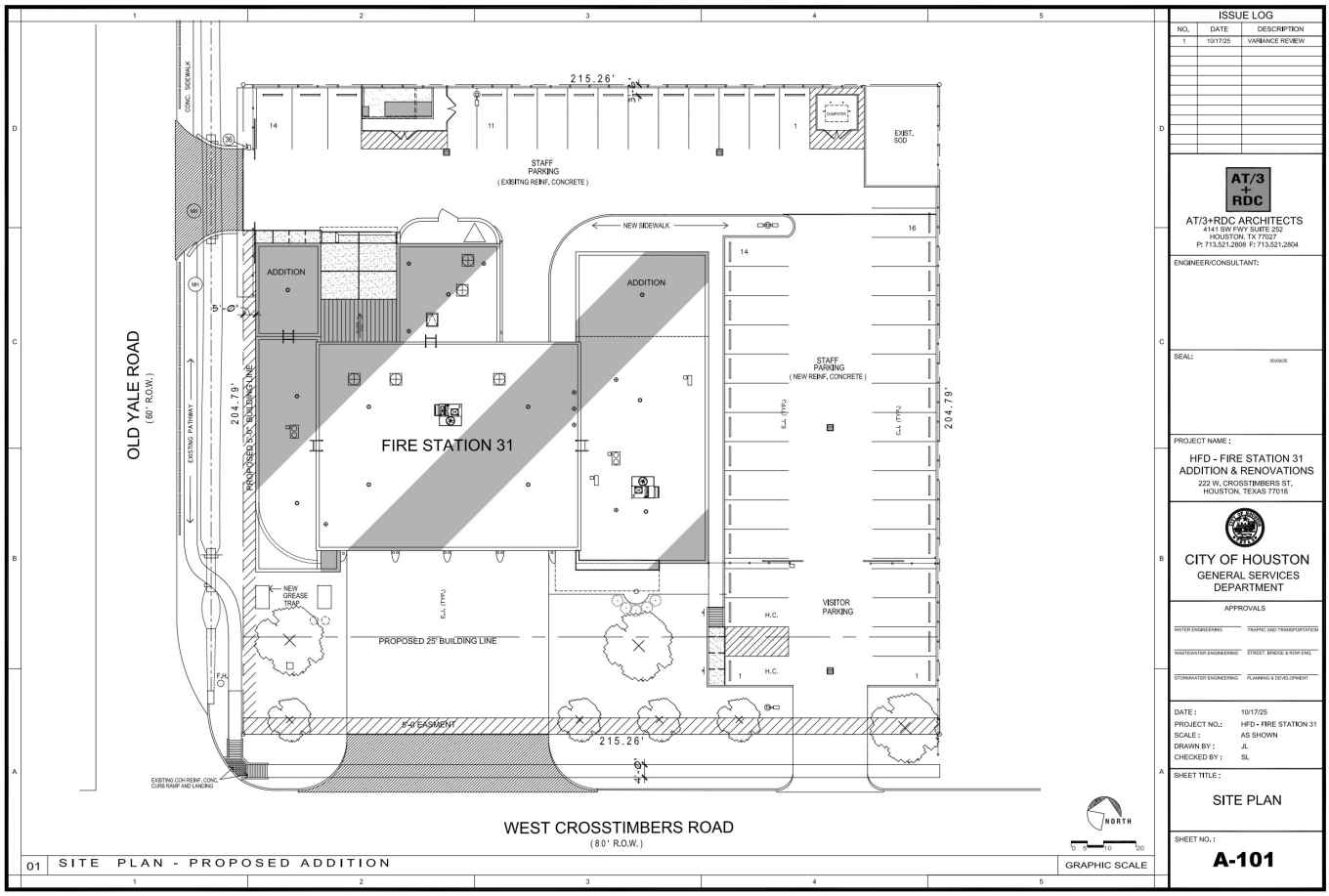
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 116

Meeting Date: 11/13/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

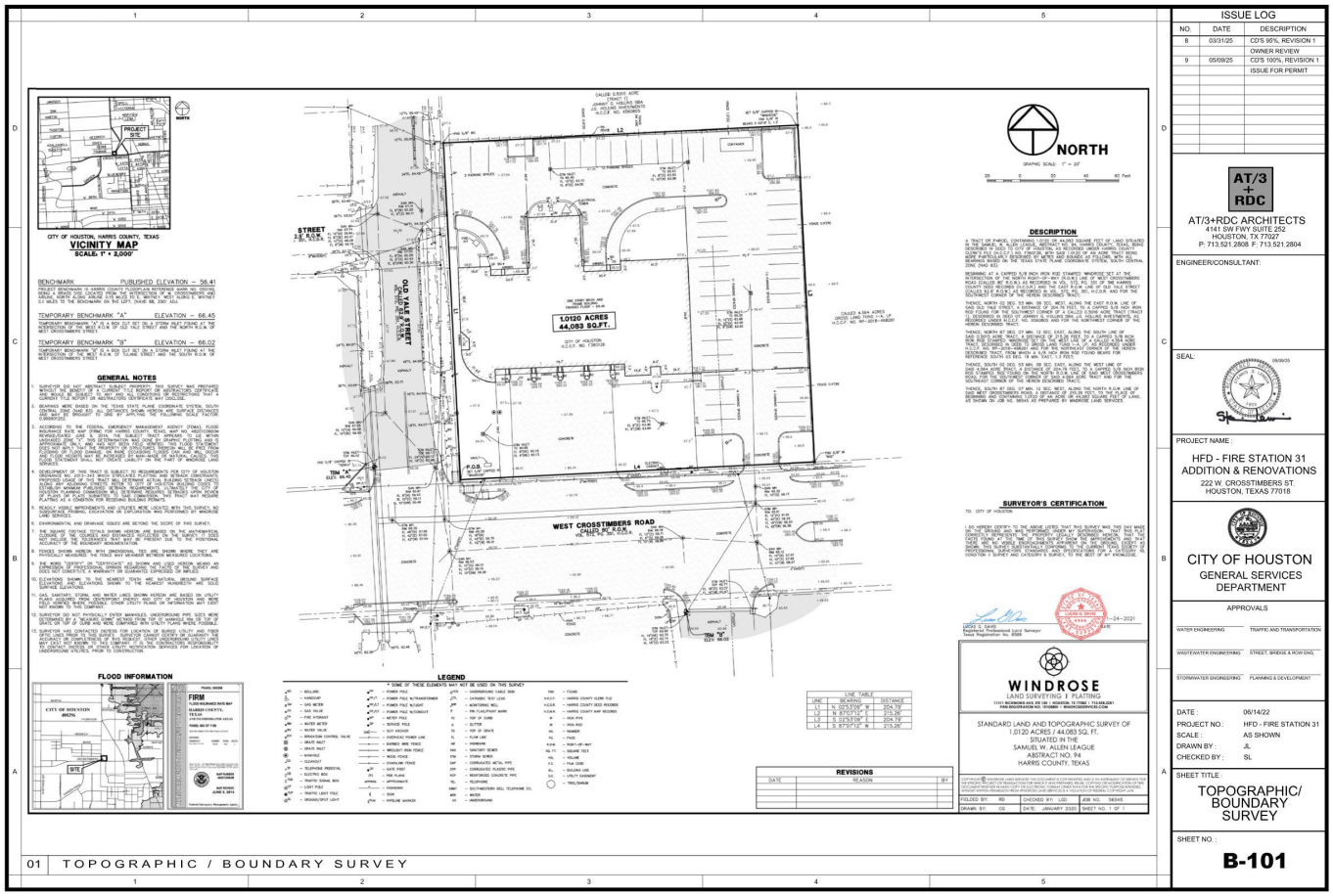
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 116

