

HOUSTON PLANNING COMMISSION

MEMBERS

Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Bill Baldwin
Brooks Ballard
Barbara A. Carroll
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

AGENDA

Thursday, December 4, 2025
2:30 p.m.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

1. Anyone wishing to speak before the Commission must sign up using a designated form located at the entrance to the chamber.
3. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.
4. All comments submitted in writing via email Speakercomments.pc@houstontx.gov at least 24 hours in advance will be made part of the agenda under public comments.
5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
6. For each item, the applicant is given first opportunity to speak and is allowed **two** minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
7. Speakers will be allowed **two** minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
8. Speakers will be allowed **one** minute each for all consent agenda items.
9. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
10. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to **one** minute.
11. Time limits will not apply to elected officials.
12. No speaker is permitted to accumulate speaking time from another person.

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission AGENDA

Thursday, December 4, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of November 13, 2025, Planning Commission Meeting Minutes

- I. Presentation and consideration of the 2026 Planning Commission meeting dates** (Aracely Rodriguez)
- II. Presentation and consideration of the 2026 Chapter 26 submittal dates** (Aracely Rodriguez)
- III. Platting Activity (Subdivision and Development Plats)**
 - a. Consent Subdivision Plats (Maria Tobar)
 - b. Replats (Maria Tobar)
 - c. Replats requiring Public Hearings with Notification (Ken Calhoun, Dorianne Powe-Phlegm, and John Cedillo)
 - d. Subdivision Plats with Variance Requests (Aracely Rodriguez and John Cedillo)
 - e. Subdivision Plats with Special Exception Requests
 - 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)
- IV. Establish a public hearing date of January 8, 2026**
 - a. Bayou Trail replat no 1
 - b. Caddo Estates
 - c. Copperwood Water Plant Reserve replat no 1 and extension
 - d. Estates at Wooding Street
 - e. Fairway Creek
 - f. Fernwood Estates
 - g. Gulfway Terrace partial replat no 1
 - h. Milwaukee Village
 - i. Papalote Park
 - j. Tidwell Square
 - k. Windsor Place Addition partial replat no 4
- V. Consideration of an Off-Street Parking Variance for 5317 Inker Street** (Ed Buckley)
- VI. Consideration of an Off-Street Parking Variance for 10750 Westview Drive** (Geoff Butler)
- VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Re-Establishment for Washington Terrace Subdivision, Ordinance 2005-1287 – MLS 129REN** (Tonya Sawyer)
- VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block for East Sunnyside Court Subdivision Section 3 – MLS 889** (Jacqueline Brown)
- IX. Public Comment**
- X. 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, 13 NOVEMBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:43 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
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	Present
Juliet Serem	<i>Absent</i>
Dekecha Shepherd	Present
Megan R. Sigler	Present
Mark Sikes	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	<i>Absent</i>
Hugo Sanchez for The Honorable KP George	<i>Absent</i>
Patrick Mandapaka for The Honorable Adrian Garcia	Present
Vonn Tran, Secretary	Present

Ex Officio Members

Carol Lewis, Ph.D. • Randy Macchi • Yuhayna H. Mahmud, AICP • Tina Petersen, Ph.D., P.E.

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department; There will be a 2025 Houston Permitting Center Workshop lead by HPW Nov. 19th beginning at 12-5pm, 50 Waugh Drive (United Way), this is a free workshop. Suvidha Bandi has been promoted to Division Manager for Development Services/Platting Team Lastly, Kim Mickelson our city attorney will be leaving. Kim has been with the City since 2017 this will be her last commission meeting. We thank her for her service for the past 8 years and wish her all the best.

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-37)

b. REPLATS (38-66)

Staff recommendation: Approve Item No's. 1 – 66, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items, excluding; 12, 20, 23, 32, 33, and 35 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.

Speaker(s): Thomas Forrchner, available for questions (11, 36)

Motion: Victor

Vote: Carried

Second: Jones

Abstained: Heisch, Mares, Sikes, Shepherd

CONSIDERATION FOR ABSTAINED ITEMS ABOVE.

Staff recommendation: Approve Item No's. 12, 20, 23, 32, 33, and 35 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Porras-Pirtle

Vote: Carried

Second: Baldwin

Abstained: Heisch, Mares, Sikes, Shepherd

NO OTHER ITEM(S) WERE REMOVED FOR SEPARATE CONSIDERATION

APPROVAL OF MINUTES

Consideration of the October 30, 2025, Planning Commission Meeting Minutes

Commission action: Approved, noting a correction for "called to order" – Garza.

Motion: Mares

Second: Heisch

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

67 CHAUCER EAST

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Patrick Sheehan – opposed, Chad Davis – applicant

Motion: Sigler

Second: Mares

Vote: Unanimous

68 CITY ESTATES OF WOODLAND PARK 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: Garza

Second: Baldwin

Vote: Unanimous

69 COMMONS PARK PLACE PARTIAL REPLAT NO 1

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Denied the requested variance(s), disapproving the plat, and adding to deny a request for a 30-day extension.

Speaker(s): Evelyn Brennah, Jonathon Talley – opposed, Jacob, applicant

Motion: Garza

Second: Baldwin

Vote: Carried

Abstaining: Sikes

70 COMMONS PARK PLACE PARTIAL REPLAT NO 2

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

Commission action: Denied the requested variance(s), disapproving the plat, and adding to deny a request for a 30-day extension.

Speaker(s): Evelyn Brennah, Jonathon Talley – opposed, Jacob, applicant

Motion: Garza

Second: Baldwin

Vote: Carried

Abstaining: Sikes

71 ENGLAND COURTS

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

72 ESTATES AT WOODING STREET – Withdraw

73 FERNDAL LANDING

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Garza

Second: Victor

Vote: Unanimous

74 FREEPARK PLAZA

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): Kurt Papp – supportive, Matthew Simon – applicant

Motion: Garza

Second: Sikes

Vote: Unanimous

75 LEZAC 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): Brenda Venable – opposed, Levy Barnes – applicant

Motion: Jones

Second: Porras-Pirtle

Vote: Unanimous

76 LOCKETT MANOR

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Peter Arness – opposed

Motion: Hines

Second: Mares

Vote: Unanimous

77 MARINO PLACE REPLAT NO 1

Staff recommendation: Defer legal deed rests review pending.

Commission action: Deferred, legal deed rests review pending.

Speaker(s): None

Motion: Garza

Second: Victor

Vote: Unanimous

78 NEUEN MANOR PARTIAL REPLAT NO 31

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sigler

Second: Garza

Vote: Unanimous

79 PRINCE GARDENS

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: Heisch

Second: Mares

Vote: Unanimous

80 QUITMAN COURT

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Lennette Tello

Motion: Baldwin

Second: Ballard

Vote: Unanimous

81 SPRING BRANCH ESTATES NO 2 PARTIAL REPLAT NO 18

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: Pham

Vote: Unanimous

82 WROXTON CITY HOMES

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Antonio Mikow – opposed

Motion: Garza

Second: Sikes

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

83 ALABAMA PLAZA – Withdraw

84 ANDERSON ROAD 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): Thomas Forsner – applicant

Motion: Garza

Second: Hines

Vote: Unanimous

85 FOX GROVE VILLAGE

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): Fred Starks, LaKenya Henderson, Christopher Matthews, Linda Blue – opposed, Jose Mendoza – applicant

Motion: Mares

Second: Hines

Vote: Unanimous

86 **HOCKLEY MEADOWS HONEYBEE HOLLOW LANE STREET DEDICATION**

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Sigler

Second: Pham

Vote: Carried

Abstained: Mares

87 **PALM MIXED USE**

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Jones

Second: Pham

Vote: Unanimous

88 **REDEEMER SAVIOR VILLAGE**

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: Porras-Pirtle

Vote: Unanimous

89 **SPRING COUNTRY CLUB**

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: Ballard

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

90 **AZALEA DISTRICT SEC 8**

Staff recommendation: Deny the requested special exception(s) and approve the plat subject to the conditions listed.

Commission action: Denied the requested special exception(s) and approve the plat subject to the conditions listed.

Speaker(s): Jay Guerrero – applicant

Motion: Sigler

Second: Mares

Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT

91 CEDAR ROCK 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: Jones

Vote: Carried

Abstained: Sikes

g. EXTENSIONS OF APPROVAL

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

h. NAME CHANGES

114	Thornton Ridge Heights (prev. Thornton Springs)	Approved
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i. CERTIFICATES OF COMPLIANCE - None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G and H, Item(s) 92 – 114.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Victor

Vote: Carried

Second: Hines

Abstaining: Heisch (92, 103, 108, 109, 110, 111)

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

115 303 W 30TH STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Ross Gonzalez, available for questions

Motion: Baldwin

Second: Sikes

Vote: Unanimous

116 222 W CROSSTIMBERS STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Cinthia Waltman, City of Houston

Motion: Mares

Second: Pham

Vote: Unanimous

117 459 FAUST LANE

Staff recommendation: Deferred.

Commission action: Approved the application.

Speaker(s): None

Motion: Porras-Pirtle

Second: Jones

Vote: Unanimous

118 10896 NORTHWEST FREEWAY

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Michael Kravez Aia – applicant, available for questions

Motion: Hines

Second: Ballard

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 18, 2025

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

Commission action: Accepted the December 18th public hearing date for Section II, Item(s): a-c.

Speaker(s): None

Motion: Heisch

Vote: Unanimous

Second: Victor

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 10555 SYNOTT ROAD

Staff recommendation: Grant and approve.

Commission action: Approved.

Speaker(s): None

Motion: Baldwin

Vote: Unanimous

Second: Shepherd

Opposed: None

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:45 PM.

Lisa M. Clark, Chair

Vonn Tran, Secretary

2026 Planning Commission Meeting Dates

Meeting Number	PLAT SUBMITTAL DATES	PLANNING COMMISSION DATES
1	Monday, December 22, 2025	Thursday, January 8, 2026 (3-week cycle)
2	Monday, January 12, 2026	Thursday, January 22, 2026
3	Monday, January 26, 2026	Thursday, February 5, 2026
4	Monday, February 9, 2026	Thursday, February 19, 2026
5	Monday, February 23, 2026	Thursday, March 5, 2026
6	Monday, March 9, 2026	Thursday, March 19, 2026
7	Monday, March 23, 2026	Thursday, April 2, 2026
8	Monday, April 6, 2026	Thursday, April 16, 2026
9	Monday, April 20, 2026	Thursday, April 30, 2026
*A 10	Monday, May 4, 2026	Thursday, May 14, 2026 (1 p.m. MTFP Workshop)
11	Monday, May 18, 2026	Thursday, May 28, 2026
*B		Wednesday, June 10, 2026 (6 p.m. MTFP OH virtual)
12	Monday, June 1, 2026	Thursday, June 11, 2026
13	Monday, June 15, 2026	Thursday, June 25, 2026
14	Monday, June 29, 2026	Thursday, July 9, 2026
*C 15	Monday, July 13, 2026	Thursday, July 23, 2026 (1 p.m. MTFP Hearing)
16	Monday, July 27, 2026	Thursday, August 6, 2026
*D 17	Monday, August 10, 2026	Thursday, August 20, 2026 (1 p.m. MTFP Updates)
*18	Monday, August 24, 2026	Thursday, September 3, 2026 (1 p.m. MTFP Action)
E 19	Tuesday, September 8, 2026	Thursday, September 17, 2026
20	Monday, September 21, 2026	Thursday, October 1, 2026
21	Monday, October 5, 2026	Thursday, October 15, 2026
22	Monday, October 19, 2026	Thursday, October 29, 2026
23	Monday, November 2, 2026	Thursday, November 12, 2026
24	Monday, November 16, 2026	Thursday, December 3, 2026 (3-week cycle)
25	Monday, December 7, 2026	Thursday, December 17, 2026
1	Monday, December 21, 2026	Thursday, January 7, 2027 (3-week cycle)

Location and Time: See posted agenda for details. Meetings are held in City Hall Annex, Public Level, 900 Bagby St., Houston, TX 77002. Regular Planning Commission meetings start at 2:30 p.m., and MTFP meetings start at 1 p.m., except as noted. Frequency: Regular Commission meetings are Thursdays, typically following a bi-weekly schedule. Major Thoroughfare and Freeway Plan Amendment meetings (*) are held at least four weeks apart, as noted.

Submittals and Holidays: Regular Commission plat submittal periods open at 6:00 a.m. on Fridays, following Commission meetings, and close at 11 :00 am. on Mondays. For City holidays on Mondays, the submittal period is extended for an additional day, to Tuesday. Three-week cycles can occur around the City's adopted holiday schedule, such 4th of July, Thanksgiving, and/or Christmas/New Year. Monitor the Department's media outlets for any updates.

Adopted by Planning Commission: 10-30-25

2026 Chapter 26 Submittal Dates

SUBMITTAL DATES

Meeting Number	Planning Commission Dates	for Parking Variance Sec. 26-561	for Special Parking Area Sec. 26-512
1	Thursday, January 08, 2026 (3-week cycle)	Monday, December 8, 2025	Monday November 17, 2025
2	Thursday, January 22, 2026	Monday, December 22, 2025	Monday, December 8, 2025
3	Thursday, February 5, 2026	Monday, January 12, 2026	Monday, December 22, 2025
4	Thursday, February 19, 2026	Monday, January 26, 2026	Monday, January 12, 2026
5	Thursday, March 5, 2026	Monday, February 9, 2026	Monday, January 26, 2026
6	Thursday, March 19, 2026	Monday, February 23, 2026	Monday, February 9, 2026
7	Thursday, April 2, 2026	Monday, March 9, 2026	Monday, February 23, 2026
8	Thursday, April 16, 2026	Monday, March 23, 2026	Monday, March 9, 2026
9	Thursday, April 30, 2026	Monday, April 6, 2026	Monday, March 23, 2026
10*	Thursday, May 14, 2026 (1 p.m. MTFP Workshop)	Monday, April 20, 2026	Monday, April 6, 2026
11	Thursday, May 28, 2026	Monday, May 4, 2026	Monday, April 20, 2026
12	Thursday, June 11, 2026	Monday, May 18, 2026	Monday, May 4, 2026
13	Thursday, June 25, 2026	Monday, June 1, 2026	Monday, May 18, 2026
14	Thursday, July 9, 2026	Monday, June 15, 2026	Monday, June 1, 2026
15	Thursday, July 23, 2026 (1 p.m. MTFP Hearing)	Monday, June 29, 2026	Monday, June 15, 2026
16	Thursday, August 6, 2026	Monday, July 13, 2026	Monday, June 29, 2026
17	Thursday, August 20, 2026 (1 p.m. MTFP Updates)	Monday, July 27, 2026	Monday, July 13, 2026
18	Thursday, September 3, 2026 (1 p.m. MTFP Action)	Monday, August 10, 2026	Monday, July 27, 2026
19	Thursday, September 17, 2026	Monday, August 24, 2026	Monday, August 10, 2026
20	Thursday, October 1, 2026	Tuesday, September 8, 2026	Monday, August 24, 2026
21	Thursday, October 15, 2026	Monday, September 21, 2026	Tuesday, September 8, 2026
22	Thursday, October 29, 2026	Monday, October 5, 2026	Monday, September 21, 2026
23	Thursday, November 12, 2026	Monday, October 19, 2026	Monday, October 5, 2026
24	Thursday, December 3, 2026 (3-week cycle)	Monday, November 2, 2026	Monday, October 19, 2026
25	Thursday, December 17, 2026	Monday, November 16, 2026	Monday, November 2, 2026
1	Thursday, January 7, 2027 (3-week cycle)	Monday, December 7, 2026	Monday, November 16, 2026

Parking Variance requests must be submitted at least 24 days before the date of the meeting at which the commission will first consider the application.

Special Parking Area requests must be submitted at least 45 days before the date of the meeting at which the commission will first consider the application.

Parking Variance and Special Parking Area applications must be submitted to the Planning and Development Department by the submittal date.

Applications must be submitted to the Planning and Development Department, 611 Walker Street, Sixth Floor.