Meeting Date: 11/13/2025

Survey



DEVELOPMENT PLAT VARIANCE

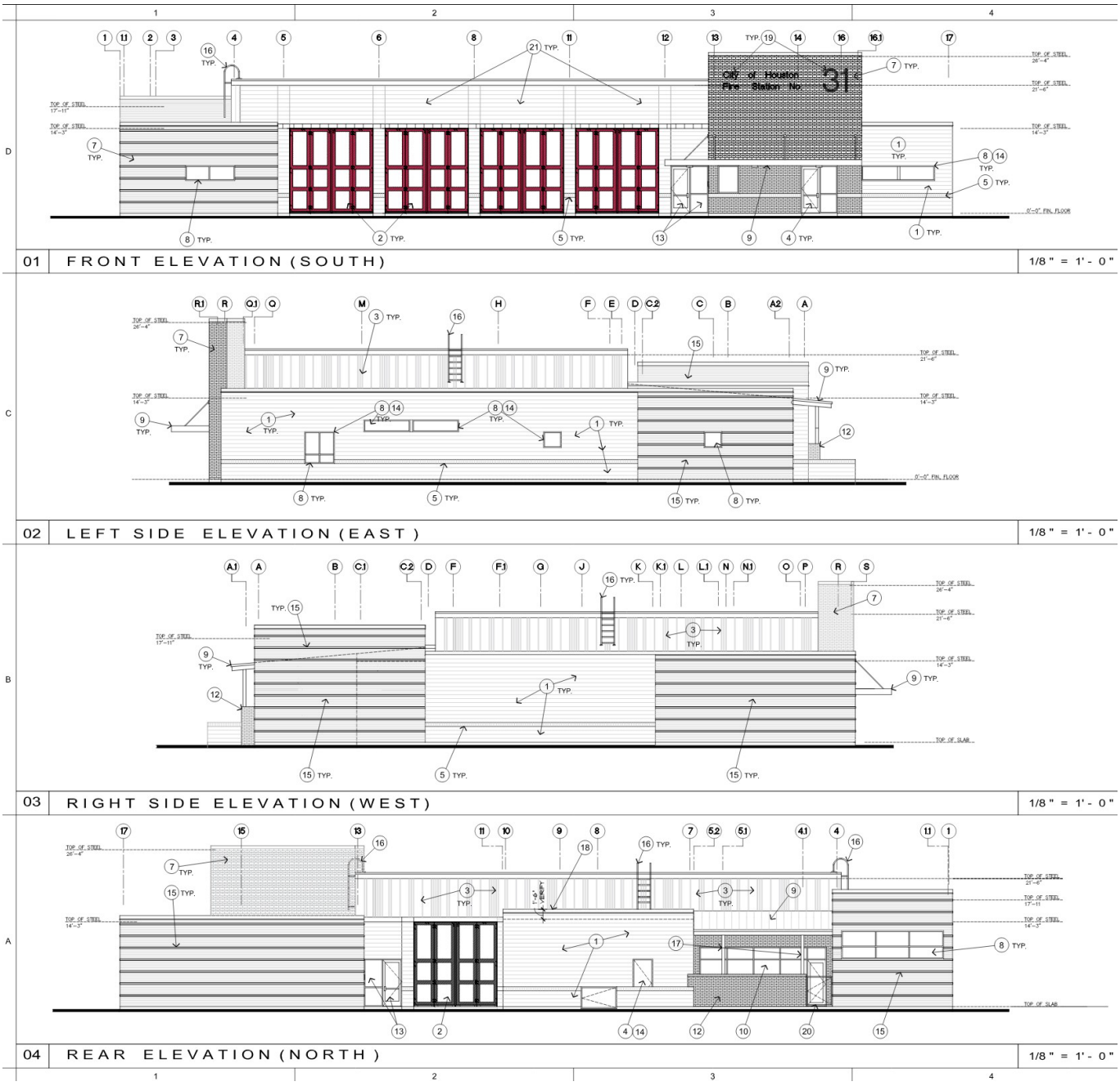
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 116

Meeting Date: 11/13/2025

Elevations



DEVELOPMENT PLAT VARIANCE

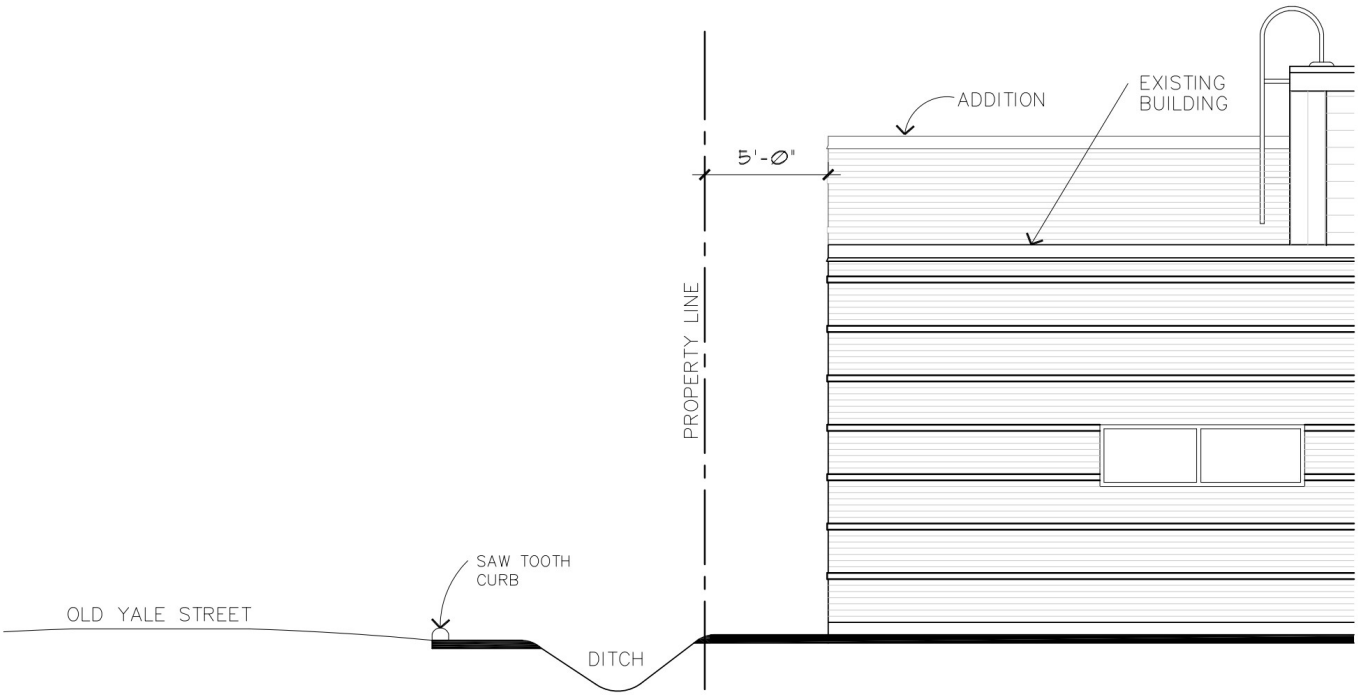
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 116

Meeting Date: 11/13/2025

Street Section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 11/13/2025

VARIANCE REQUEST APPLICATION

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

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

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
459 FAUST LANE	25097805	77024	4957A	489H	G

HCAD ACCOUNT NUMBER(S): 0843220000001

PROPERTY LEGAL DESCRIPTION: LOT 1 BLOCK 4 MEMORIAL BEND SEC 1

PROPERTY OWNER OF RECORD: AGUILERA HOLDINGS LLC

ACREAGE (SQUARE FEET): 9937 SF

WIDTH OF RIGHTS-OF-WAY: FAUST LANE - 60' BROKEN BOUGH DRIVE. - 60'

EXISTING PAVING SECTION(S): FAUST LANE - 30' BROKEN BOUGH DRIVE - 30'

OFF-STREET PARKING REQUIREMENT: 2

OFF-STREET PARKING PROVIDED: 2

LANDSCAPING REQUIREMENTS: COMPLIES

LANDSCAPING PROVIDED: COMPLIES

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2039 SF

PROPOSED STRUCTURE(S)[TYPE; SQ. FT.]: 7901 SF

PURPOSE OF VARIANCE REQUEST: To allow 10' building setback line for a new house and attached garage along the west side of lot, as shown on the Memorial Bend Sec 1 subdivision plat of February 1955, in lieu of 20' garage setback line requirement, along Broken Bough Drive, a local street.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Building line requirement - Collector and Local Streets: Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 117

Meeting Date: 11/13/2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies property as Block 4 Lot 1 Memorial Bend Sec 1 located at 459 Faust Lane. Property has an existing house with attached garage of 2,039 sf and built using the 10 ft building line along Broken Bough Drive and 25 ft building line along Faust Lane. per original Memorial Bend Sec 1 plat of January 1955. The property has a 10' utility easement along the south side of the property. This is a well-developed area and most of the houses with attached garage that abut Broken Bough Drive are built using the 10' building line. Note: The HOA is in support of the new house design using the 10 ft building line for the garage. There are no sidewalks along broken Bough Drive in the neighborhood, however the distance from the new garage to the curb is 27 ft 2 in. The variance will not impede pedestrian use of any future sidewalk.

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

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

This is a tract that has functioned as a single-family lot and currently has a single-family home with attached garage that has been there since 1955. Requiring a 20' garage building line for the property would create and undue hardship when considering the south utility easement and the odd shape of the lot which narrows at the garage. The new residential home with attached garage which will be built using the 10' building line along Broken Bough Drive; is consistent with the neighborhood and design of other houses along Broken Bough Drive with attached garages and provides a reasonable use of the land.

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

The nature of easements, one 5' the other 5', and the shape of the property makes other options impractical and challenges the use of the property. **Chapter 42, Sec. 42-157. (b) (1) (2),** requires that the garage building line be 20' from the public ROW, using the 10' building line per the subdivision plat, the new garage would be 27'-2" from the back of curb. This will adhere to the intent of **Sec. 42-157 (a)(2)** and embrace sound public policy by not impeding pedestrian use of any future sidewalk.