Planning Commission Meetings

Location and Time: See posted agenda for details. Meetings are held in City Council Chambers, City Hall Annex, 900 Bagby St., Houston, TX 77002, at 2:30 p.m. or virtually via Microsoft TEAMS unless otherwise noted.

Bi-weekly: Commission meeting dates are Thursdays, typically following a bi-weekly schedule.

Three Week Meeting Schedule: occurs around the City's adopted holidays.

MTFP: Major Thoroughfare and Freeway Plan Amendment meetings (*) are held about six weeks apart, as noted.

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Billal Tech Louetta	C2	
2	Blue Creek Trails Sec 4	C3P	
3	Blue Creek Trails Sec 5	C3P	
4	Buddhist Cultural Center	C2	
5	Chaucer East	C3F	
6	Colonial Green	C3P	
7	Crossbar Academy	C2	DEF1
8	Cunningham Court	C3F	
9	Daimler Residence	C3F	
10	Dunham Pointe GP	GP	
11	Dunham Pointe Sec 28	C3P	
12	Dunham Pointe Sec 30	C3P	
13	Elyson Sec 74	C3F	
14	Elyson Sec 75	C3F	
15	Elyson Sec 76	C3F	
16	Elyson Cy Fair Sec 10	C3F	
17	Fairbanks Landing Sec 1	C3P	DEF1
18	Ferndale Landing	C3F	
19	Generation Park East Sec 3	C3P	
20	Grand Prairie Sec 13	C3F	
21	Horizon at Cypress	C3F	DEF1
22	Jasmine Avenue Street Dedication Sec 1 and Reserve	C3F	
23	Jubilee Playful Passage Street Dedication Sec 1	SP	
24	Katy Gap Reserve	C3F	
25	Lutheran Gardens GP	GP	
26	Lutheran Gardens Sec 1	C2	DEF1
27	Medina Magnolia Place	C3F	
28	New Caney Rehab	C2	
29	New Flores Estate	C3F	
30	OReilly Tomball	C2	
31	Rosalynn Trails	C3F	
32	Sheldon Ridge Sec 16	C3F	
33	Sheldon Ridge Sec 18	C3F	
34	Singh and Singh Reserve	C2	
35	Spring Branch Estates no 2 partial replat no 18	C3F	
36	Springdale Estates	C3F	
37	Springdale Hill	C3F	
38	Springdale Place	C3F	
39	Tidwell Lakes Sec 7	C3F	
40	Tidwell Lakes Sec 8	C3F	
41	Tower Lodge	C3F	
42	Wayside Village Sec 7	C3F	

43	West Harris County MUD no 21 Reserve	C2
44	Westfield Square	C2 DEF1
45	Westhaven Manor North	C3P
46	Willow Parrish	C3P

B. Replats

47	Adele Street Place	C2R
48	Benson Heights	C2R
49	Benson Terrace	C2R
50	Branard Street Place	C2R
51	Bridgeland Prairieland Village Sec 96	C3R
52	Bridgeland Prairieland Village Sec 97	C3R
53	Bridgeland Prairieland Village Sec 98	C3R
54	Bridgeland Prairieland Village Sec 99	C3R
55	CNP Utility District Wastewater Treatment Plant	C2R DEF1
56	Dragonfly Suites	C2R
57	Dunham Pointe Mesenil Drive Street Dedication	SP
58	Dunham Pointe Lift Station and Open Space Reserve	C2R
59	Eigel Street Homes	C2R
60	Estates at Hezekiah Lane	C2R
61	Florence Estates	C2R
62	Jensen Square at Saint Augustine	C2R
63	Klarbi Estates	C2R
64	Mariner Heights	C2R
65	Moonbeam Place	C2R
66	Nolda Landing	C2R
67	Oakberry Trails GP	GP DEF1
68	Oakberry Trails Sec 9	C3R DEF1
69	Palacios at Pinemont	C2R DEF1
70	Peden Manor	C2R DEF1
71	Plaza Estates at Buck	C2R
72	Plaza Estates at Dillard	C2R
73	Plaza Estates at Mount Pleasant	C2R
74	Plaza Estates at Sam Rose	C2R
75	Rap Commercial	C2R
76	Rebecca Springs	C2R
77	Robbie Street Grove	C2R
78	Shiloh Hollister Park	C2R
79	Sound City	C2R
80	Sul Ross Collection	C2R
81	Texas Ocee Group	C2R
82	Toussaint Gardens	C2R
83	Wangs World Estates	C2R
84	Washington Pitstop	C2R
85	Williams Court	C2R

C. Replats requiring Public Hearings with Notification

86	Aztlan Places	C3N
87	Colonial Heights Annex	C3N
88	Lockett Manor	C3N DEF1
89	Luo Estate	C3N
90	Marino Place replat no 1	C3N DEF1
91	Riverwood on East TC Jester Blvd partial replat no 1	C3N
92	Wroxton City Homes	C3N DEF1

D. Subdivision Plats with Variance Requests

93	Cooper Reserve	C2R
94	North Airport Logistics Center	C2
95	South Airport Logistics Center	C2
96	Victory Villas	C2R

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

97	Bonita Grand	C2R
98	Fairbanks Landing GP	GP
99	Katy Aquatic Team for Youth Inc	C2
100	McKay Air Center	C2

G. Extension of Approval

101	Burger Bodega	C2
102	Clinton Gas Station Convenience Store replat no 2 and extension	C2R
103	Clodine Residences	C3F
104	Creekmont Branch replat no 1	C3F
105	Grand Parkway Sec 3	C3P
106	Hanson Kachin Baptist Church	C3F
107	Herzing Way	C2
108	Leeland at Emancipation Reserve	C2
109	Little York Business Center	C2
110	Perez Complex	C2
111	Reserve at Bammel	C2
112	Robins Landing Sec 4	C3P
113	SJS Heights	C2R
114	Vibe at Katy	C2
115	Wakefield Village	C2R
116	Wheels and Beers Food Truck Park	C2

H. Name Changes

117	Rosalynn Trails (prev. Simsbrook Estates)	C3N
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I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

118	2250 Bartlett Street	DPV
119	12230 Boheme Drive	DPV
120	459 Faust Lane	DPV DEF1
121	5343 Inker Street	DPV
122	519 W 30th Street	DPV

Off-Street Parking with Variance Requests

V	5317 Inker Street	PV
VI	10750 Westview Street	PV

Item No.	Subdivision Plat Name	App No.	App Type	Co	Location		Plat Data			Customer	
					City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
A. Consent Subdivision Plats											
1	Billal Tech Louetta	2025-2045	C2	Harris	ETJ	291Z	3.14	3.14	0	Billal Tech, LLC	Hovis Surveying Company
	Blue Creek Trails Sec 4	2025-2078	C3P	Fort Bend	ETJ	525R	23.66	10.47	52	Taylor Morrison	Meta Planning + Design LLC
3	Blue Creek Trails Sec 5	2025-2079	C3P	Fort Bend	ETJ	525R	30.78	5.97	109	Taylor Morrison	Meta Planning + Design LLC
	Buddhist Cultural Center	2025-2025	C2	Harris	ETJ	372S	4.04	4.04	0	Le & Duong Construction LLC	South Texas Surveying Associates, Inc.
5	Chaucer East	2025-2012	C3F	Harris	City	532C	4.55	4.55	0	Chaucer East, LLC	C.L. Davis & Company
6	Colonial Green	2025-2018	C3P	Harris	ETJ	445W	9.37	1.85	127	City Choice Group, LLC	City Choice Group, LLC
7	Crossbar Academy	2025-1929	C2	Harris	ETJ	329K	15.04	14.95	0	Grey Wolf Engineers	Grey Wolf Engineers
8	Cunningham Court	2025-2005	C3F	Harris	City	451X	0.98	0.01	12	Cunningham Custom Homes LLC	The Interfield Group
9	Daimler Residence	2025-2002	C3F	Harris	City	493Z	0.11	0.00	2	Daimler Texas Inc	Windrose
10	Dunham Pointe GP	2025-2004	GP	Harris	ETJ	366B	1342.90	0.00	0	Dunham Pointe Development LLC, a Texas limited liability company	BGE, Inc.
	Dunham Pointe Sec 28	2025-2006	C3P	Harris	ETJ	366C	12.74	1.03	41	Dunham Pointe Development LLC, a Texas limited liability company	BGE, Inc.

											Dunham Pointe Developmen t LLC, a Texas limited liability company	BGE, Inc.
12	Dunham Pointe Sec 30	2025-2007	C3P	Harris	ETJ	366G	15.38	0.54	42		Nash FM 529, LLC, a Delaware limited liability company	BGE, Inc.
13	Elyson Sec 74	2025-2060	C3F	Harris	ETJ	404L	8.99	1.17	41		Nash FM 529, LLC, a Delaware limited liability company	BGE, Inc.
14	Elyson Sec 75	2025-2063	C3F	Harris	ETJ	404M	15.74	2.02	40		Nash FM 529, LLC, a Delaware limited liability company	BGE, Inc.
15	Elyson Sec 76	2025-2085	C3F	Harris	ETJ	404M	36.73	22.34	32		Nash FM 529, LLC, a Delaware limited liability company	BGE, Inc.
16	Elyson Cy Fair Sec 10	2025-2069	C3F	Harris	ETJ	405U	10.73	2.66	65		Nash FM 529, LLC, a Delaware limited liability company	BGE, Inc.
17	Fairbanks Landing Sec 1	2025-1962	C3P	Harris	ETJ	410C	68.35	63.28	0		Freehill Fairbanks, LP	Quiddity Engineering
18	Ferndale Landing	2025-2044	C3F	Harris	City	492U	0.11	0.00	2		Karim Nasreddin	Total Surveyors, Inc.
19	Generation Park East Sec 3	2025-1997	C3P	Harris	ETJ	417K	37.78	28.83	0		MRA NORTHEAST, L.P.	IDS Engineering Group
20	Grand Prairie Sec 13	2025-2100	C3F	Harris	ETJ	323R	23.81	4.62	90		Grand Prairie Developmen t, LLC	Pape-Dawson

21	Horizon at Cypress	2025-1993	C3F	Harris	ETJ	328N	25.41	10.28	143	newmark homes houston, llc	Pape-Dawson
22	Jasmine Avenue Street Dedication Sec 1 and Reserve	2025-2059	C3F	Harris	ETJ	657D	2.65	0.11	0	BC-SB BAYBROOK JV LLC	LJA Engineering, Inc.- (Houston Office)
23	Jubilee Playful Passage Street Dedication Sec 1	2025-2058	SP	Harris	ETJ	324U	1.79	0.00	0	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
24	Katy Gap Reserve	2025-1999	C3F	Harris	ETJ	485E	14.20	12.94	0	OHT Partners	Windrose
25	Lutheran Gardens GP	2025-2088	GP	Harris	ETJ	287G	5.21	0.00	2	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
26	Lutheran Gardens Sec 1	2025-1963	C2	Harris	ETJ	287G	3.30	0.00	1	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
27	Medina Magnolia Place	2025-2038	C3F	Fort Bend	ETJ	611T	9.70	1.55	1	N/A	The Interfield Group
28	New Caney Rehab	2025-2046	C2	Montgomery	ETJ	296B	6.39	6.39	0	Rosewood Memorial Park, Inc.	Civil-Surv Land Surveying LLC
29	New Flores Estate	2025-1991	C3F	Harris	ETJ	368R	4.13	1.69	1	Golden Petals Reception Hall Inc.	Chisholm Trail Land Surveying
30	OReilly Tomball	2025-1856	C2	Harris	ETJ	250W	1.38	1.38	0	OReilly	Wilson & Company
31	Rosalynn Trails	2025-2084	C3F	Harris	City	571R	5.25	0.87	26	Houston Habitat for Humanity	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

											Woodmere	
	Sheldon Ridge										Developmen	IDS Engineering
32	Sec 16	2025-2055	C3F	Harris	ETJ	418S	10.75	1.24	52		t Co.	Group
	Sheldon Ridge										Woodmere	
33	Sec 18	2025-2056	C3F	Harris	ETJ	418S	8.36	0.46	48		t Co., LTD.	IDS Engineering
												Group
											MS Texas	
34	Singh and Singh	2025-2023	C2	Harris	ETJ	328B	1.00	1.00	0		Properties, LLC	HRS and
	Reserve											Associates, LLC
	Spring Branch										Quintessa	
	Estates no 2										Homes of	Probstfeld &
35	partial replat	2025-2034	C3F	Harris	City	450Q	0.79	0.00	3		Texas, Inc.	Associates, Inc.
	no 18											
	Springdale										Kensli	
36	Estates	2025-1979	C3F	Harris	City	454H	0.19	0.00	2		Homes	AAB Homes, LLC
37	Springdale Hill	2025-1976	C3F	Harris	City	454H	0.19	0.00	2		Homes	AAB Homes, LLC
	Springdale											
38	Place	2025-1978	C3F	Harris	City	454H	0.19	0.00	2		Homes	AAB Homes, LLC
	Tidwell Lakes										Far East	RES
39	Sec 7	2025-2014	C3F	Harris	ETJ	417W	10.67	1.52	49		Land Limited	Development
	Tidwell Lakes										Far East	RES
40	Sec 8	2025-2015	C3F	Harris	ETJ	417W	12.80	2.06	63		Land Limited	Development
41	Tower Lodge	2025-1970	C3F	Harris	City	412N	1.50	0.02	25		Erick	Apex Group
	Wayside Village										Coronado	
42	Sec 7	2025-2001	C3F	Harris	City	415T	19.11	3.16	98		LGI Homes -	Pape-Dawson
	West Harris										West Harris	
	County MUD										County MUD	
43	no 21 Reserve	2025-2010	C2	Harris	ETJ	370W	4.30	4.30	0		No 21	EHRA
	Westfield										A-Westfield	Advance
44	Square	2025-1935	C2	Harris	ETJ	293X	7.97	7.97	0		LLC	Surveying, Inc.
	Westhaven										LGI Homes -	
45	Manor North	2025-2077	C3P	Harris	ETJ	242T	31.08	6.93	109		Texas LLC	Pape-Dawson
											Green Valley	
											Construction	The Interfield
46	Willow Parrish	2025-2097	C3P	Harris	City	452A	3.02	0.24	42		, LLC	Group

B. Replats

	Adele Street										AVA Custom	Total Surveyors,
47	Place	2025-2094	C2R	Harris	City	453T	0.11	0.00	2		Homes	Inc.

										CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
48	Benson Heights	2025-1995	C2R	Harris	City	494F	0.15	0.00	3		
49	Benson Terrace	2025-2090	C2R	Harris	City	494F	0.13	0.00	2	VanB Estates, LLC	Chesterfield Development Services
50	Branard Street Place	2025-2042	C2R	Harris	City	492V	0.14	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
51	Bridgeland Prairieland Village Sec 96	2025-2003	C3R	Harris	ETJ	365U	7.90	2.42	30	Toll Brothers	LJA Engineering, Inc.- (Houston Office)
52	Bridgeland Prairieland Village Sec 97	2025-2066	C3R	Harris	ETJ	365U	21.80	1.37	55	Toll Brothers	LJA Engineering, Inc.- (Houston Office)
53	Bridgeland Prairieland Village Sec 98	2025-2008	C3R	Harris	ETJ	365U	14.50	1.54	58	Toll Brothers	LJA Engineering, Inc.- (Houston Office)
54	Bridgeland Prairieland Village Sec 99	2025-2019	C3R	Harris	ETJ	365U	16.00	3.76	58	Toll Brothers	LJA Engineering, Inc.- (Houston Office)
55	CNP Utility District Wastewater Treatment Plant	2025-1983	C2R	Harris	ETJ	332F	13.53	13.53	0	CNP Utility District	A & S Engineers
56	Dragonfly Suites	2025-2080	C2R	Harris	City	452C	0.34	0.34	0	Boyd HTX	Texas Land Maps
57	Dunham Pointe Mesenil Drive Street Dedication	2025-2070	SP	Harris	ETJ	366G	2.17	0.00	0	Dunham Pointe Development LLC, a Texas limited liability company	BGE, Inc.