(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 is a result of the applicant in that this property has existing conditions that challenge designs for new home with attached garage due to easements on the property; a 5' utility easement and a 5' aerial easement. 459 Faust Lane, Block 4 Lot 1 has a single-family home with attached garage that has been on the lot since 1955. The lot has a 25' building line along Faust Lane and a 10' building ling along Broken Bough Drive per Memorial Bend Sec 1 subdivision plat of 1955. There are other lots in the neighborhood along Broken Bough Drive with single family homes and attached garage similar in design using the 10' garage building line. Granting the variance will adhere to the intent of Chapter 42

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

The purpose of **Chapter 42** is to provide sensible development, not prohibit development. Block 4 Lot 1 Memorial Bend Sec 1, IE. 459 Faust Lane is an existing lot that does not allow any options for development other that single family. Using the 10' building line per the subdivision plat, for the attached garage and new home, would allow 27'-2" from the garage to the back of curb allowing clearance for sidewalk and pedestrian traffic. Therefore, the intent and general purposes of this chapter will be preserved by allowing sensible development and preserving the 10' building line that is already present in this neighborhood and fulfils the intent of **Sec. 42-157 (a)(1).** The HOA has agreed to the design with the garage 10' building line.

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

459 Faust Lane is a local street with Broken Bough Drive, a dead-end street, acting as a collector street in this area. The granting of the variance will not be injurious to the public health, safety, or welfare as there are neighboring properties with attached garage that are of the same size and shape that use the 10' building line along Broken Bough Drive. The garage and new home will have a 27'-2" distance from the garage to the back of curb, therefore, pedestrian traffic will not be impeded and public health and safety will be preserved.

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

Economic hardship is not the sole reason for the variance request. This property has a single-family home with attached garage on it and an existing condition which is 2 easements on the property; a 5' utility easement and a 5' aerial easement, that restrict the use of the property. Allowing the new home and attached garage to use the existing 10' building line, per subdivision plat, is consistent with other houses along Broken Bough Drive. The request to **not** provide a 20' garage building line, will allow the lot to be used per the intent of **Chapter 42 Sec. 42-157 (a)(1).** Without the variance the lot will not be consistent with the neighborhood and the intent of **Chapter 42 Sec. 42-157 (a)(2).** Lots that are sensibly developed and have nice homes on them is the highest and best use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

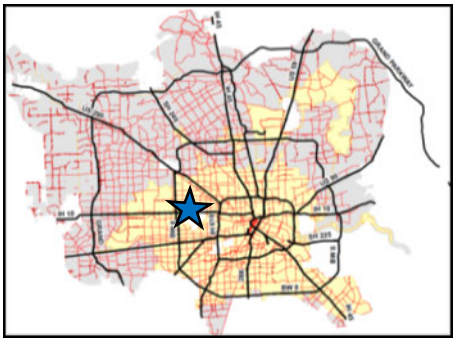
ITEM: 117

Meeting Date: 11/13/2025

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

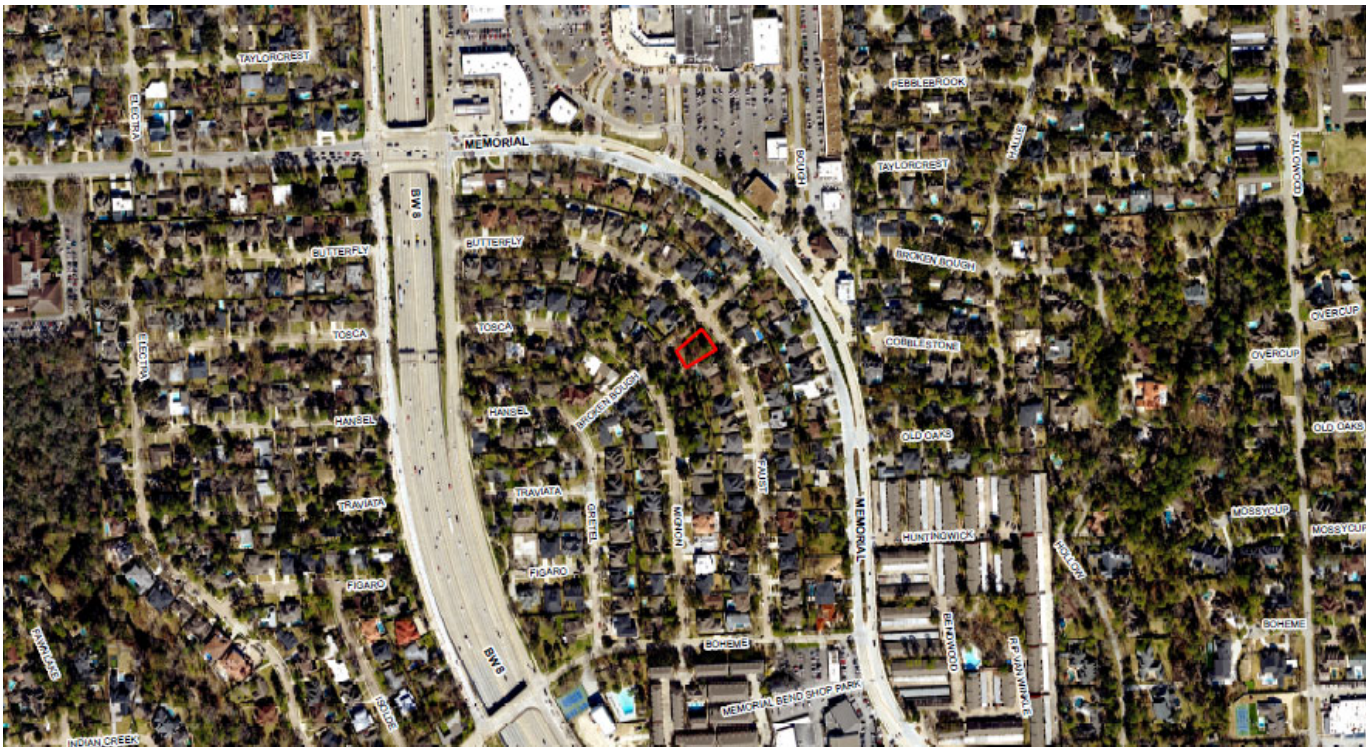
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 11/13/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

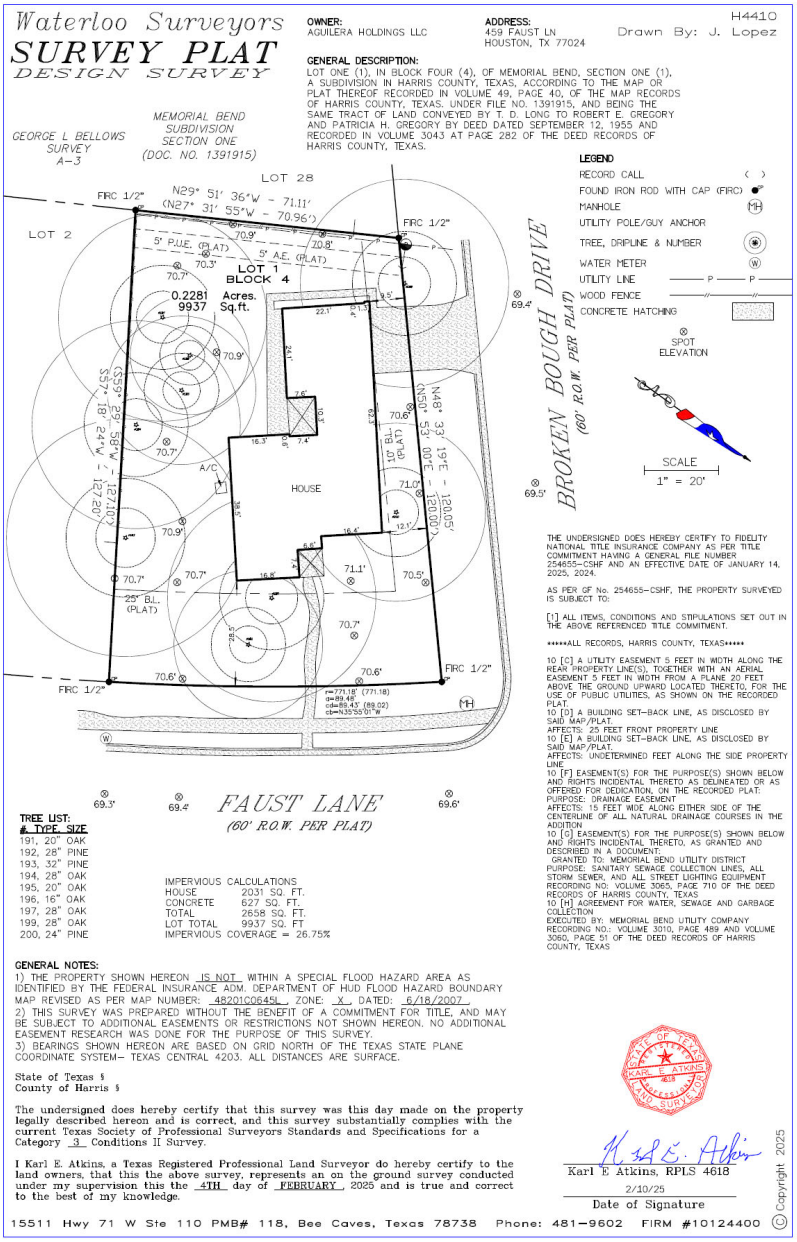
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 11/13/2025