	Dunham Pointe Lift Station and Open Space									Dunham Pointe Developmen t LLC, a Texas limited liability company	BGE, Inc.
58	Reserve	2025-2065	C2R	Harris	ETJ	366G	6.35	6.35	0		
59	Eigel Street Homes	2025-2017	C2R	Harris	City	492G	0.11	0.00	2	Sandcastle Homes, INC.	MOMENTUM ENGINEERING
60	Estates at Hezekiah Lane	2025-1985	C2R	Harris	City	412S	0.17	0.00	2	3h Engineering & PLS Construction , Inc	CONSTRUCTION LAYOUT, INC
61	Florence Estates	2025-2052	C2R	Harris	City	455P	0.20	0.00	2	AAB Homes, LLC	AAB Homes, LLC
62	Jensen Square at Saint Augustine	2025-2039	C2R	Harris	City	533M	1.03	1.03	0	New Era Developmen t & Land Services	New Era Development & Land Services
63	Klarbi Estates	2025-2050	C2R	Harris	City	455F	0.36	0.02	4	New Era Developmen t & Land Services	New Era Development & Land Services
64	Mariner Heights	2025-2016	C2R	Harris	City	492C	0.56	0.56	0	NP Properties Investments LLC	South Texas Surveying Associates, Inc.
65	Moonbeam Place	2025-2053	C2R	Harris	City	412N	0.17	0.00	2	Evergreen Developmen t Partners, Inc.	AAB Homes, LLC
66	Nolda Landing	2025-2062	C2R	Harris	City	492G	1.55	0.07	38	Kimley Horn	Kimley-Horn
67	Oakberry Trails GP	2025-1986	GP	Harris	ETJ	283F	263.80	0.00	0	LOB West, Inc. A Texas Corporation	Benchmark Engineering Corporation
68	Oakberry Trails Sec 9	2025-1990	C3R	Harris	ETJ	283K	24.54	9.38	58	LOB West, Inc. A Texas Corporation	Benchmark Engineering Corporation

69	Palacios at Pinemont	2025-1960	C2R	Harris	City	452F	0.88	0.88	0	Palacios Ventures LLC	Carranza Outsource Drafting
70	Peden Manor	2025-1981	C2R	Harris	City	493N	0.23	0.00	4	CE Engineers & Developmen t Consultants, Inc.	CE Engineers & Development Consultants, INC
71	Plaza Estates at Buck	2025-2040	C2R	Harris	City	494F	0.11	0.00	2	New Era Developmen t & Land Services	New Era Development & Land Services
72	Plaza Estates at Dillard	2025-2048	C2R	Harris	City	412Y	0.35	0.00	4	New Era Developmen t & Land Services	New Era Development & Land Services
73	Plaza Estates at Mount Pleasant	2025-2051	C2R	Harris	City	533P	0.11	0.00	2	New Era Developmen t & Land Services	New Era Development & Land Services
74	Plaza Estates at Sam Rose	2025-2098	C2R	Harris	City	452C	0.78	0.26	1	New Era Developmen t & Land Services	New Era Development & Land Services
75	Rap Commercial	2025-2089	C2R	Harris	City	618L	8.30	8.30	0	Gordon Partners Managemen t LLC	Tetra Land Services
76	Rebecca Springs	2025-2067	C2R	Harris	City	453L	0.50	0.01	12	CE Engineers & Developmen t Consultants, Inc.	CE Engineers & Development Consultants, INC
77	Robbie Street Grove	2025-2043	C2R	Harris	City	453S	0.11	0.00	2	RR & J Company, LLC	Total Surveyors, Inc.
78	Shiloh Hollister Park	2025-2073	C2R	Harris	ETJ	370G	9.51	9.33	0	Adkisson Group, Inc	Windrose
79	Sound City	2025-2074	C2R	Harris	City	450E	0.43	0.43	0	Sound Vault LLC	Richard Grothues Designs

										ORACLE SUL ROSS, LLC, A TEXAS LIMITED LIABILITY COMPANY	MOMENTUM ENGINEERING
80	Sul Ross Collection	2025-2011	C2R	Harris	City	492V	0.14	0.00	2	OCEE	Hussam
81	Texas Ocee Group	2025-2009	C2R	Harris	City	490X	0.84	0.84	0	GROUP LLC.	Ghuneim
										Green Valley Construction , LLC	The Interfield Group
82	Toussaint Gardens	2025-2020	C2R	Harris	City	574R	0.73	0.15	9	New Era Developmen t & Land Services	New Era Development & Land Services
83	Wangs World Estates	2025-2047	C2R	Harris	City	453U	0.13	0.00	3	Heights Venture Architecture + Design	Tetra Land Services
84	Washington Pitstop	2025-2026	C2R	Harris	City	492F	0.77	0.77	0	New Era Developmen t & Land Services	New Era Development & Land Services
85	Williams Court	2025-2049	C2R	Harris	City	412T	0.21	0.00	3		

C. Replats requiring Public Hearings with Notification

86	Aztlan Places	2025-1840	C3N	Harris	City	415Z	0.40	0.03	5	aztlan ventures	Houston Platting
87	Colonial Heights Annex	2025-1787	C3N	Harris	ETJ	445W	6.56	2.11	61	City Choice Group, LLC	City Choice Group, LLC
88	Lockett Manor	2025-1853	C3N	Harris	City	533K	0.18	0.00	2	CE Engineers & Developmen t Consultants, Inc.	CE Engineers & Development Consultants, INC
89	Luo Estate	2025-1926	C3N	Harris	City	532G	0.29	0.00	1	Chelsea Luo	Owens Management Systems, LLC
90	Marino Place replat no 1	2025-1751	C3N	Harris	City	453J	0.14	0.00	2	Longrivers Developmen t LLC	Richard Grothues Designs

91	Riverwood on East TC Jester Blvd partial replat no 1	2025-1764	C3N	Harris	City	452Y	0.17	0.00	2	Jake Patrick	Patrick Planning Services, LLC
92	Wroxton City Homes	2025-1714	C3N	Harris	City	532C	0.14	0.00	2	CE Engineers & Developmen t Consultants, Inc.	CE Engineers & Development Consultants, INC

D. Subdivision Plats with Variance Requests

93	Cooper Reserve	2025-2035	C2R	Montg omery	ETJ	258P	1.90	1.90	0	Heights Engineering, LLC	Century Engineering, Inc
94	North Airport Logistics Center	2025-1967	C2	Harris	ETJ	333M	28.88	28.88	0	Hanover Company	Windrose
95	South Airport Logistics Center	2025-1984	C2	Harris	ETJ	333M	26.99	26.99	0	Hanover Company	Windrose
96	Victory Villas	2025-1921	C2R	Harris	City	412U	0.14	0.14	0	CE Engineers & Developmen t Consultants, Inc.	CE Engineers & Development Consultants, INC

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

97	Bonita Grand	2025-1974	C2R	Harris	City	494N	0.96	0.96	0	Bonita Grand Holdings qualified opportunity fund, inc	Civil-Surv Land Surveying LLC
98	Fairbanks Landing GP	2025-2087	GP	Harris	ETJ	410C	124.72	0.00	0	Freehill Fairbanks, LP	Quiddity Engineering
99	Katy Aquatic Team for Youth Inc	2025-1989	C2	Harris	ETJ	405Y	5.00	4.94	0	KATY AQUATICS TEAM FOR YOUTH INC	Beacon Land Services

McKay Air											
100	Center	2025-1872	C2	Harris	City	335X	9.13	9.13	0	TNRG	The Pinnell Group, LLC

G. Extension of Approval

101	Burger Bodega	2024-2273	C2	Harris	ETJ	445V	0.62	0.62	0	Dezynd	PROSURV
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	Clinton Gas Station Convenience Store replat no										
102	2 and extension	2024-2369	C2R	Harris	City	495Z	1.27	1.23	0	Clinton 786 Business Inc	Hovis Surveying Company

	Clodine Residences			Fort Bend	ETJ	527T	9.08	2.57	75	ZAE CLODINE RD	RSG Engineering
103	Creekmont Branch replat									Onyx Land Partners, LLC.	ICMC GROUP INC

104	no 1	2024-2449	C3F	Harris	City	451G	3.38	0.71	61		
105	Grand Parkway Sec 3	2024-2541	C3P	Fort Bend	ETJ	525Q	21.44	2.90	69	Taylor Morrison	Meta Planning + Design LLC

	Hanson Kachin Baptist Church									Hanson Kachin Baptist Church	Chesterfield Development Services
106		2024-2343	C3F	Harris	ETJ	407U	3.22	2.95	0		

107	Herzing Way	2024-2532	C2	Harris	ETJ	328R	2.17	2.17	0	Surviel Surveying	SEM SERVICES
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	Leeland at Emancipation Reserve									Bayview USA Holdings, LLC	BGE, Inc.
108		2024-2274	C2	Harris	City	493V	1.44	1.44	0		

	Little York Business Center									SELCUK KAYA	Civil-Surv Land Surveying LLC Owens
109		2024-2470	C2	Harris	ETJ	407S	3.73	3.73	0		

	Perez Complex									JP Roofing N Gutters	Management Systems, LLC
110		2024-2316	C2	Harris	ETJ	408X	1.51	1.49	0		

	Reserve at Bammel									UNDERWOOD BUSINESS PARK	RSG Engineering
111		2024-2017	C2	Harris	ETJ	371E	5.33	5.33	0		

	Robins Landing									Habitat For Humanity	Meta Planning + Design LLC
112	Sec 4	2024-2479	C3P	Harris	City	456A	21.20	3.27	111		

	SJS Heights									The SJS Group of Companies Inc	Windrose
113		2024-2423	C2R	Harris	City	452D	9.52	9.45	0		

Tetra Land

114	Vibe at Katy	2024-2353	C2	Harris	ETJ	404U	49.82	49.19	0	OCTA Homes	Services
										3h	Engineering & Construction, Inc
	Wakefield										PLS CONSTRUCTION LAYOUT, INC
115	Village	2024-2282	C2R	Harris	City	452Q	0.57	0.00	11		DVJ CIVIL ENGINEERING & LAND SURVEYING
	Wheels and Beers Food Truck Park	2024-2364	C2	Harris	ETJ	327J	1.00	0.92	0	Wheels and Beers	
116											

H. Name Changes

	Rosalynn Trails (prev. Simsbrook Estates)	2025-0818	C3N	Harris	City	571R	5.25	0.87	26	Kevin Vargas	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
117											

I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

	2250 Bartlett Street	25089013	DPV	Harris	City	492Y				Jennifer Pool	JRP Company
118											
	12230 Boheme Drive	25077019	DPV	Harris	City	490E				Rahul Nayar	Rahul Nayar
119											
120	459 Faust Lane	25097805	DPV	Harris	City	489H				Jennifer Pool	JRP Company
	5343 Inker Street	25086724	DPV	Harris	City	492G				Jose Mendoza	Pioneer Engineering LLC
121											
	519 W 30th Street	25070614	DPV	Harris		452R				Joyce Owens	Owens Management Systems LLC
122											

Off-Street Parking with Variance Requests

	5317 Inker Street		PV	Harris	City	492G				DeMarco Howard	The ARTZ
V											
	10750 Westview Drive		PV	Harris	City	449Y				Dillon Benoit	Walmart, Inc.
VI											