Survey



DEVELOPMENT PLAT VARIANCE

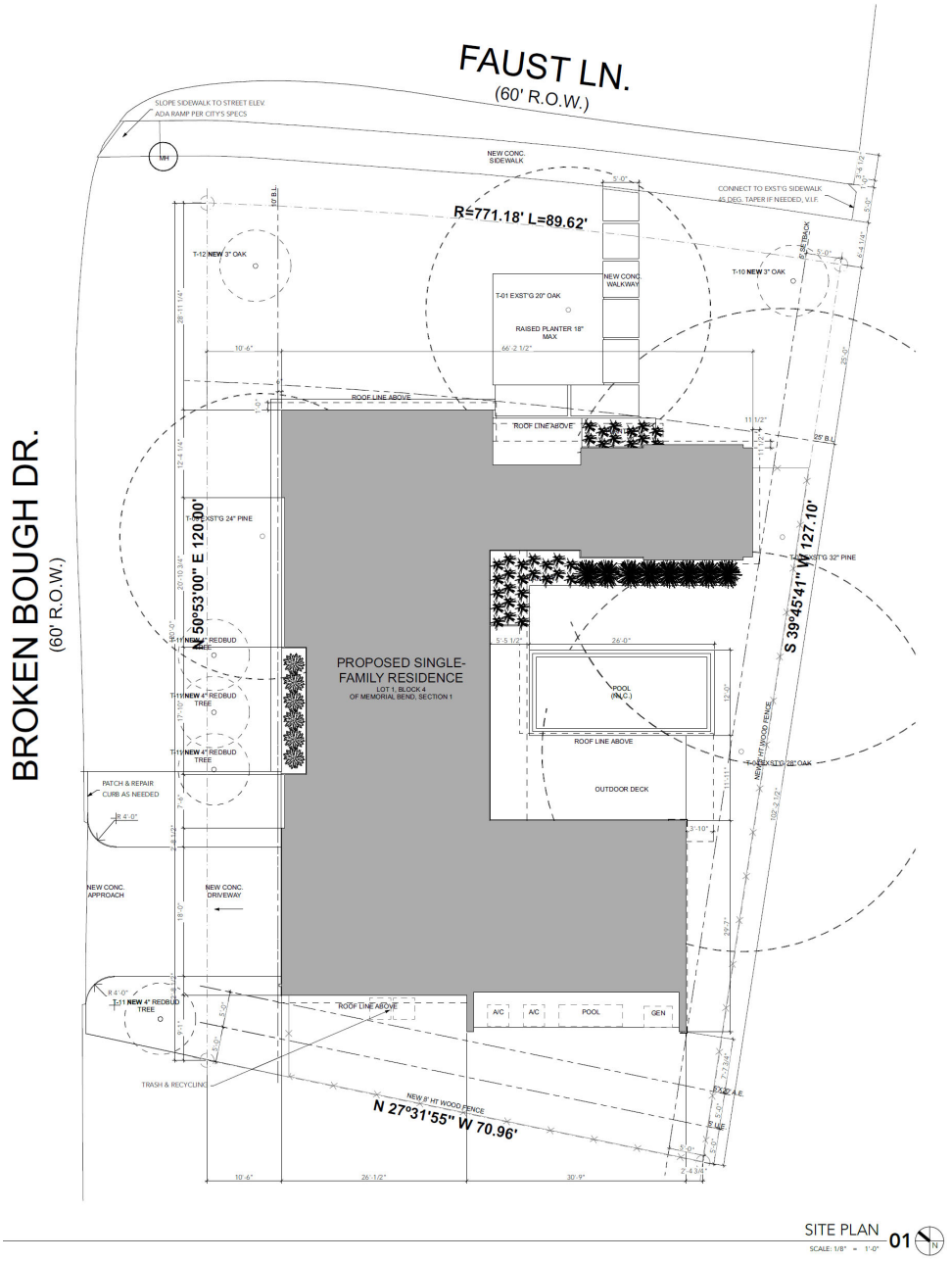
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 11/13/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

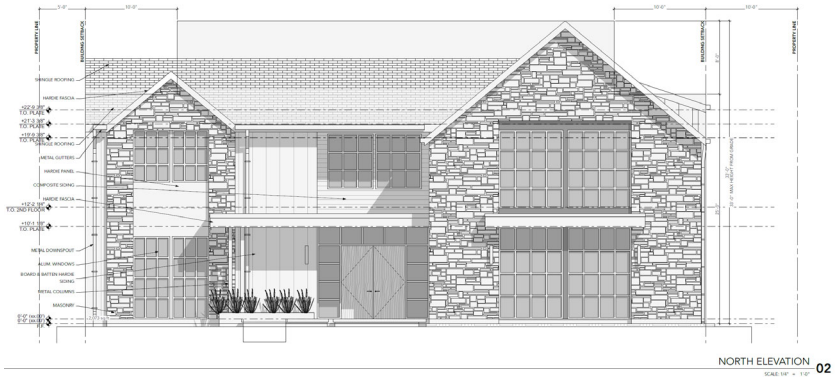
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

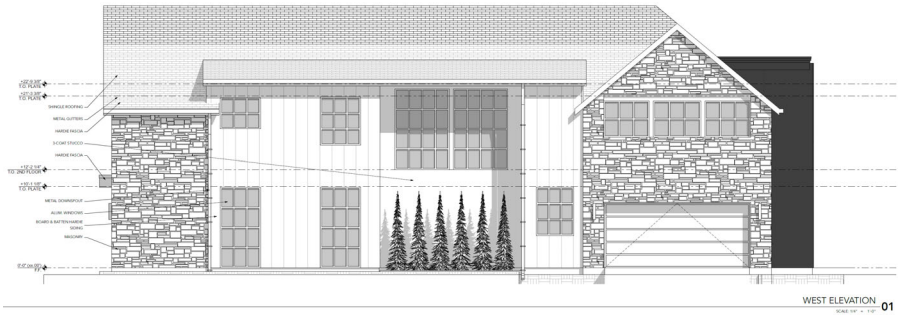
ITEM: 117

Meeting Date: 11/13/2025

Elevations



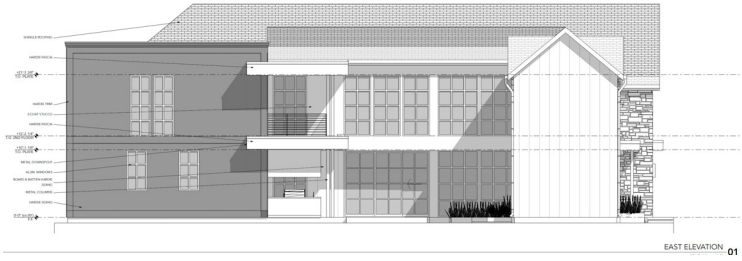
NORTH ELEVATION 02



WEST ELEVATION 01



SOUTH ELEVATION 02



EAST ELEVATION 01

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 118

Meeting Date: 11/13/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Burditt Consultants LLC	Mike Kravetz AIA	713-299-4520	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
10896 Northwest Freeway	25068361	77092	5159B	451Q	A

HCAD ACCOUNT NUMBER(S):	1166500000001
PROPERTY LEGAL DESCRIPTION:	RES A BLK 1 Mangum Sec 2 (parking lot)
PROPERTY OWNER OF RECORD:	Chapman Family Partnership 12 Ltd.
ACREAGE (SQUARE FEET):	.2673 acres (Bldg site)
WIDTH OF RIGHTS-OF-WAY:	US 290 – 300' ROW / Kingswood Street – 60' ROW
EXISTING PAVING SECTION(S):	US 290 – 280' / Kingswood Street – 40
OFF-STREET PARKING REQUIREMENT:	Existing required = 38
OFF-STREET PARKING PROVIDED:	Existing provided = 51
LANDSCAPING REQUIREMENTS:	Existing
LANDSCAPING PROVIDED:	Existing, no proposed changes required.

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,712 s.f. (which included the rear deck)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,712 s.f (which includes the rear deck converted to interior).

PURPOSE OF VARIANCE REQUEST: a 10' building line instead of the required 25' building line along freeway 290, a major thoroughfare.

CHAPTER 42 REFERENCE(S): Sec. 42-152. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 11/13/2025

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The variance request is to record a 10' building setback line instead of the original 25' setback line. The reason for this request is that in 2014, TXDOT eminent domained 56' deep of the original frontage but the setback was never re-recorded after that. In 2014 the project site was redesigned, permit approved and operated for 11 years.

This current project is for the rebuilding of the restaurant after a suspected vagrant arson. The rebuild is intended to be the exact to the original and as soon as possible since every day is lost restaurant revenue. The exception to the exact rebuild is that we are enclosing the former rear exterior raised and covered patio deck area as internal with foundation, and this foundation work triggers the need for the setback conformance and the need for variance approval. We are also now fully sprinklering the formerly non-sprinklered building.