Houston Planning Commission

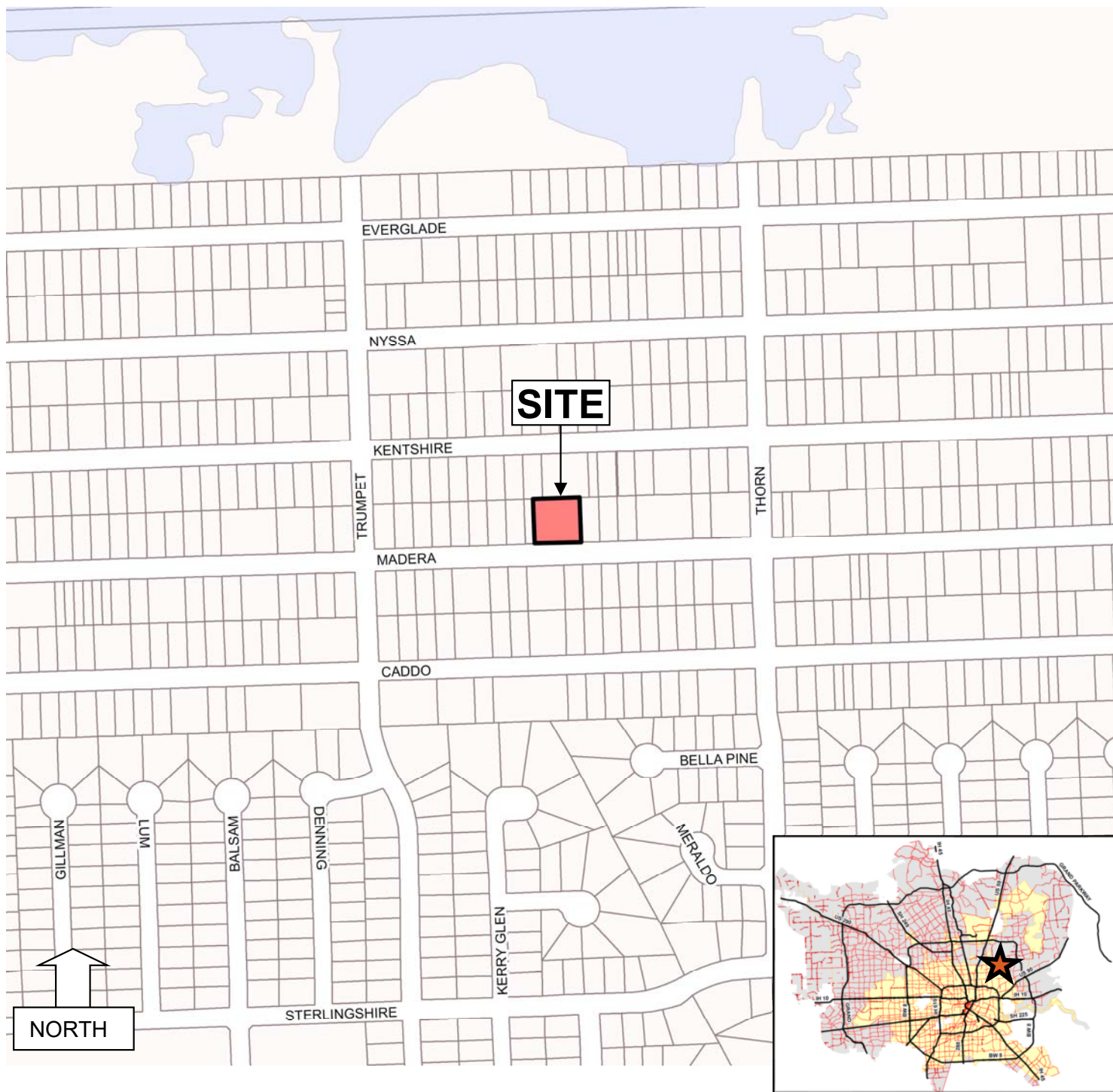
ITEM: 86

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Aztlan Places

Applicant: Houston Platting



C – Public Hearings

Site Location

Houston Planning Commission

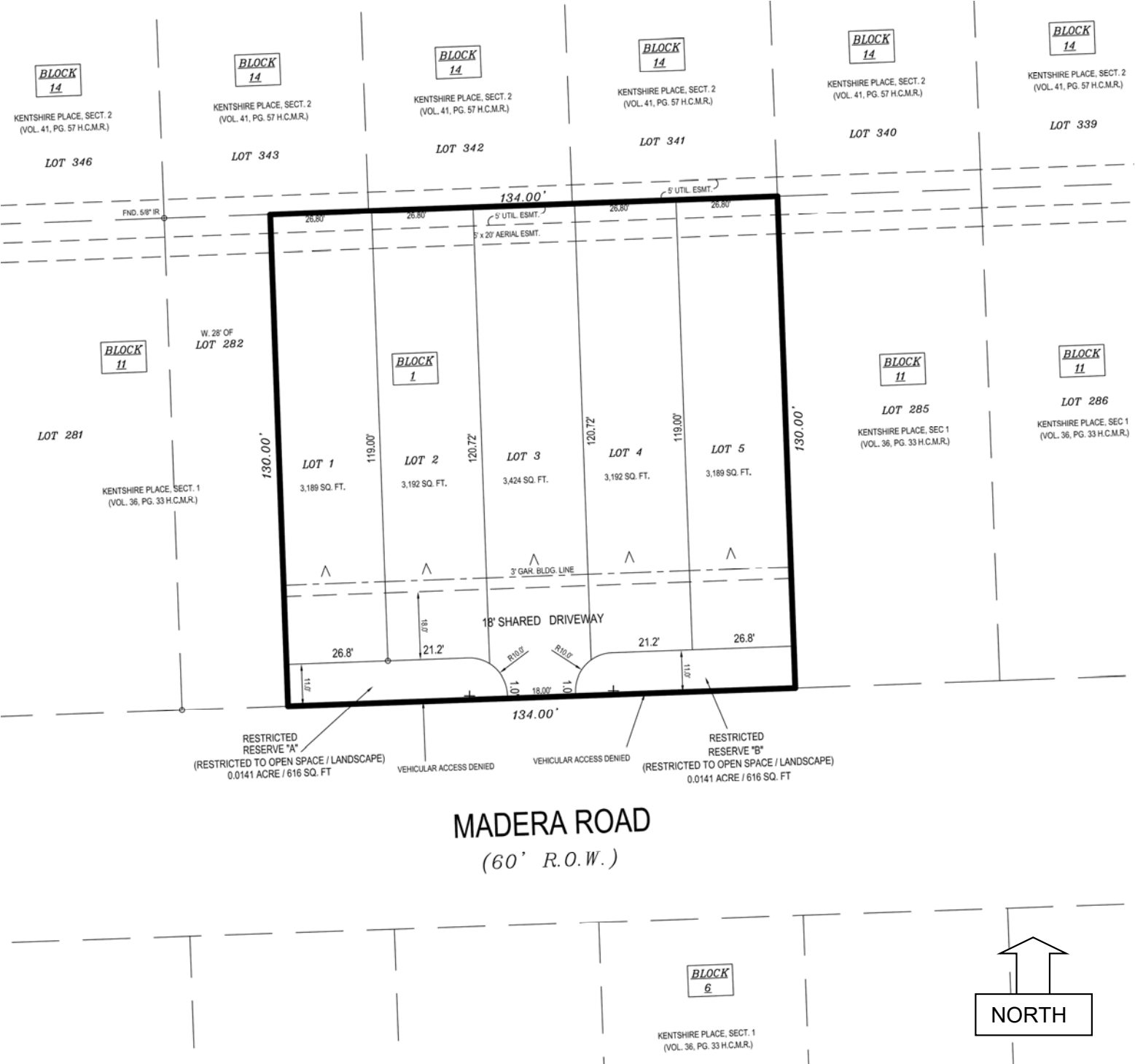
ITEM: 86

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Meeting Date: 12/04/2025

Subdivision Name: Aztlan Places

Applicant: Houston Platting



Houston Planning Commission

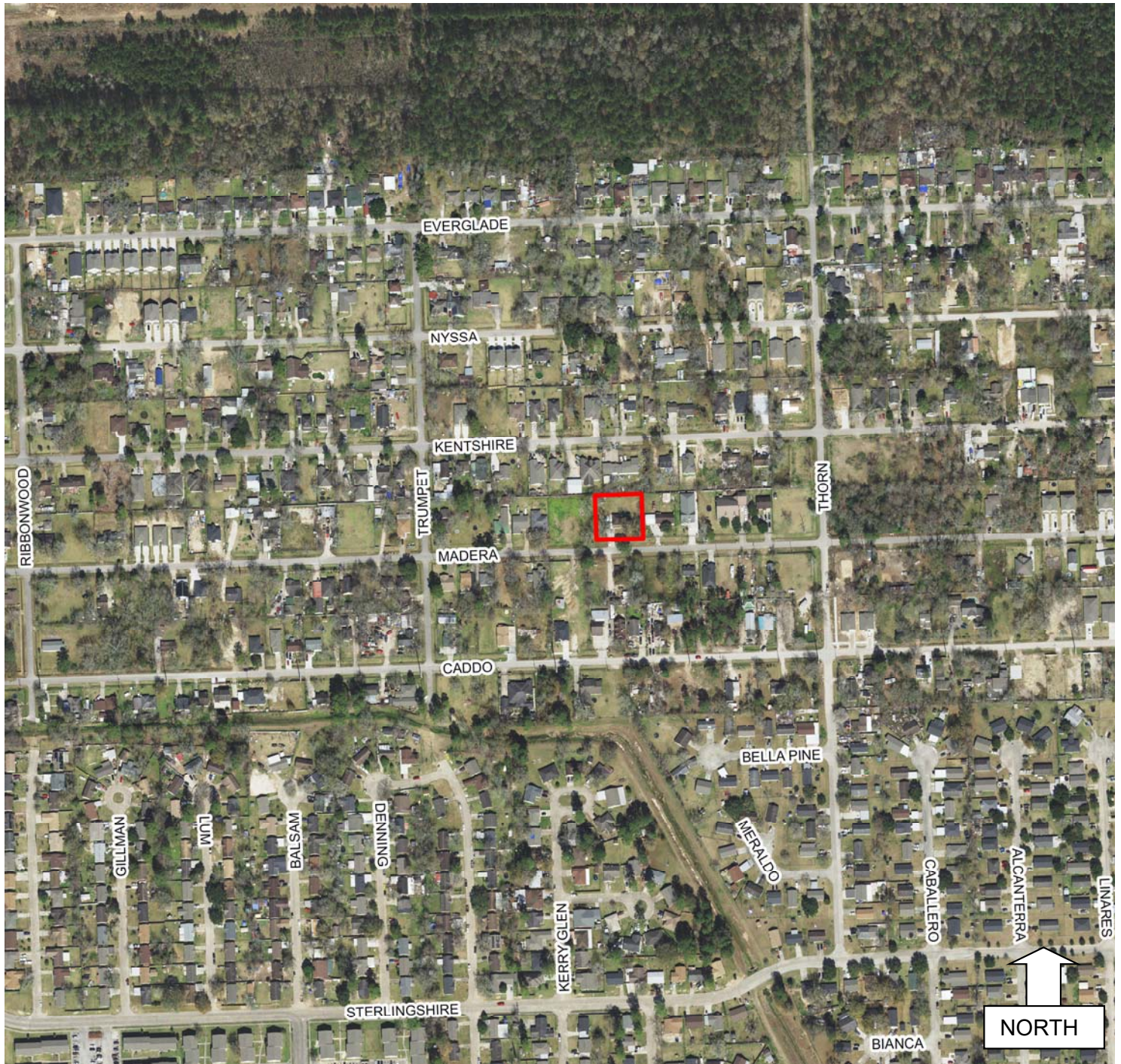
ITEM: 86

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Aztlan Places

Applicant: Houston Platting



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 27, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1840

PLAT NAME: Aztlan Places

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Kentshire Place Sec 1 being the east 26' of Lot 282 and all of Lots 283 and 284, in Block 11, as recorded in Volume 36, Page 33 of the Harris County Map Records. The property is located at 9233 Madera Rd; north along Madera Rd between Trumpet St and Thorn St. The purpose of the replat is to create five single-family residential lots and two 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, Katherine Reyna, with Houston Platting, on behalf of the developer, can be contacted at 281-855-8495 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, December 4, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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Houston Planning Commission

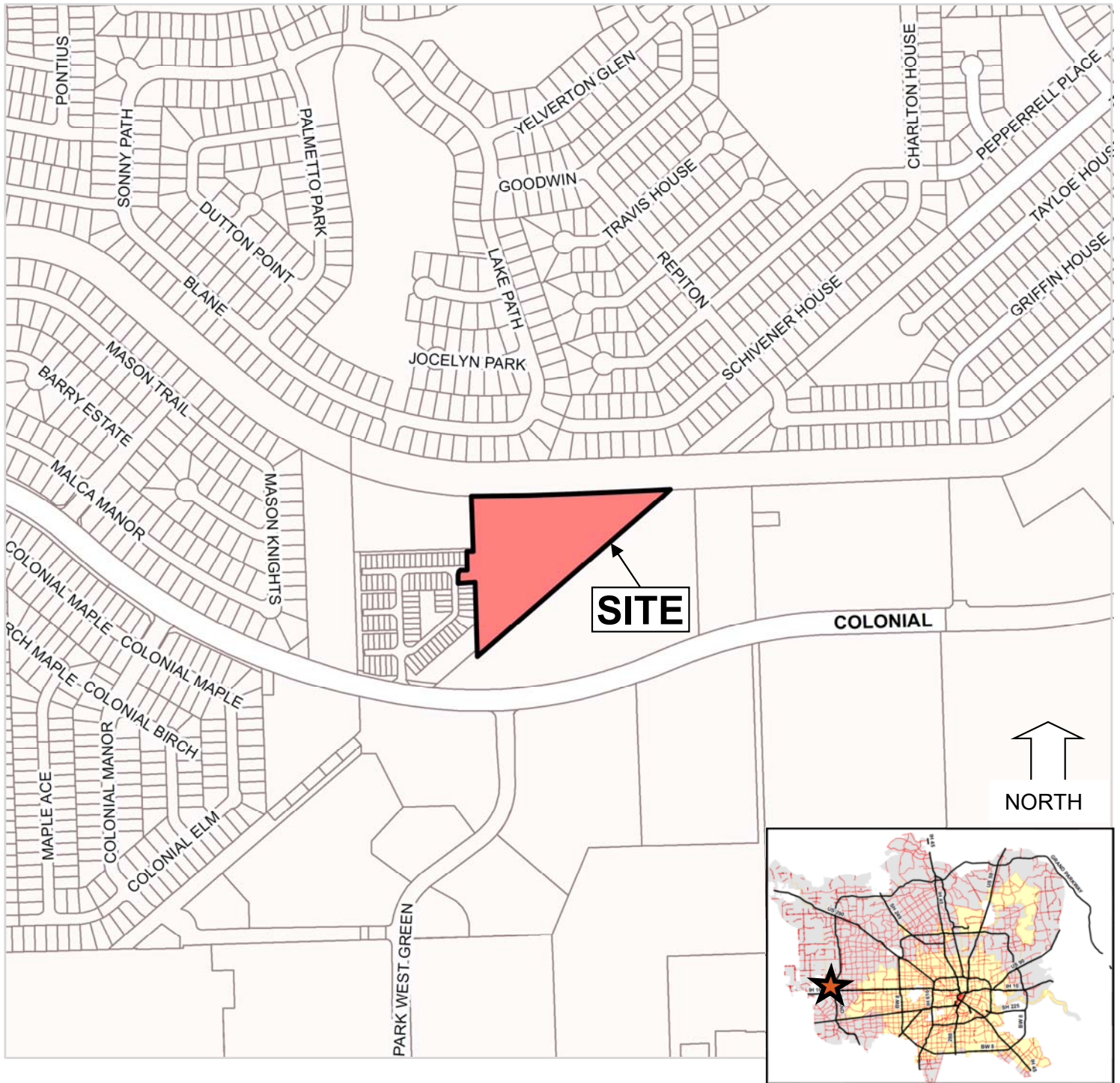
ITEM: 87

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Colonial Heights Annex

Applicant: City Choice Group, LLC



C – Public Hearings with Variance

Site Location

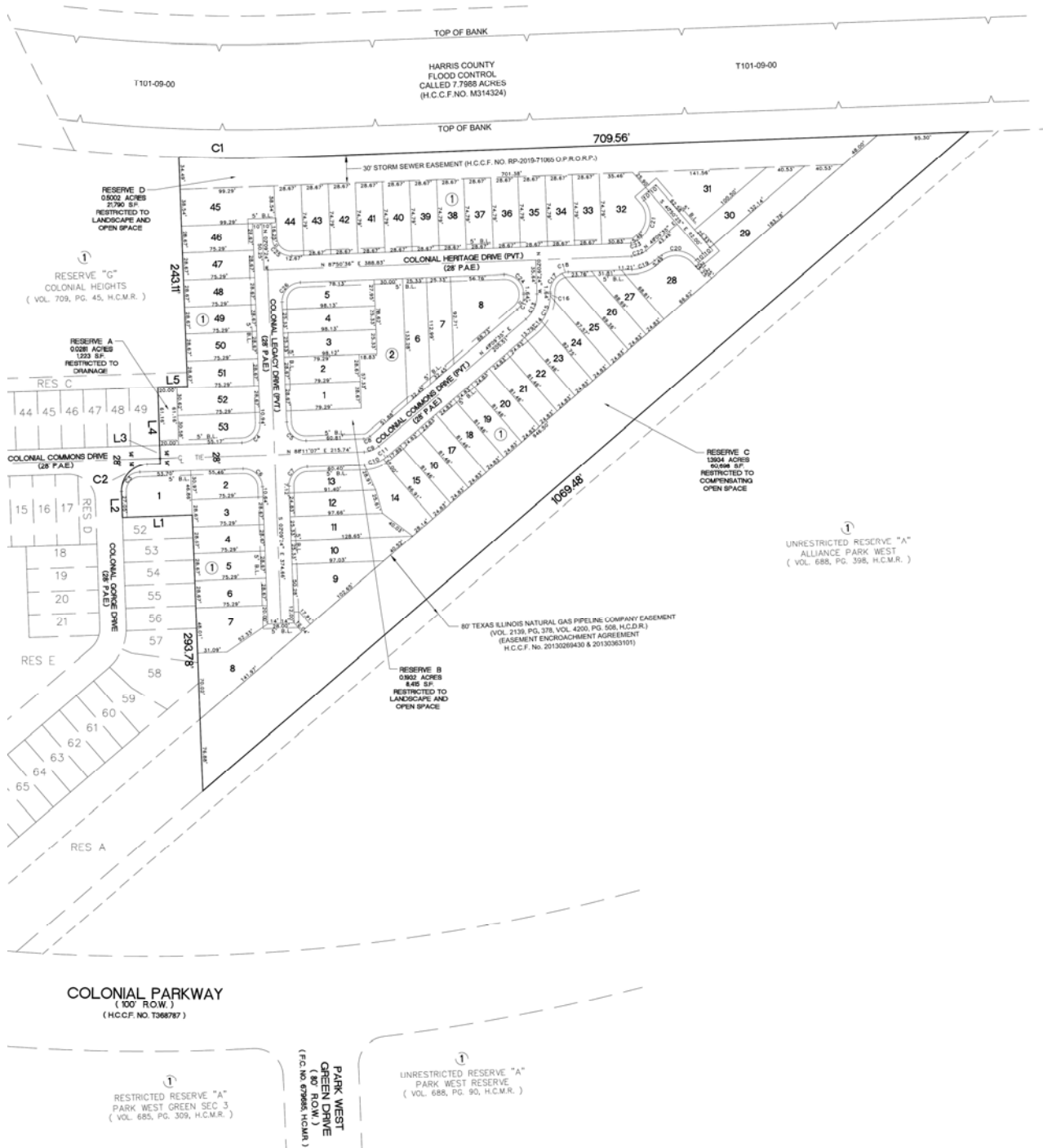
ITEM: 87

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Colonial Heights Annex

Applicant: City Choice Group, LLC



Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Colonial Heights Annex

Applicant: City Choice Group, LLC



C – Public Hearings with Variance

Aerial



Application Number: 2025-1787
Plat Name: Colonial Heights Annex
Applicant: Jake Patrick
Date Submitted: 10/3/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To convert a landscape reserve into single-family residential lots

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 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

This is a site in western Harris County within Houston's ETJ and located along the northern side of Colonial Parkway between Katy Fort Bend Road to the west and Highway 99 to the east. The proposed plat derives its access from existing an existing permanent access easement from the previous plat known as Colonial Commons Drive. In order to extend the PAE to the east, the proposed plat eliminates Lots 50 & 51 from the previous plat. The proposed plat would also do away with the landscape reserve, known as Reserve "H" on the previous plat, to make room for additional single-family residential lots. This development is currently under construction and there have been no closings on any of the lots. The new section will still have double the amount of compensating open space than is required by ordinance and will also have two separate landscape and open space reserves totaling 0.7 acres within the proposed plat boundary.