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

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

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

If we could not have the variance approved, the entire building would have to be rebuilt in a completely different footprint and change the existing functional site use that is only 11 years old. Nor would we be able to reuse the existing foundation, utility infrastructure, and would force major business operation changes. To move the building now would destroy the entire site characteristics including mature landscape and functional parking. We are not even sure the original scope could be achieved if the building had to move. This site is extremely small and triangular.

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

This rebuild is the result of the suspected vagrant arson from spring 2025. There would be no need to rebuild otherwise. The other half of the hardship is that when TXDOT acquired the land, these setbacks could have been re-recorded with variance by TXDOT at that time to match the existing structure condition.

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

By recognizing existing conditions and applying variance as such, uniform standards can be enforced for the future of existing properties. The existing buildings both directly north and south of this property also exist as encroaching the 25' setback for exactly the same reasons. As do other projects up and down US 290.

DEVELOPMENT PLAT VARIANCE

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
By granting this variance, there would be no change to the current use of land and should not impact health safety or welfare. There are no drives or visibility corner issues. In fact, we are also recording the TXDOT placed sidewalk on the private side of property line into a recorded sidewalk easement as part of the rebuild requirements and securing the safety of the frontage sidewalk use.

(5) Economic hardship is not the sole justification of the variance. The primary justification for the easement is to maintain the existing site and restaurant operations and reopen as soon as possible. If not granted would impose a significant time, design (if even possible to redesign), operational, and also economic hardship to rebuild.

PLANNING & DEVELOPMENT DEPARTMENT

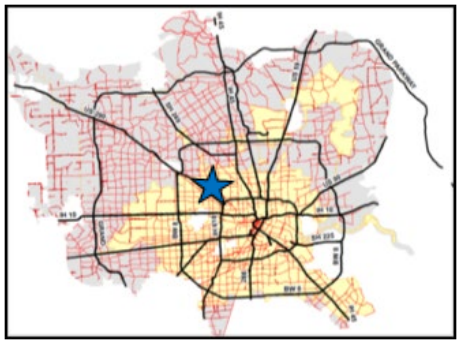
Houston Planning Commission

ITEM: 118

Meeting Date: 11/13/2025

Location Map





NORTH

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 11/13/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

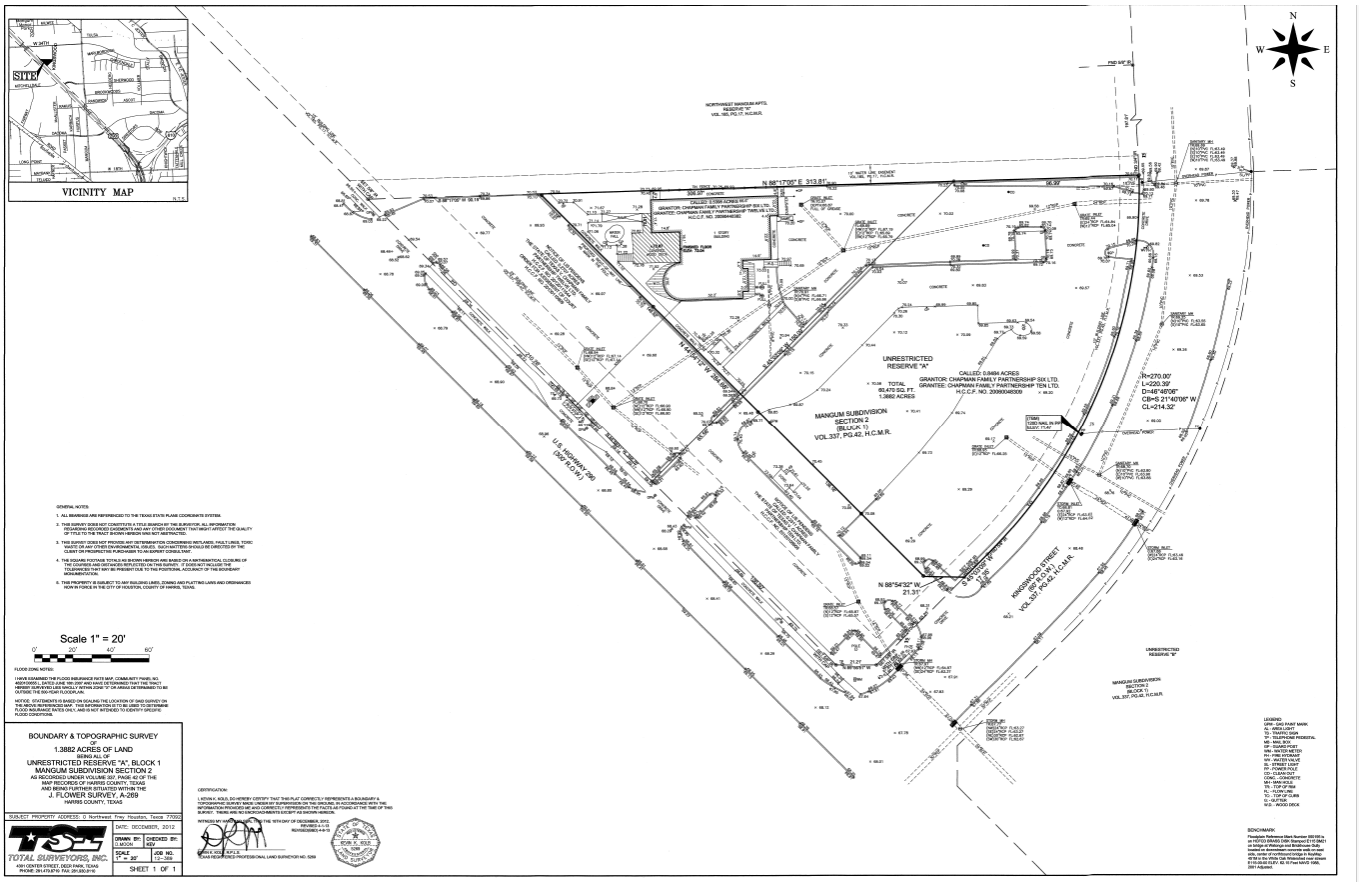
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 11/13/2025

Survey



DEVELOPMENT PLAT VARIANCE

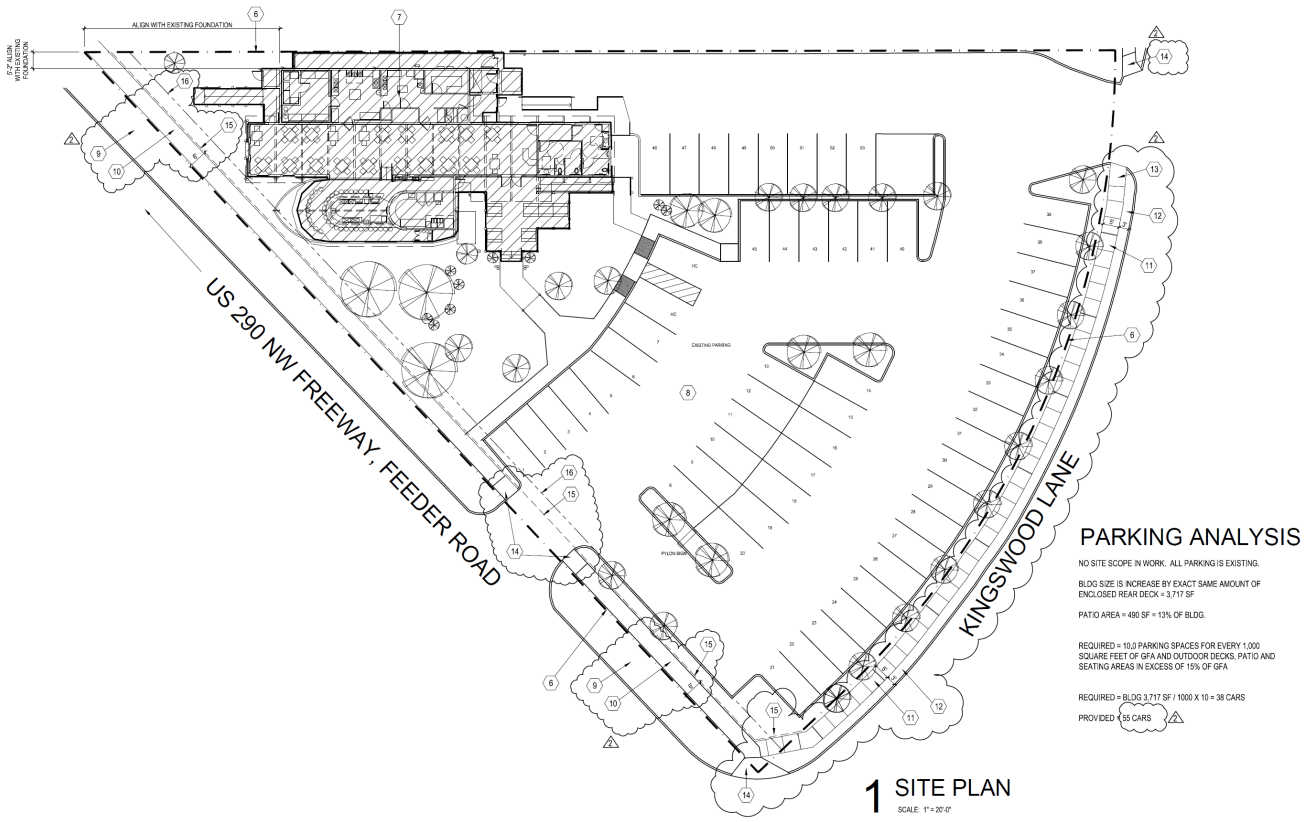
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 11/13/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

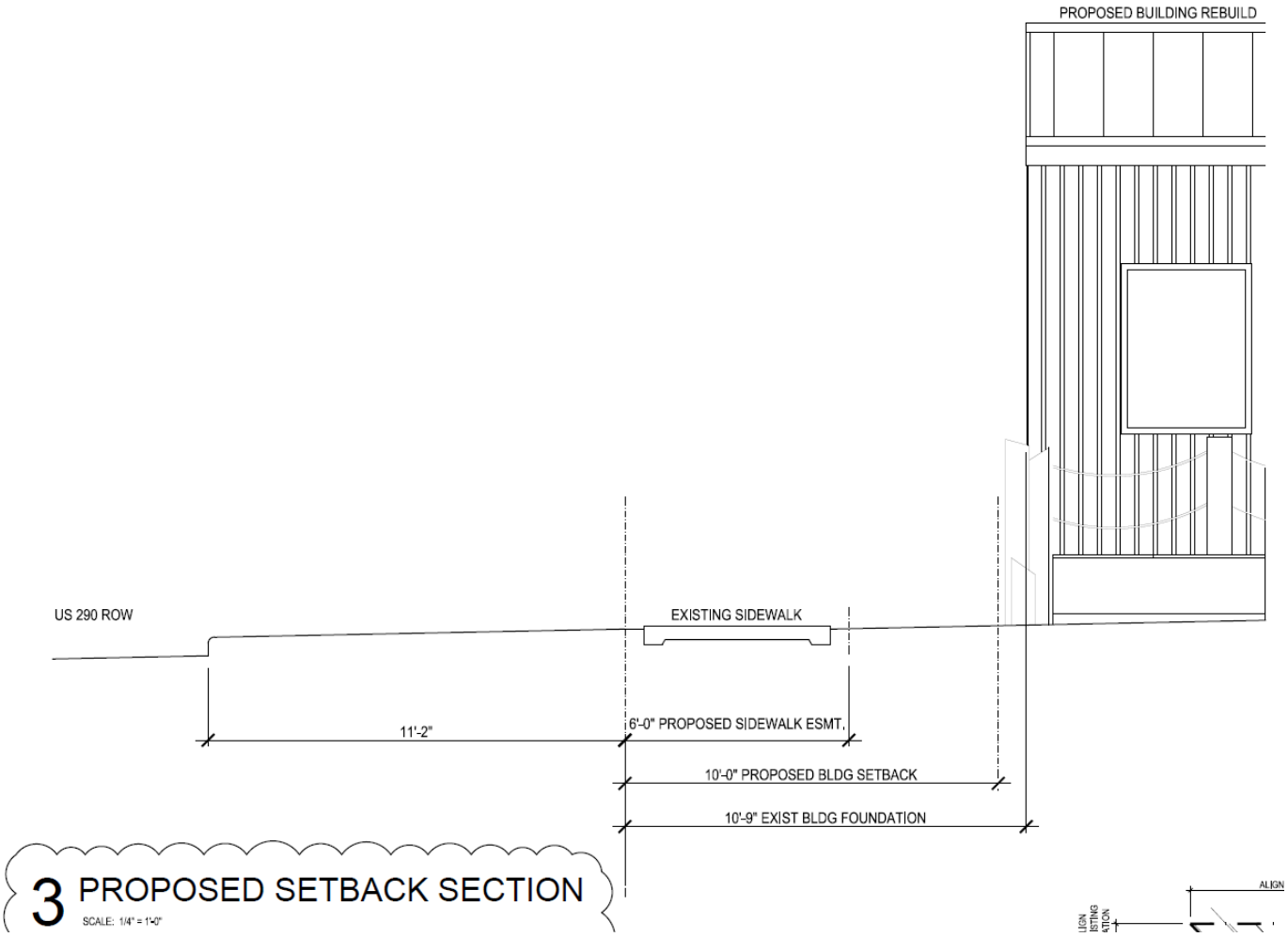
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 11/13/2025

Street Section



DEVELOPMENT PLAT VARIANCE

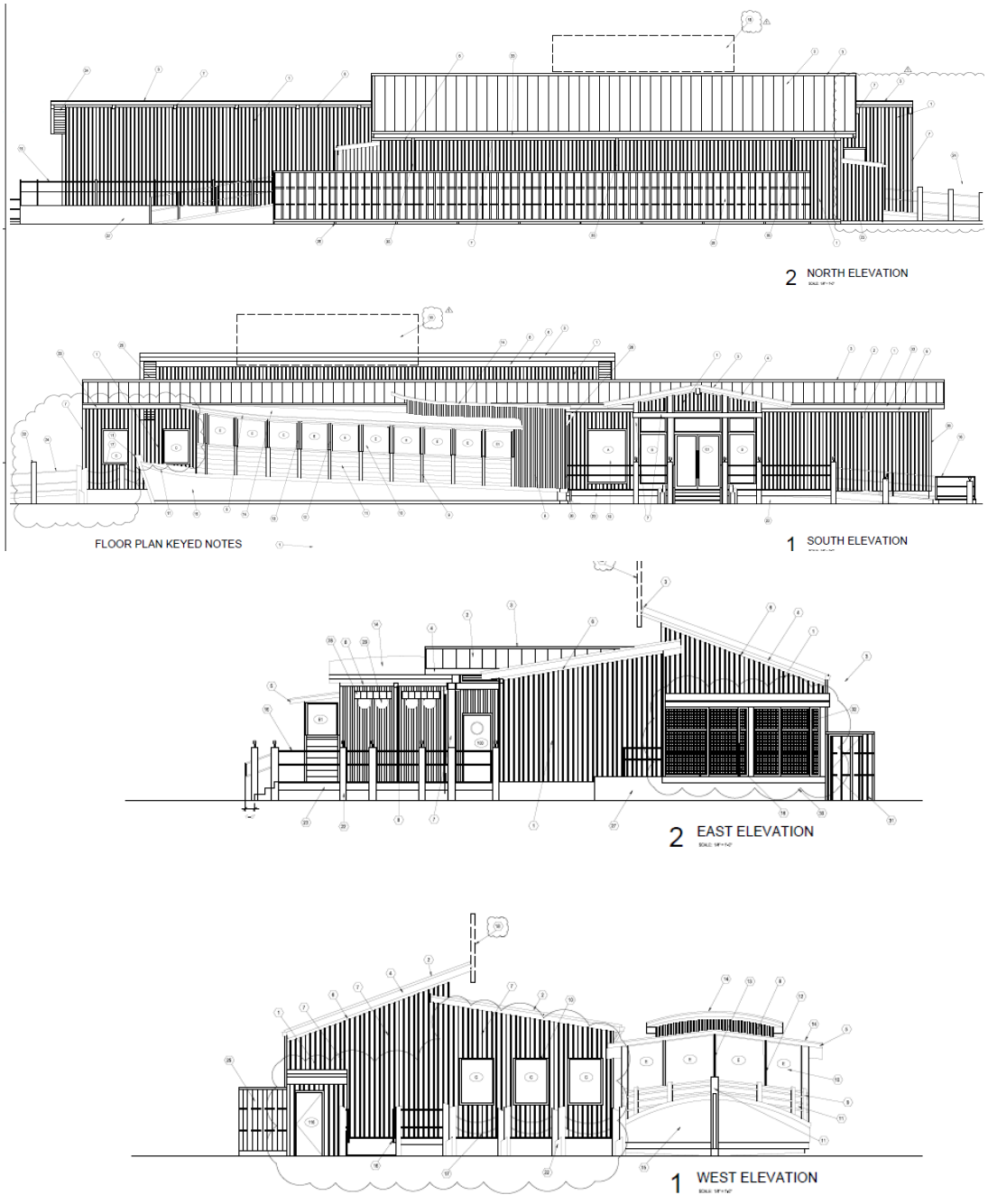
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 11/13/2025

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 11/13/2025

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Volta Mep	Marwan Karib	281-704-4246	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	MAP ID	DISTRICT
10555 Synott RD, Bldg C	25041769	77498	Z-045	F

FBCAD ACCOUNT NUMBER(S):	1450-00-000-1208-907
PROPERTY LEGAL DESCRIPTION:	Unrestricted Reserve A, Tan Duc Replat No. 1
PROPERTY OWNER OF RECORD:	Nassar Group LLC
ACREAGE (SQUARE FEET):	2.3559 acres
WIDTH OF RIGHTS-OF-WAY:	Synott Road: 110 ft.
EXISTING PAVING SECTION(S):	Synott Road: 80 ft.
OFF-STREET PARKING REQUIREMENT:	99 spaces
OFF-STREET PARKING PROVIDED:	71 spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	29,400 sq. ft. commercial buildings (5,400 sq. ft. tenant build-out)
PROPOSED STRUCTURE(S) [SQ. FT.]:	29,400 sq. ft. commercial buildings (5,400 sq. ft. tenant build-out)

PURPOSE OF VARIANCE REQUEST: To provide 71 shared off-street parking spaces in lieu of the ordinance required 99 parking spaces for a grocery store build-out in an existing mixed-use site.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications. Class 8. Retail Services: a. Supermarket - 5.0 parking spaces for every 1,000 square feet of GFA

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 11/13/2025

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

We are requesting a variance for the parking requirements for this property. There are multiple businesses operating in close proximity with the banquet hall currently being the primary user of the parking spaces. Our business (We are considered as a retail store as well as a distribution center). Will operate during standard 8-5 hours, while the banquet hall typically opens after 5 pm. Since the parking demand for the two businesses occurs at different times, the available parking will adequately serve both.