(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 was not created by the applicant because the entire impetus for the rule is to prevent landscaping reserves from being taken away from residents. This situation does not apply to the subject property.

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

The intent of the rule within Chapter 42 is to prevent people that bought homes from getting open space taken away that influenced them to buy the property in the first place. This does not apply in this scenario because all the lots are still developer-owned, and the HOA is under complete developer control until every one of the lots is sold.

(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 public health, safety or welfare in any way. There is still ample open space for the future residents to enjoy.

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

The justification for the variance is the practical fact that there will still be ample open space for the residents to enjoy as an amenity both in the proposed plat and the previous plat, which these residents will also have access to.



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

November 3, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2025-1787

PLAT NAME: Colonial Heights Annex

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Colonial Heights. This proposal includes the replating of Lots 50 and 51, Reserve "H," and a portion of Reserve "C", Block 1, as recorded at Film Code No. 709045 of the Harris County Map Records. The property is located at north of Colonial Parkway and west of Grand Parkway. The purpose of the replat is to create 61 single-family residential lots and 4 reserves.

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

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

The applicant, Jake Patrick, with City Choice Group, 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 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, December 4, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

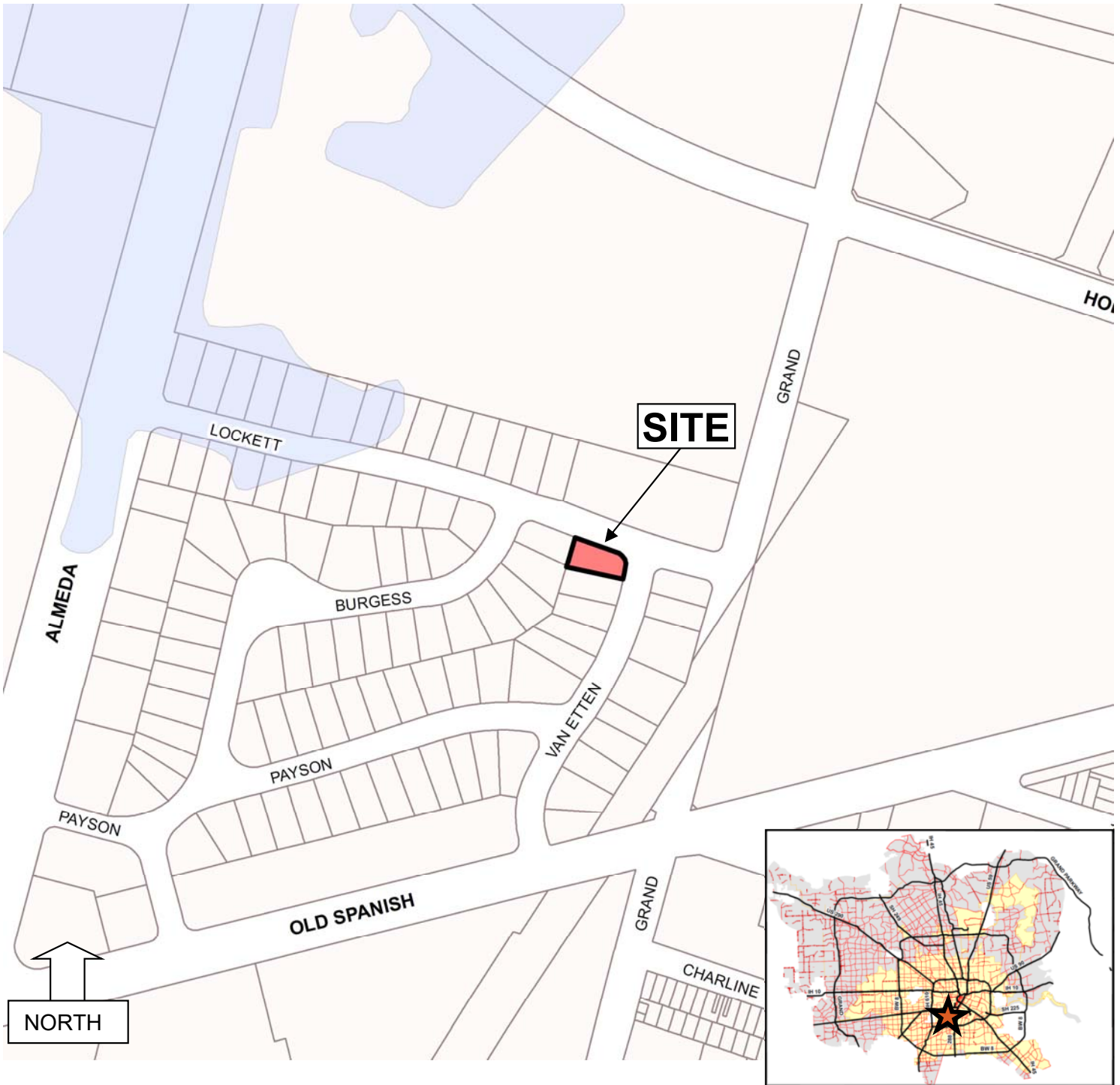
ITEM: 88

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Lockett Manor (DEF 1)

Applicant: CE Engineers & Development Consultants, INC

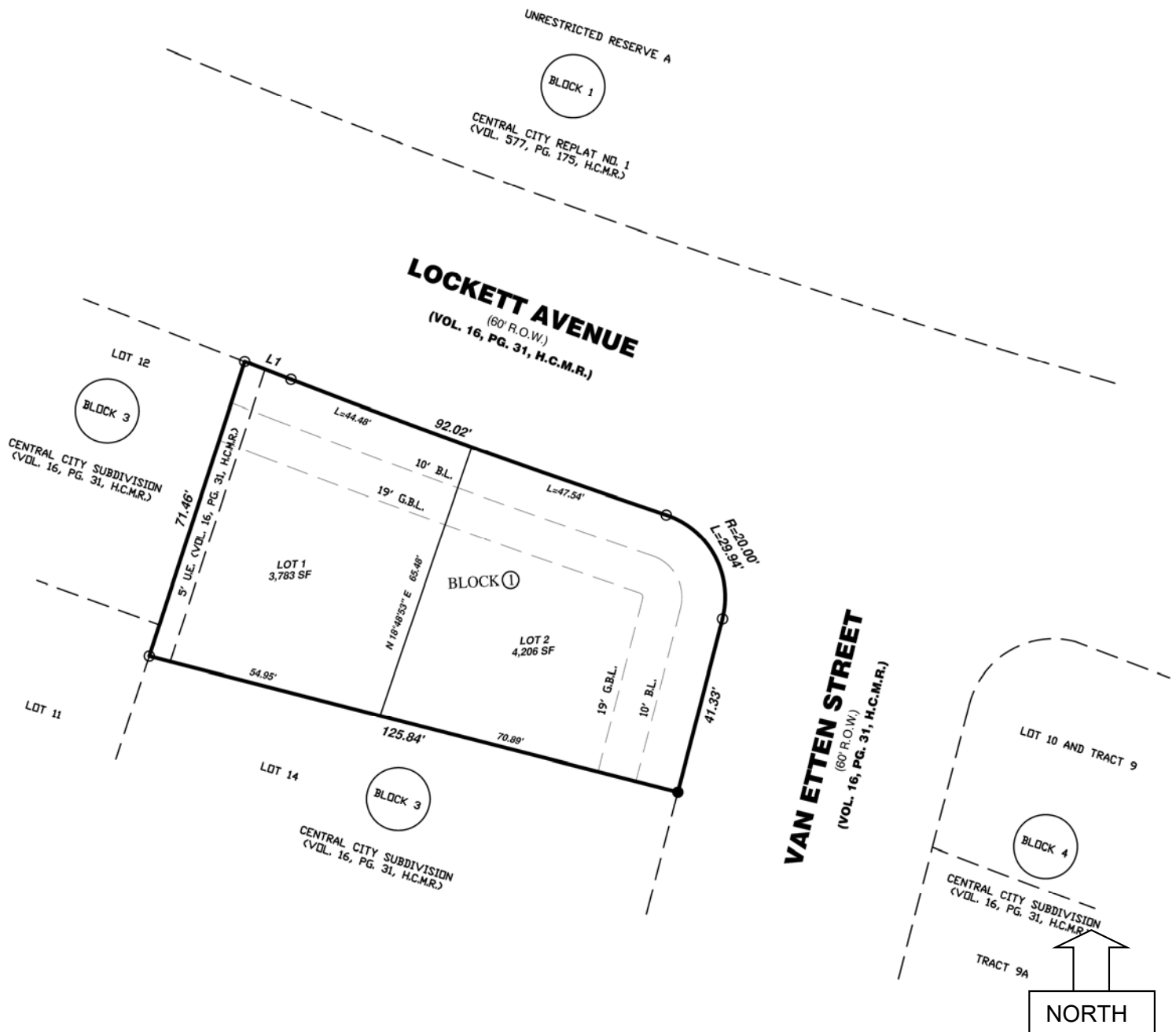


C – Public Hearings

Site Location

Subdivision Name: Lockett Manor (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Lockett Manor (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran

Director

P.O. Box 1562

Houston, Texas 77251-1562

T. 832.393.6600

F. 832.393.6661

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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 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.

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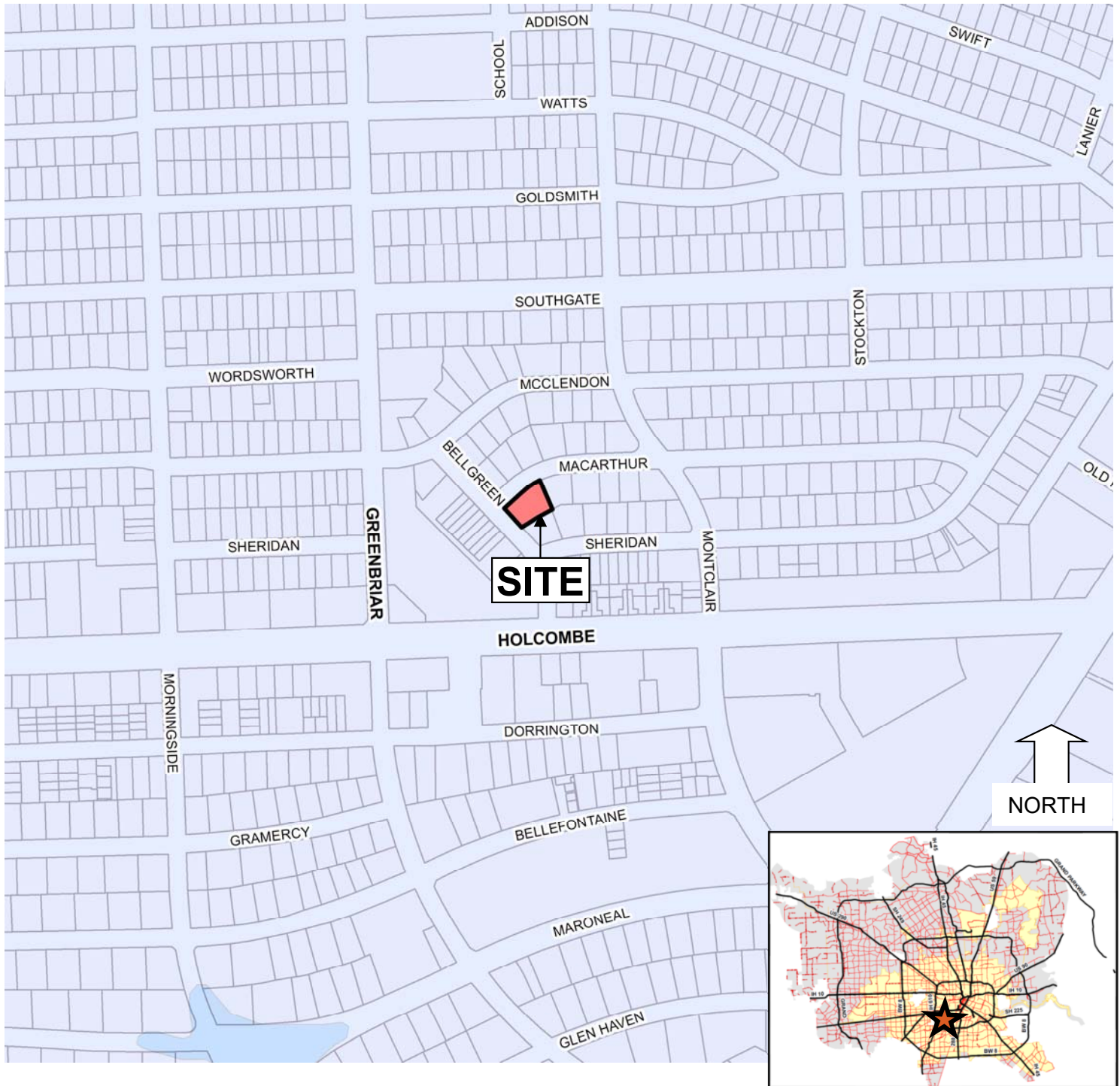
ITEM: 89

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Luo Estate

Applicant: Owens Management Systems, LLC

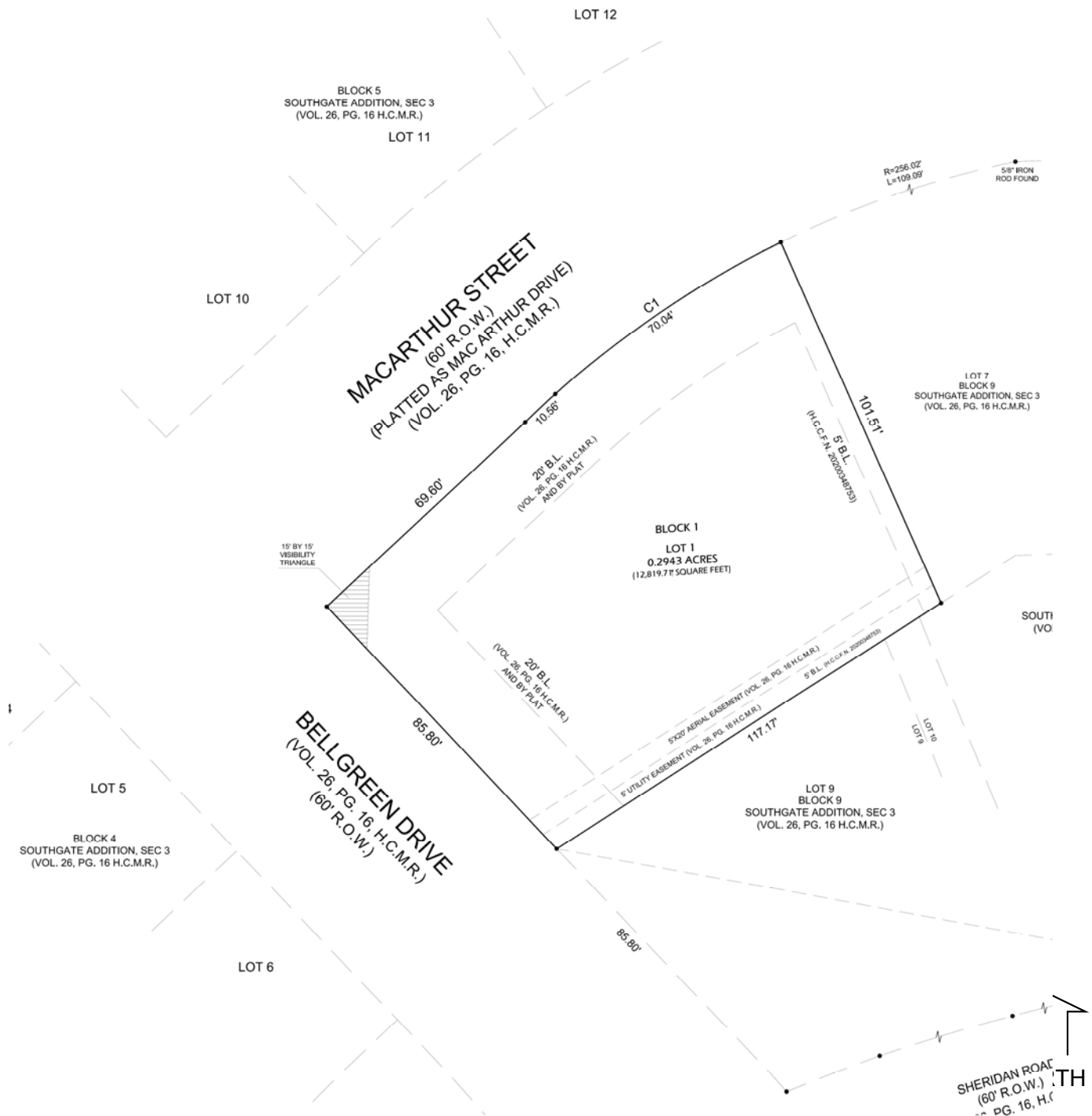


C – Public Hearings

Site Location

Subdivision Name: Luo Estate

Applicant: Owens Management Systems, LLC



Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Luo Estate

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

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www.houstontx.gov

Public Hearing Notice

PH

October 31, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1926

PLAT NAME: Luo Estate

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Southgate Addition Section 3 being west 62 feet of lot 7 and the adjoining east 8 feet of lot 8, block 9, as recorded in Vol. 26, Pg. 16 of the Harris County Map Records. The property is located at 6825 Bellgreen & 2227 MacArthur, at the southeast intersection of Bellgreen Drive and MacArthur Street. The purpose of the replat is to 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.

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

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Thursday, December 4, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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Houston Planning Commission

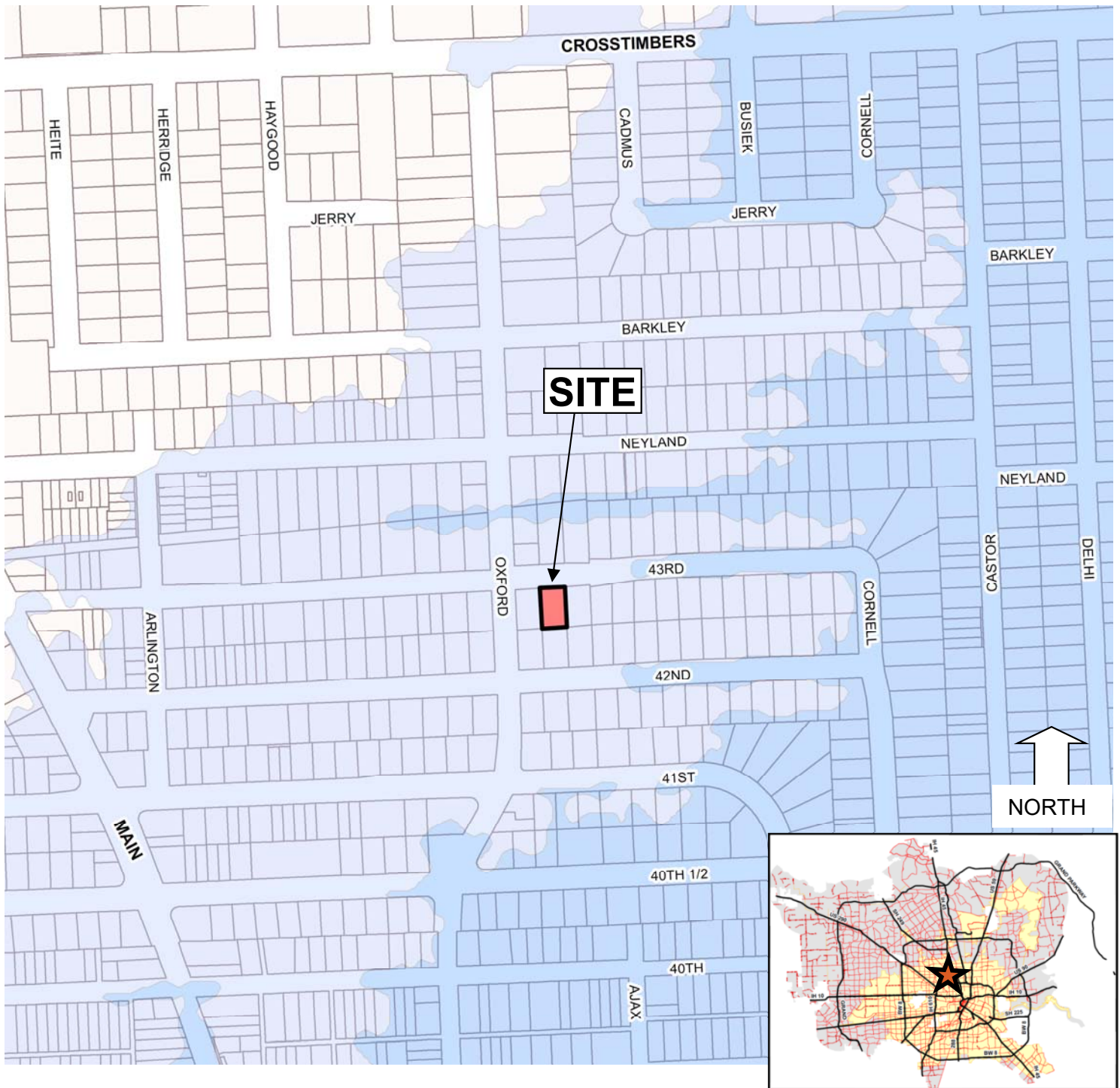
ITEM: 90

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Marino Place replat no 1 (DEF 1)

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

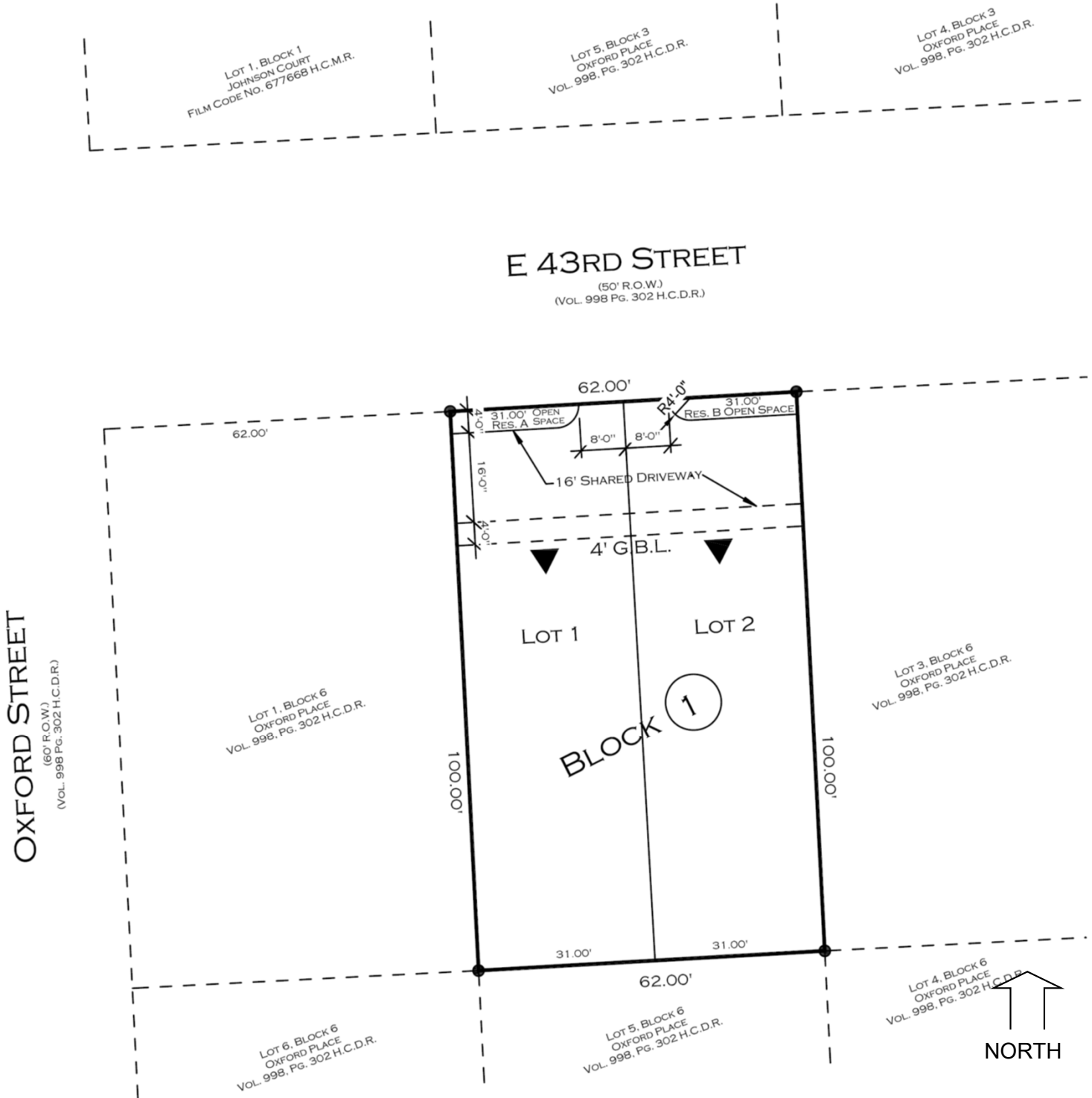
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C – Public Hearings

Subdivision

Houston Planning Commission

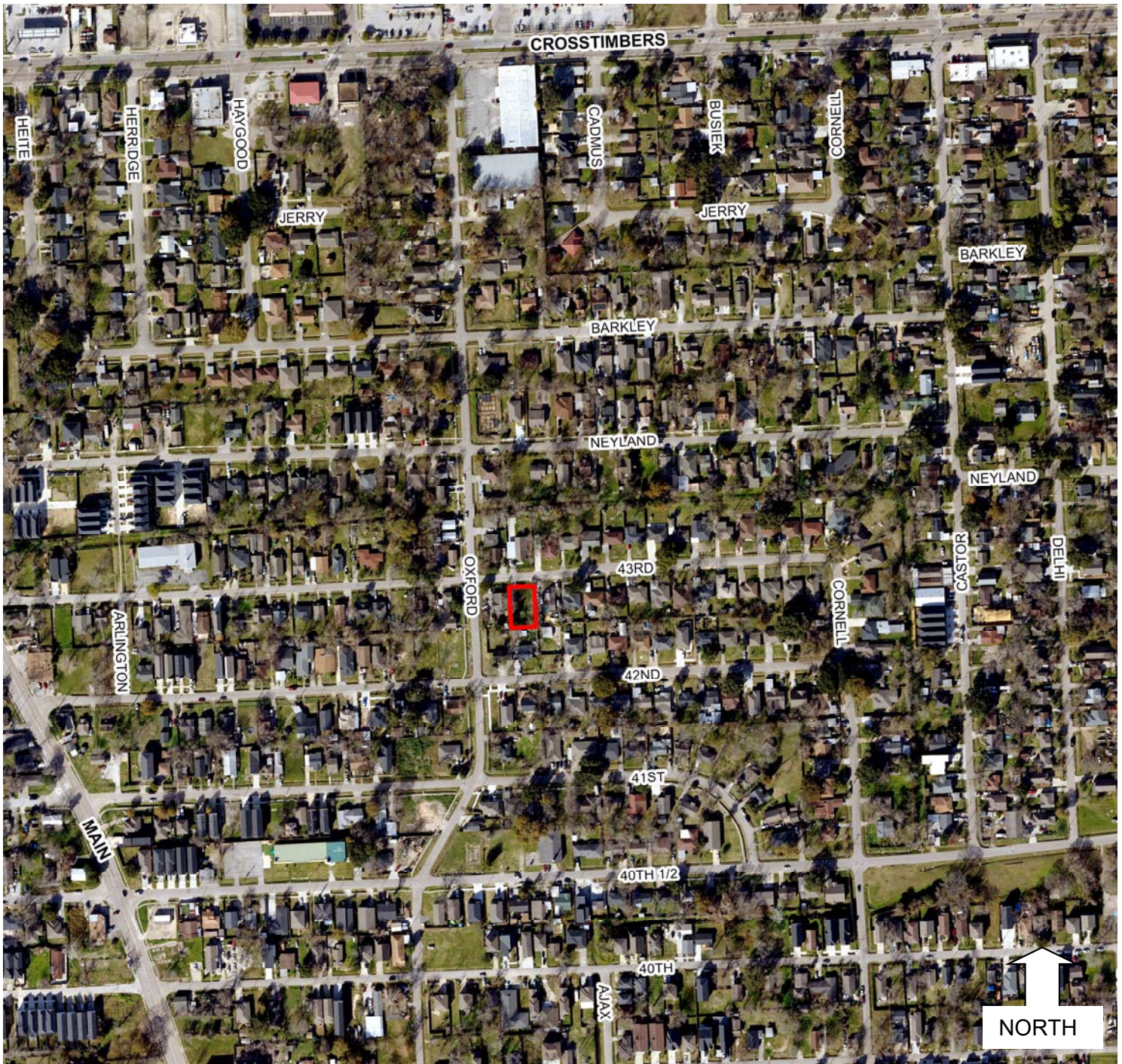
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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran

Director

P.O. Box 1562

Houston, Texas 77251-1562

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.

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Houston Planning Commission

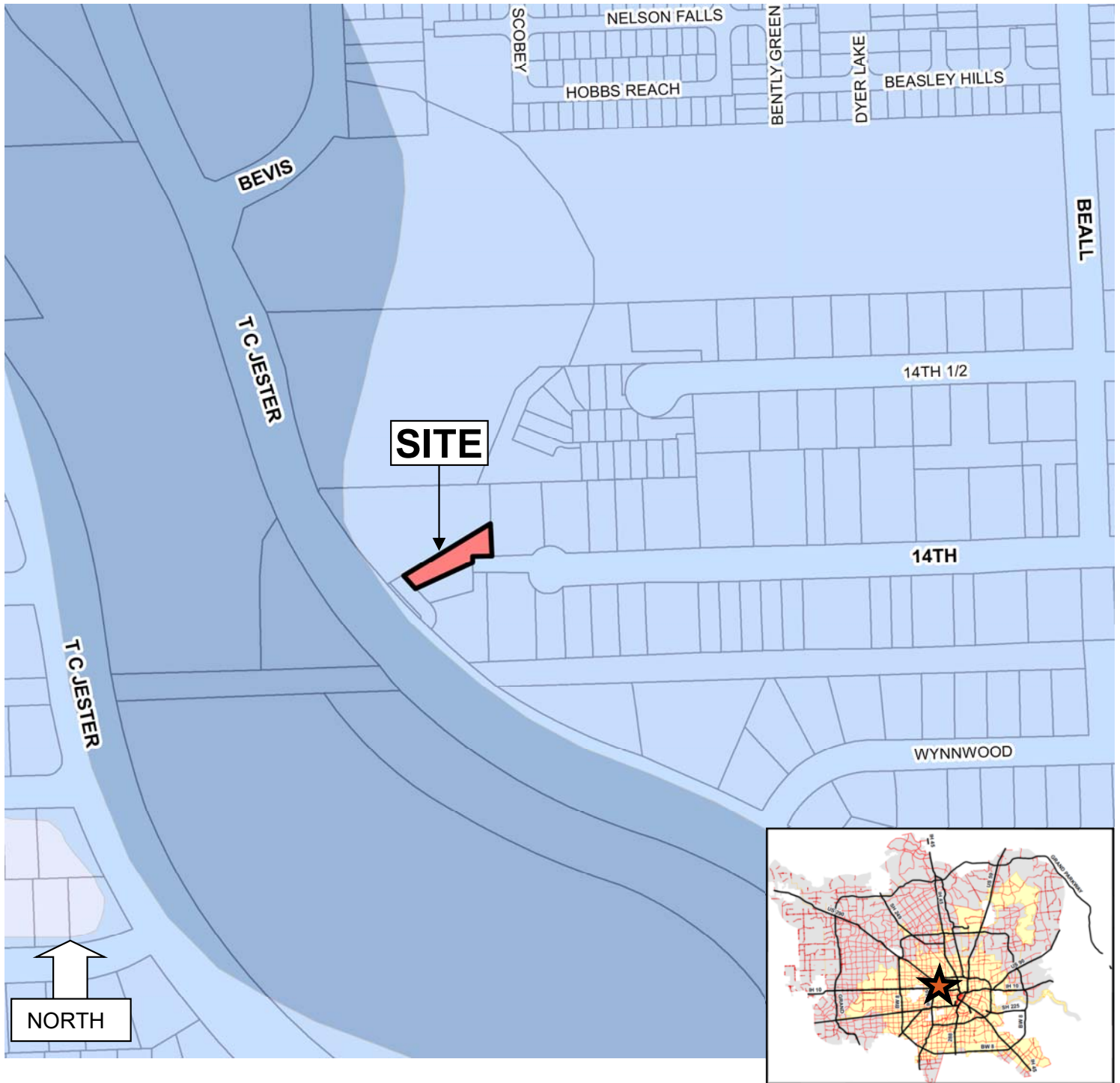
ITEM: 91

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Riverwood on East TC Jester Blvd partial replat no 1