Additionally, while our business occupies approximately 5000 sq ft., only 1600 sq ft will actually be retail space. The remainder of the sq footage will be occupied by freezers and coolers. There are no residential properties within 1500 square feet of the businesses in question, and the site is surrounded by major thoroughfares and other commercial uses, so any overflow traffic is unlikely to disturb residential areas.

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. The applicant must write a response to each of the statements as part of their application. 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;

Strict enforcement of the parking requirements would limit our ability to reasonably use the property for our intended business operations. Given that our business operates during morning hours and the banquet hall operates primarily after 5pm, the existing parking supply can effectively accommodate both without creating conflicts. Requiring additional parking would place an unnecessary burden on the property without providing any practical benefit to the surrounding businesses or community.

(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 need for this variance is not the result of any hardship created by the applicant. Granting this variance will not undermine the intent or general purpose of the parking requirements, as the available parking is sufficient to support both uses without overlap or adverse impact on the surrounding area."

(3) The intent of this article is preserved;

The intent of this article is preserved because with the provided request and the number of the parking availability without creating congestion or safety concerns. The various surrounding businesses have different operating hours from each other. The greatest amount of parking used (per the parking calculation) is the Banquet Hall, that would require most of the space. With consideration to its operating hour this will not cause any issues with traffic, as it is to function after the closing hour of the Retail

OFF-STREET PARKING VARIANCE

business. To reiterate, with respect to actual square footage, the Halal basket retail is only Approx 1600 square feet and according to calculations, would only require approximately 8 Parking spaces.

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

The parking provided will be sufficient to serve the intended use, with consideration to the different business operates hours. This staggered schedule ensures that the existing parking supply can adequately accommodate uses without conflict or overflow, meeting the practical parking needs of the site.

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

This variance will not be injurious to public health, safety, or welfare. The existing parking capacity is adequate to support both uses without creating traffic congestion or safety concerns. Since the operating hours do not overlap, the variance will allow for efficient use of the property while maintaining a safe and orderly environment for the public. In addition, the site is surrounded by major thoroughfares and other commercial uses, so that any overflow traffic is unlikely to disturb residential areas. The interior of the Halal Basket space is mostly Cooler/freezer storage, so the retail square footage is limited. In realistic the retail space is approx. 1600 SQFT which requires less parking space.

(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.

The Property is not Historical Preservation and not apply for Article VII, Chapter 33

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 11/13/2025

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. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

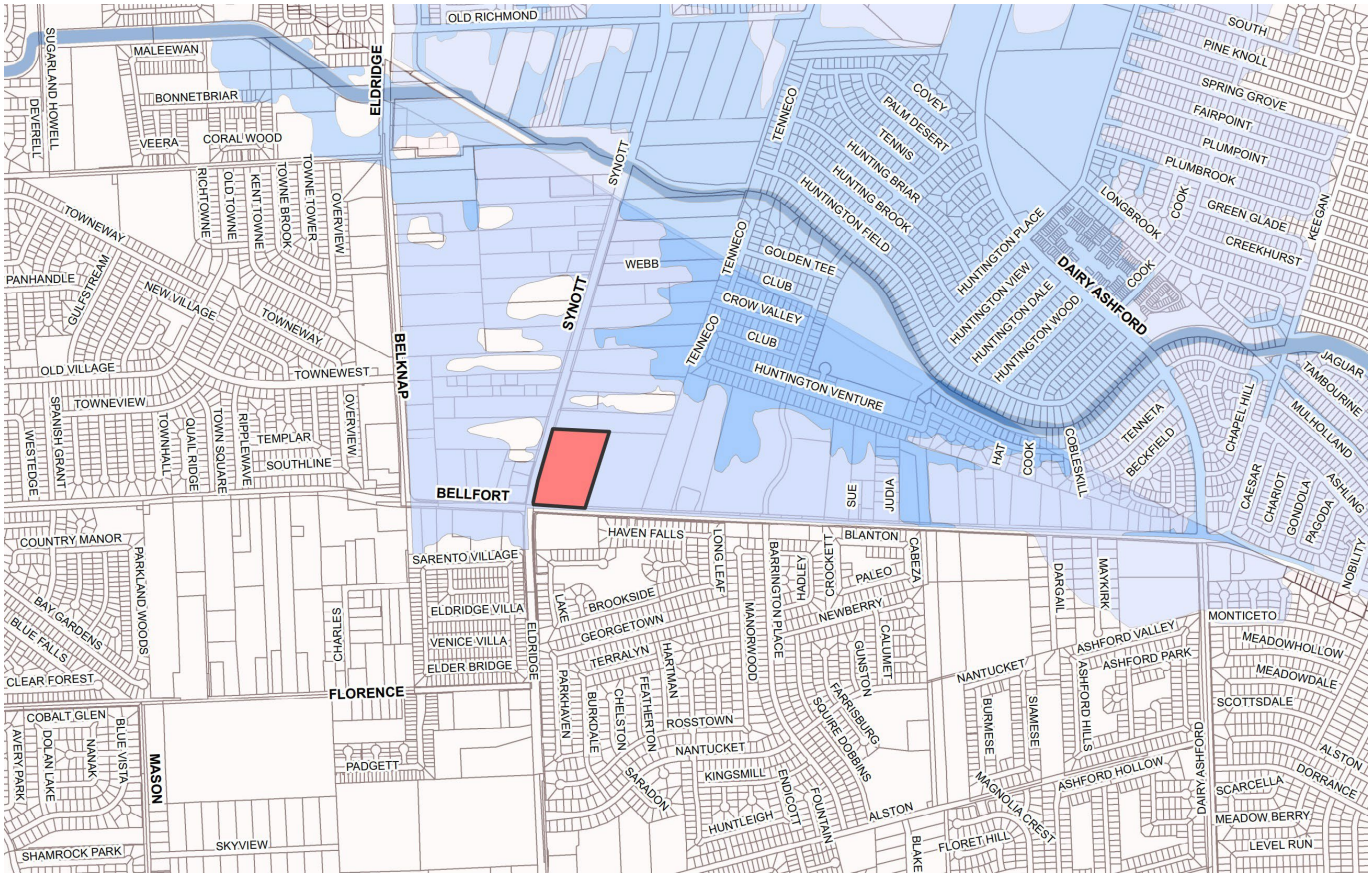
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 11/13/2025

Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 11/13/2025

Aerial Map



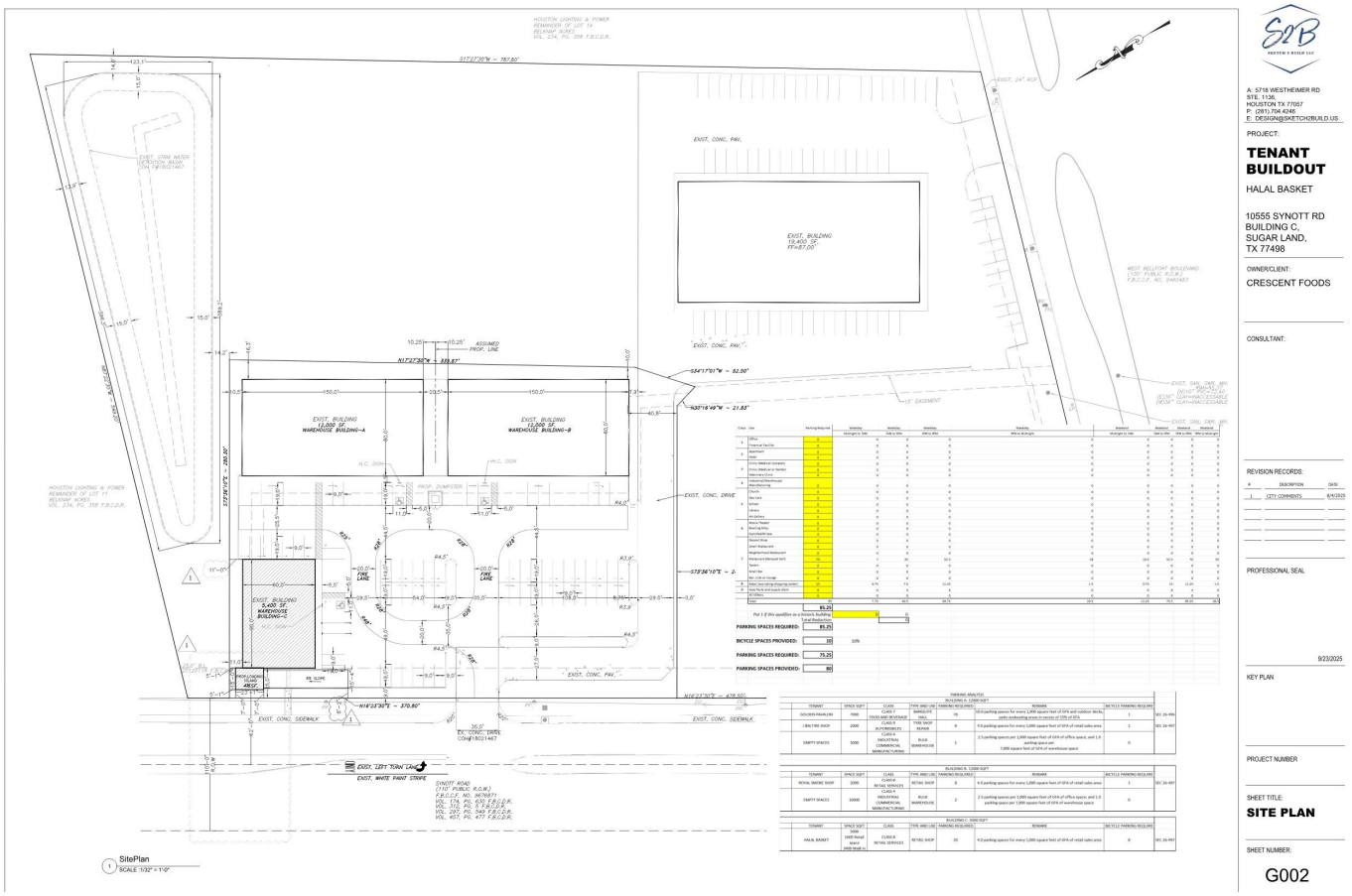
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 11/13/2025

Site Plan



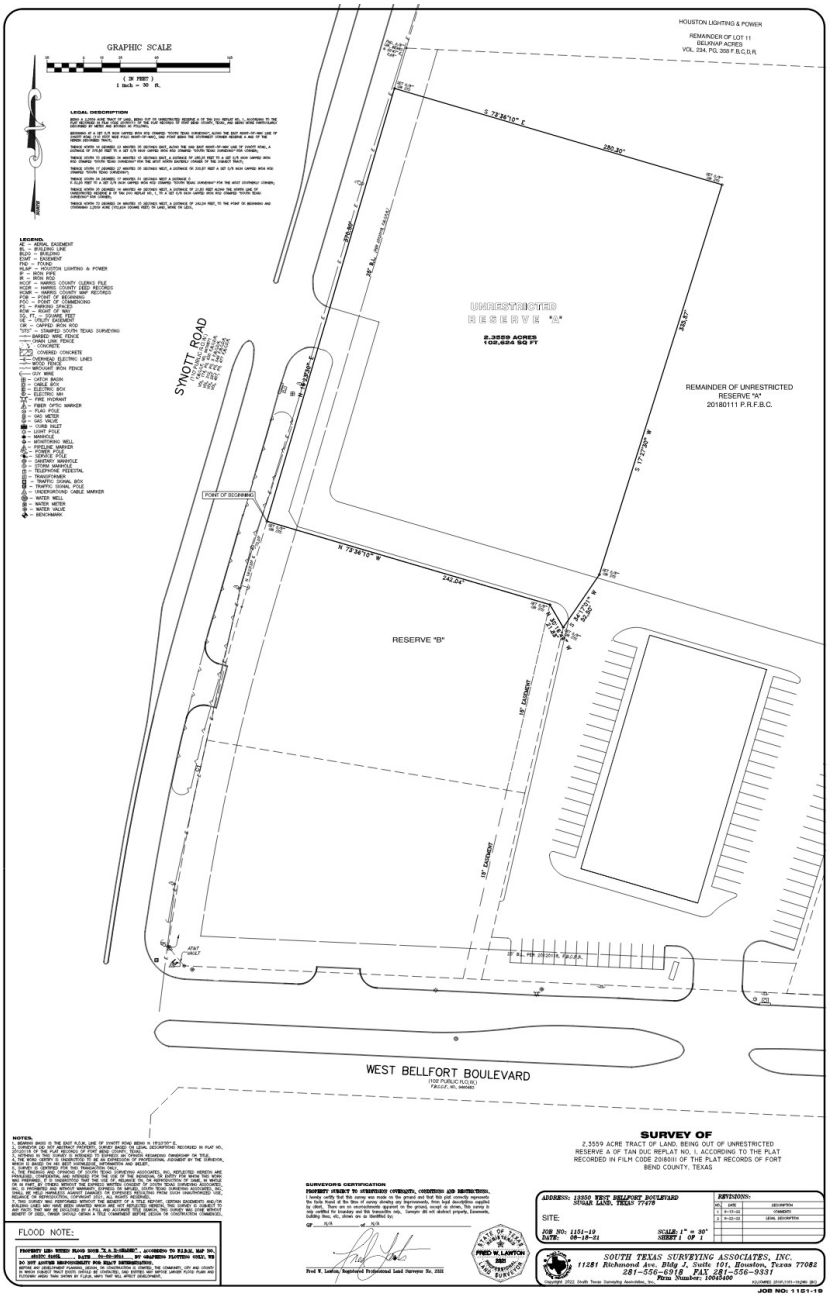
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 11/13/2025

Survey



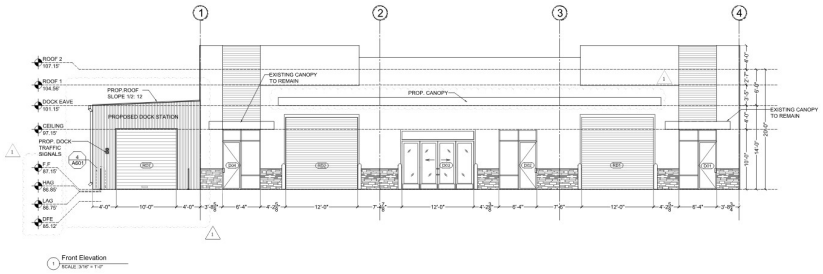
OFF-STREET PARKING VARIANCE

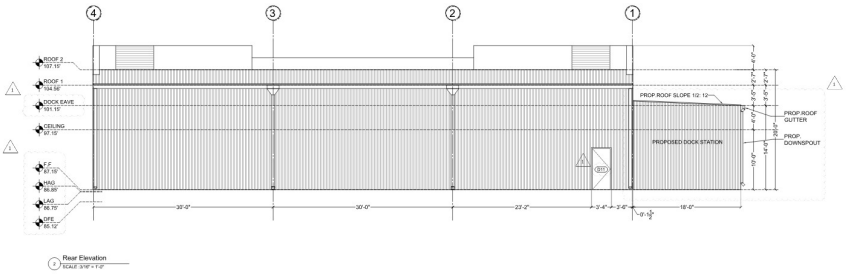
PLANNING & DEVELOPMENT DEPARTMENT

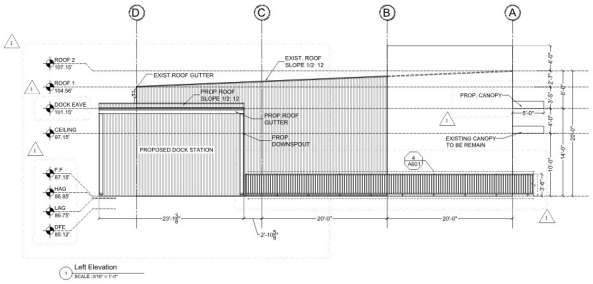
Houston Planning Commission

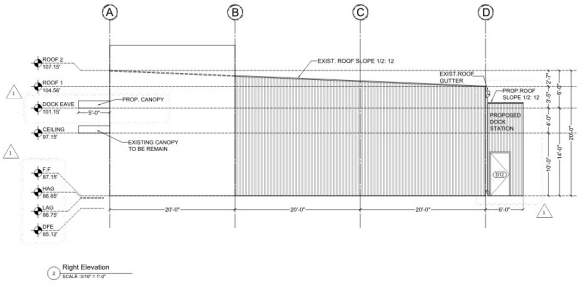
ITEM: III
Meeting Date: 11/13/2025

Elevations









OFF-STREET PARKING VARIANCE