Applicant: Patrick Planning Services, LLC



C – Public Hearings with Variance

Site Location

Houston Planning Commission

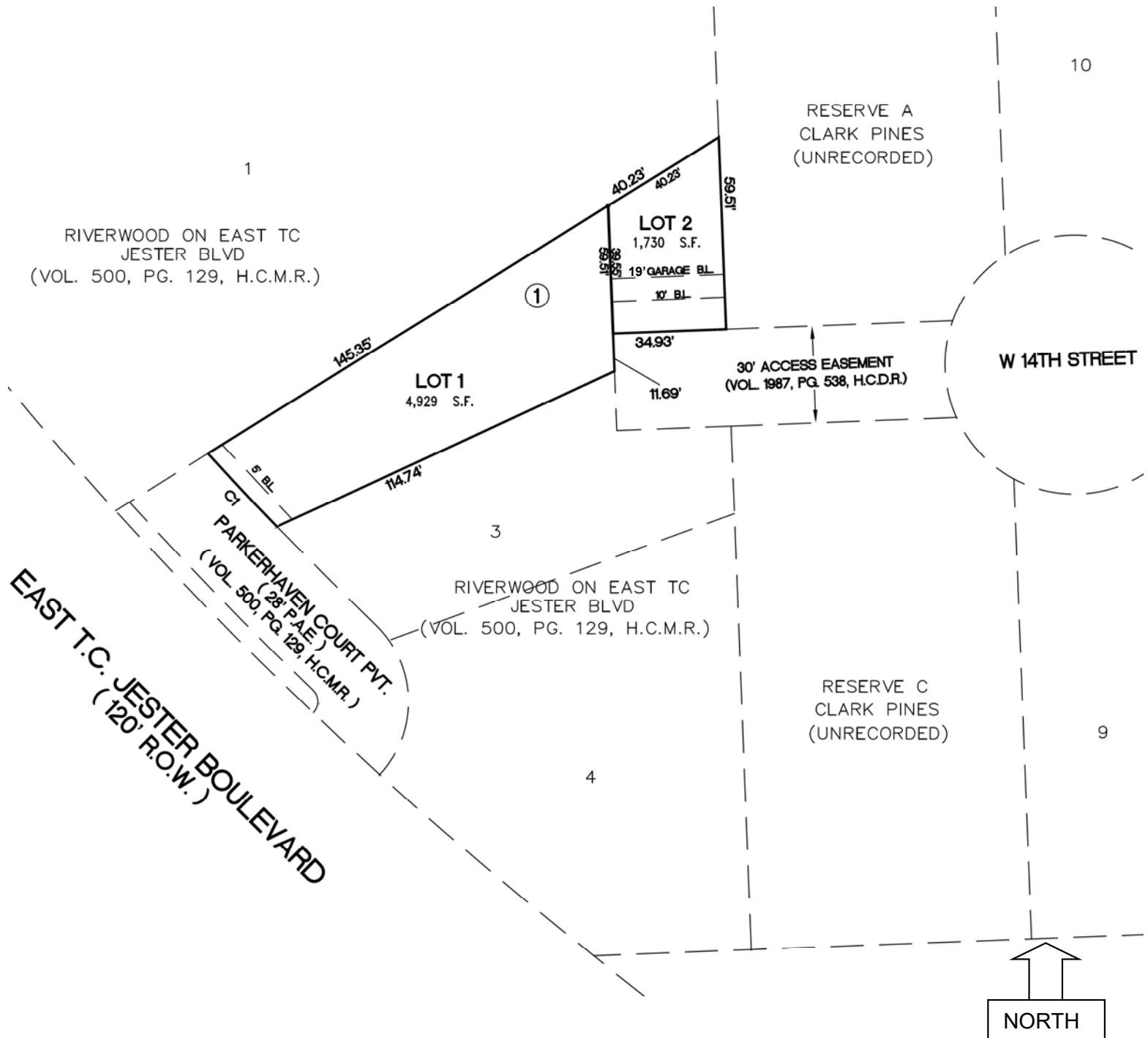
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Meeting Date: 12/04/2025

Subdivision Name: Riverwood on East TC Jester Blvd partial replat no 1

Applicant: Patrick Planning Services, LLC



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Riverwood on East TC Jester Blvd partial replat no 1

Applicant: Patrick Planning Services, LLC



C – Public Hearings with Variance

Aerial



Application Number: 2025-1764

Plat Name: Riverwood on East TC Jester Blvd Partial Replat No 1

Applicant: Jake Patrick

Date Submitted: 10/3/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow vehicular access from a 30' Access Easement in lieu of public street frontage.

Chapter 42 Section: 42-188

Chapter 42 Reference:

42-188

(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

(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 is a site in northwest Houston near the intersection of Wynnwood Land and TC Jester Blvd. It is within the existing Riverwood on TC Jester Blvd subdivision, which was originally platted back in November of 2001. This lot has frontage on both Parkerhaven Court (28' PAE) and a 30' access easement that was created in 1949 and is a direct extension of W 14th street. W 14th Street in this location was created by the subdivision of Clark Pines, which is an unrecorded subdivision.

Since the creation of this lot within Riverwood on TC Jester Blvd subdivision, the owner of all of Lot 2 has sold off a portion of the lot that has frontage on the 30' access easement. As a result of the sale, the owners would like to replat the property to allow for two single-family homes to be built on the subdivided property. One will derive sole access from Parkerhaven Court and the other will derive its sole access from the access easement, which is currently a gravel road and will continue to be a gravel road.

There are 4 other homes outside of the subject property that currently derive their access from the gravel road extension of W 14th street from the existing cul-de-sac just to the east. Two of those homes, Lots 3 and 4, are within the Riverwood on TC

Jester subdivision plat boundary and were built in 2010 and 2005 respectively. The other two homes currently deriving vehicular access from the extension of W 14th street were built in 1950.

The existing condition of the extension of W 14th street is a gravel road that is variable in width. The current owner of the portion of the lot that gets access from W 14th street has had extensive conversations with the Office of the City Engineer and has permission to keep the access the way it is due to the fact that this will be the last property that can ever derive access from this uniquely created gravel road. The traffic division of Public Works approved the access from the existing gravel drive on May 22, 2025.

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

The circumstances supporting the granting of the variance are not a result of a hardship created by the developer. The access easement was created in 1949 and has had homes deriving access from it for 75 years. The gravel road and the access easement were created before the creation of Houston's development ordinances and therefore was not created up to current city standards.

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

The intent of this chapter is to preserve adequate access for single family homes. The granting of this variance will not affect this in any way.

(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 in any way. The proposal will simply keep the roadway the same way it has been for the last 75+ years. None of the neighbors that also derive access from the gravel road have any issue with the subject property deriving access from the gravel road.

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

The justification for the variance is centered around the unique access situation of the extension of W 14th street that has been in existence for 75+ years. There is nowhere else for W 14th street to go, so no more additional homes will ever be able to derive access from the gravel road.



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran

Director

P.O. Box 1562

Houston, Texas 77251-1562

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F. 832.393.6661

www.houstontx.gov

Public Hearing Notice with special request

PHS

November 3, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2025-1764

PLAT NAME: Riverwood on East TC Jester Blvd Partial Replat No 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Riverwood on East TC Jester Blvd. This proposal includes the replating of Lot 2, Block 1 of Riverwood On East TC Jester Boulevard as recorded under Volume 500, Page 129 of the Harris County Map Records. The property is located at 1220 Parkerhaven Court and 2023 West 14th Street. The purpose of the replat is To create 2 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, 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, December 4, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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Houston Planning Commission

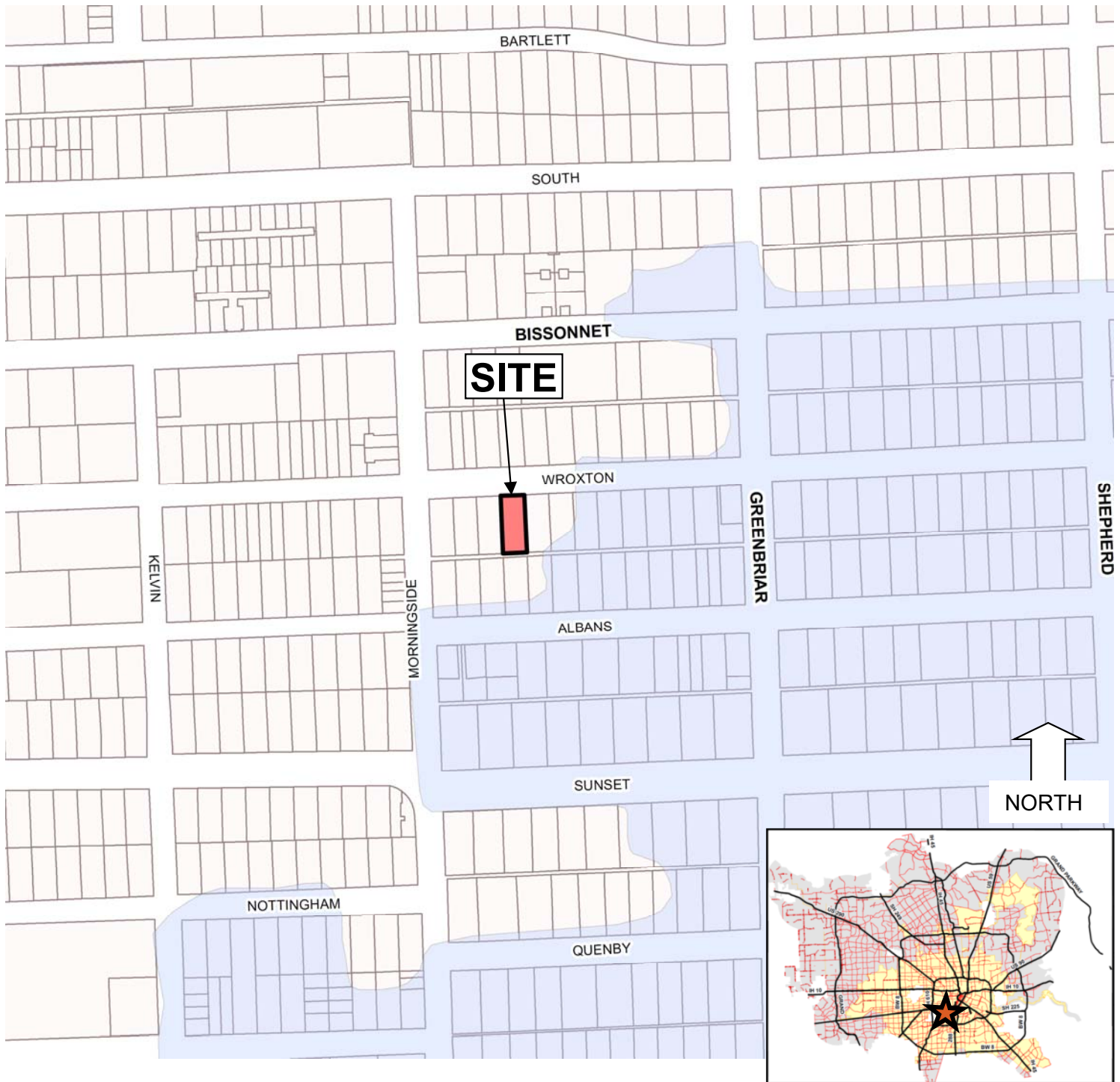
ITEM: 92

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Wroxton City Homes (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



C – Public Hearings

Site Location

Houston Planning Commission

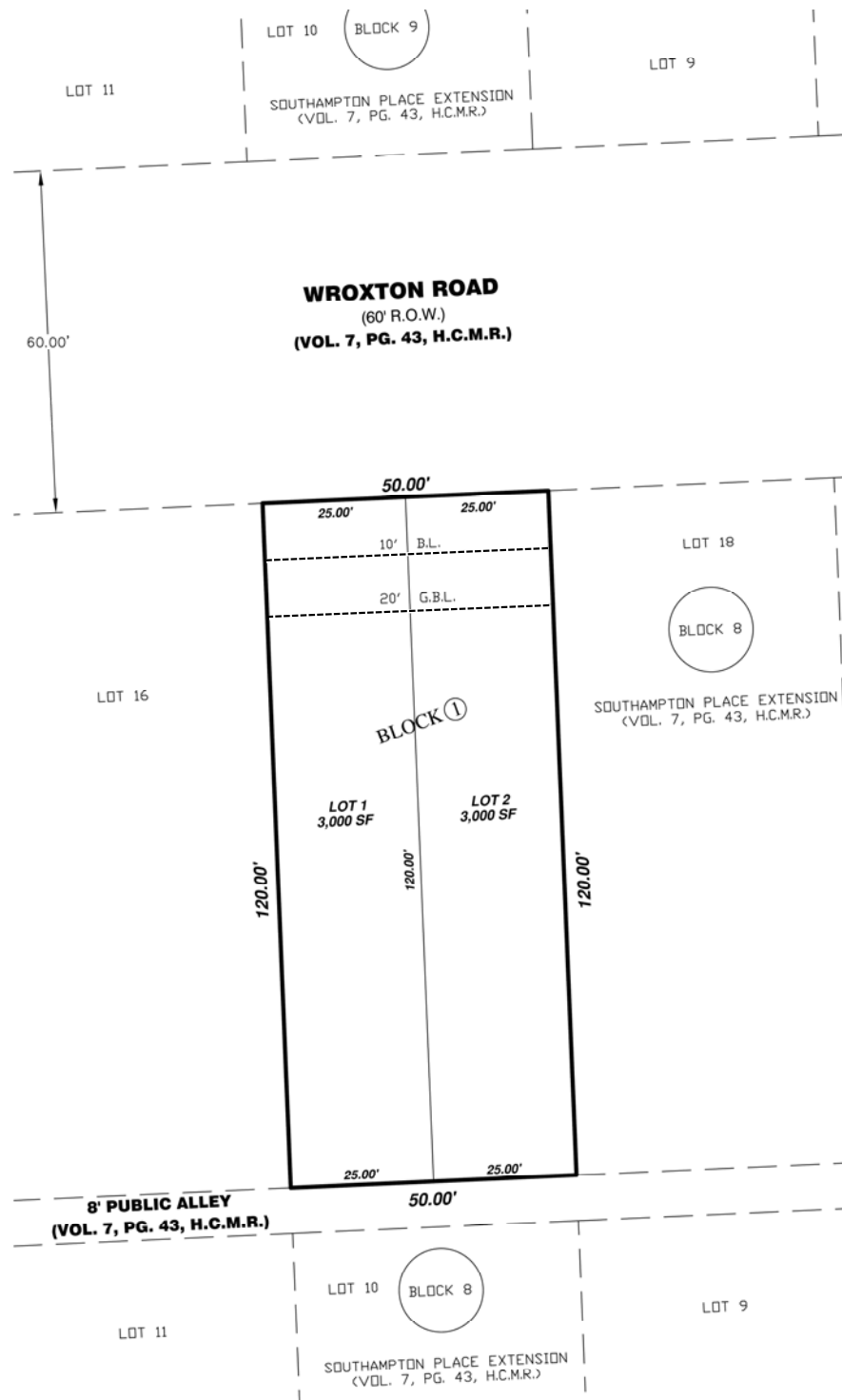
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C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Wroxton City Homes (DEF 1)

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C – Public Hearings

Aerial



CITY OF HOUSTON

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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.

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

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Thursday, November 13, 2025 , at 2:30 PM

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Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Cooper Reserve

Applicant: Century Engineering, Inc



D – Variances

Site Location

Houston Planning Commission

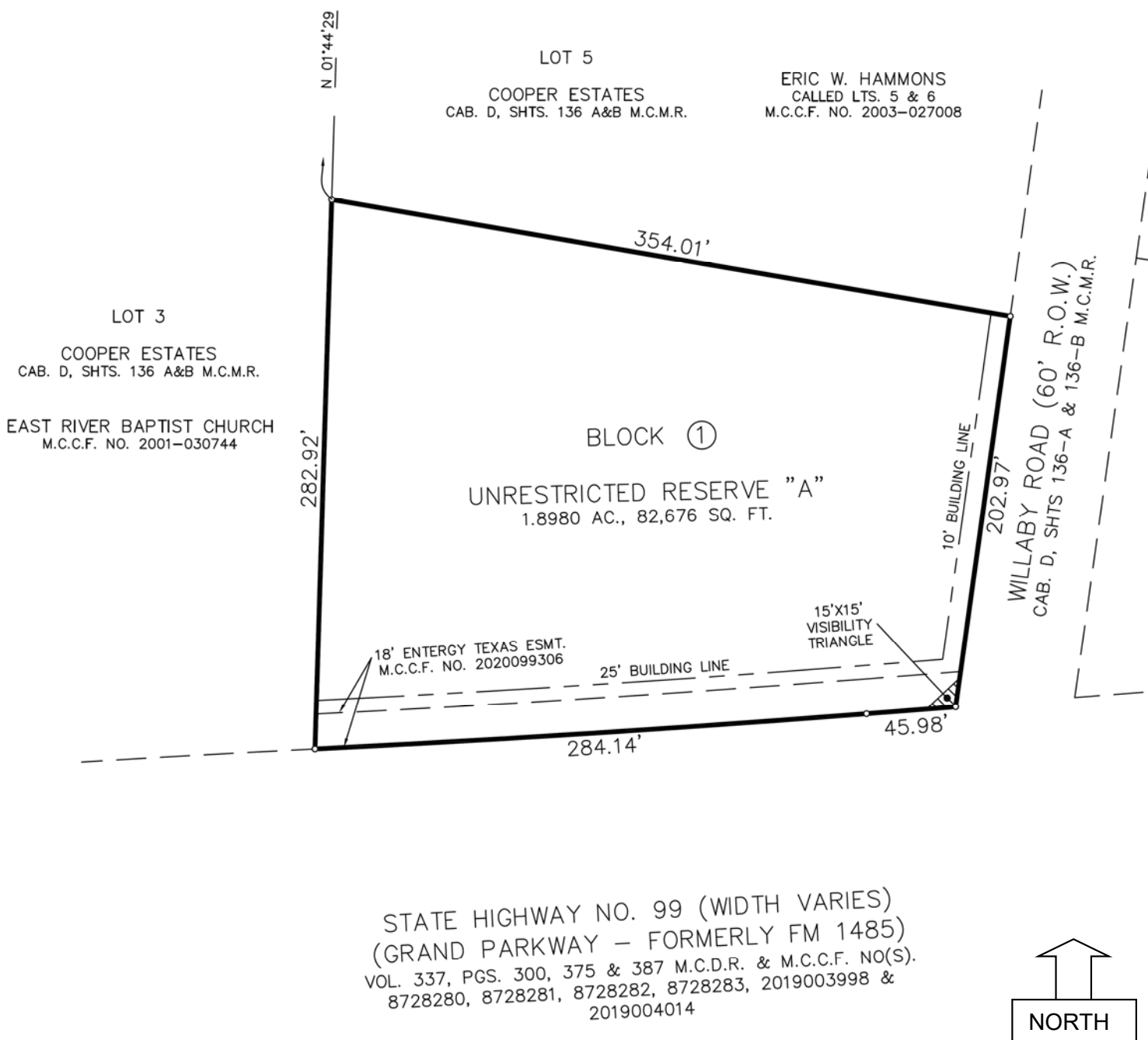
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Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Cooper Reserve

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Cooper Reserve

Applicant: Century Engineering, Inc



D – Variances

Aerial



Application Number: 2025-2035
Plat Name: Cooper Reserve
Applicant: Daniel Massiatte
Date Submitted: 11/14/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Sec. 42-193. - Rules governing partial replats of certain property

Chapter 42 Section: 42-193

Chapter 42 Reference:

Chapter 42-193 (c)(1) Change of Use Not Specified Due to Face of Plat Restrictions

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

This property was originally platted for residential use and did not see very much development. With the development of "Grand Parkway" we are replatting to change the use of the property from residential use to commercial use (Unrestricted Reserve). We have met all requirements but one. 42-193 does not specify this exact change of use for residential property. For this reason, planning has requested a variance to be submitted with our replat application.

(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 original plat has restrictions on the face of the plat and separately filed restrictions for residential use. At no time has this property been subject to any single-family restrictions.

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

A replat is required for any change of use to the property.

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

This commercial development will be consistent with other developments along Grand Parkway.

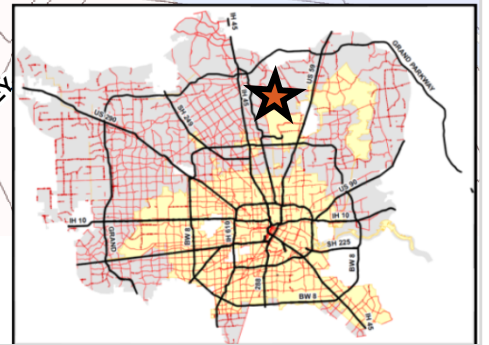
(5) Economic hardship is not the sole justification of the variance.

With the widening and construction of Grand Parkway this area is no longer suitable for residential use.

ITEM: 94

Meeting Date: 12/04/2025

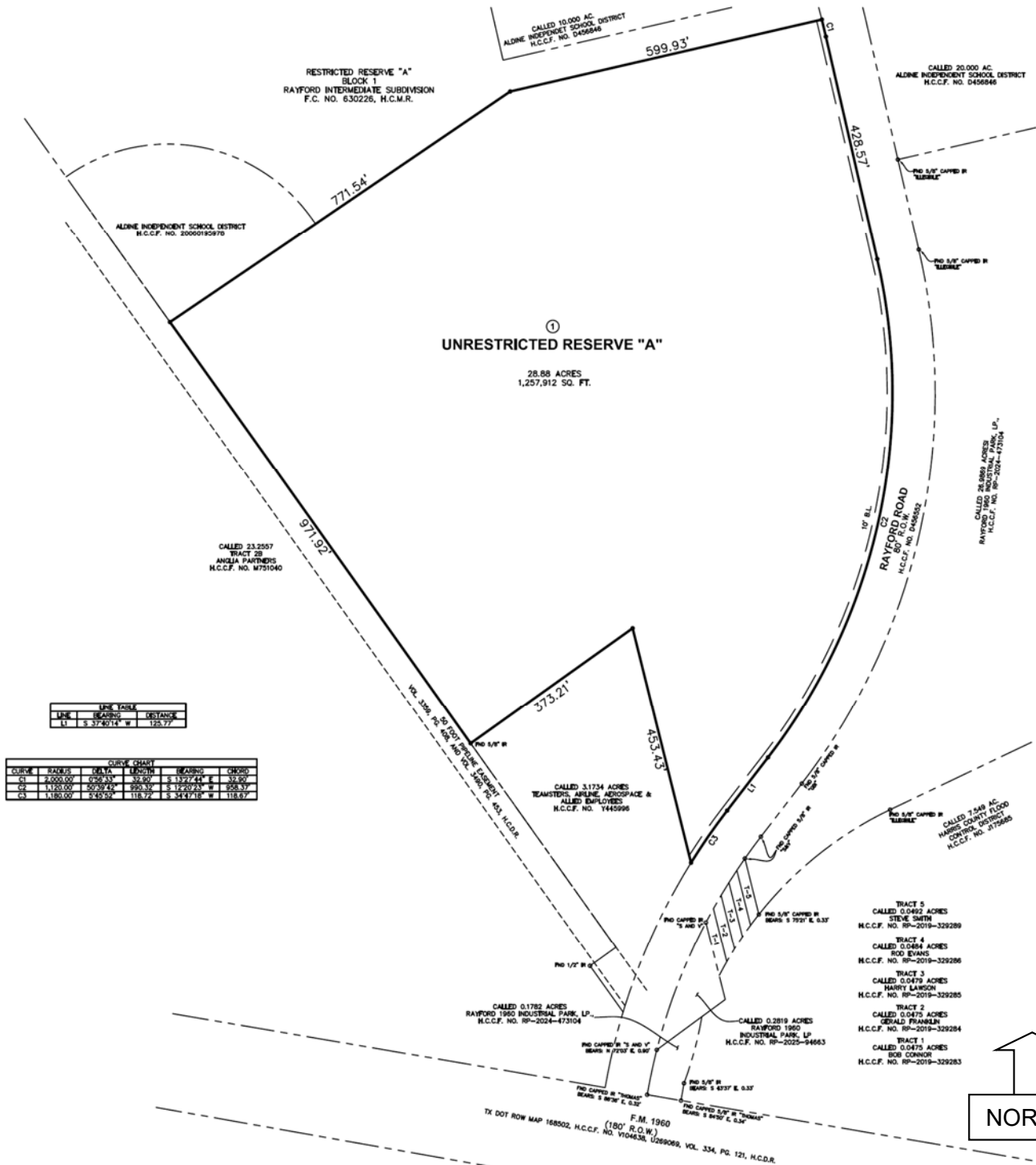
Applicant: Windrose



Site Location

Subdivision Name: North Airport Logistics Center

Applicant: Windrose



ITEM: 94

Meeting Date: 12/04/2025

Applicant: Windrose



Aerial

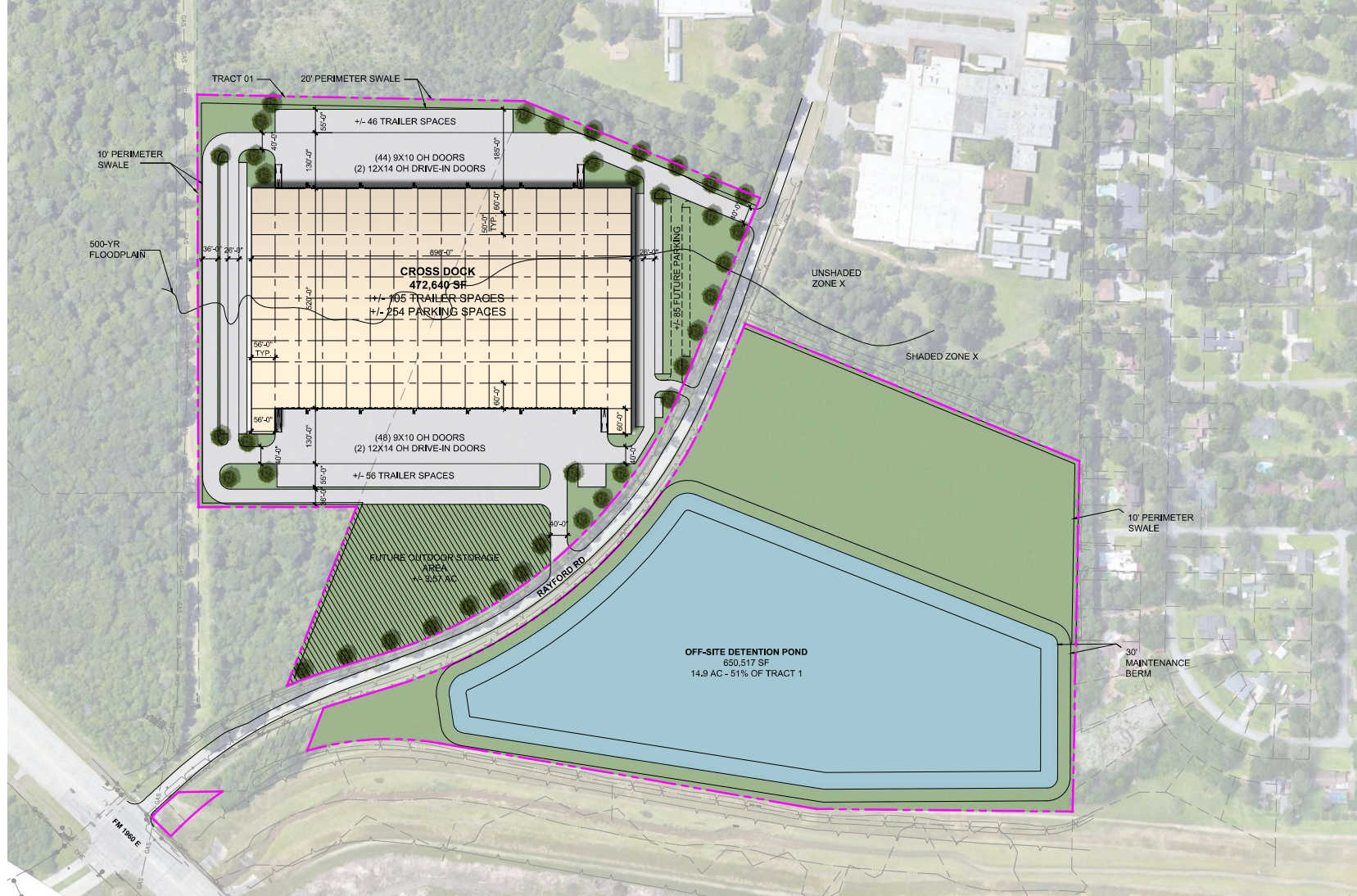
OVERALL SITE PLAN-

SITE AREA (TRACT 1) : 28.8 AC (1,257,914 SF)

BUILDING AREA : 472,640 SF

COVERAGE : 37.6%

PARKING : +/- 254 SPACES



* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

RAYFORD ROAD
a project for
HANOVER

HOUSTON

06 MAY 2025

TEXAS

241276

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Application Number: 2025-1967
Plat Name: North Airport Logistics Center
Applicant: David Hernandez
Date Submitted: 11/3/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed maximum intersection spacing along Rayford Road east to west street alignment.

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;

Statement of Facts

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

na

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

Strick application of Sec 42-127, which establishes minimum intersection spacing standards, would create an undue hardship and make the project infeasible due to the property's physical configuration. Maintaining the required intersection separation would require a significant redesign that would reduce site functionality and provide no improvement to public circulation. The proposed Cross Dock maintains appropriate traffic operations with three access points and consistent with sound planning and public policy. The site lies within a floodplain area, with the eastern subject tract serving as a Detention pond, reducing intersection spacing would also result in direct connection between residential and industrial uses on either side, which would be contrary to sound planning and 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 need for this variance is not the result of a hardship imposed by the applicant. The current roadway network and parcel boundaries were established prior to the applicants proposed development. The subject tract is located between existing

access points that were previously approved and constructed, limiting the ability to achieve the full intersection spacing requirements of CH 42

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

The intent and general purposes of Chapter 42 will be preserved. The proposed design maintains safe and logical access while considering adjacent land use compatibility and existing circulation. With future development planned to the west of our subject tract, the overall street network for Northport Park provides adequate connectivity and circulation.

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

Granting this variance will not be injurious to public health, safety, or welfare. The proposed intersection configuration provided adequate sight distance, and access control, that ensures safe vehicle movement. The reduced spacing doesn't introduce any operational conflicts and supports the existing roadway and traffic volume. The variance does not create unnecessary street construction within the floodplain, reducing potential drainage impacts. It also prevents a thorough connection between residential and industrial developments.

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

This request is not based on economic hardship. The variance is based primarily on physical site conditions and geometric constraints of the surrounding roadway network and the desire to maintain efficient and safe access to the stie.

Houston Planning Commission

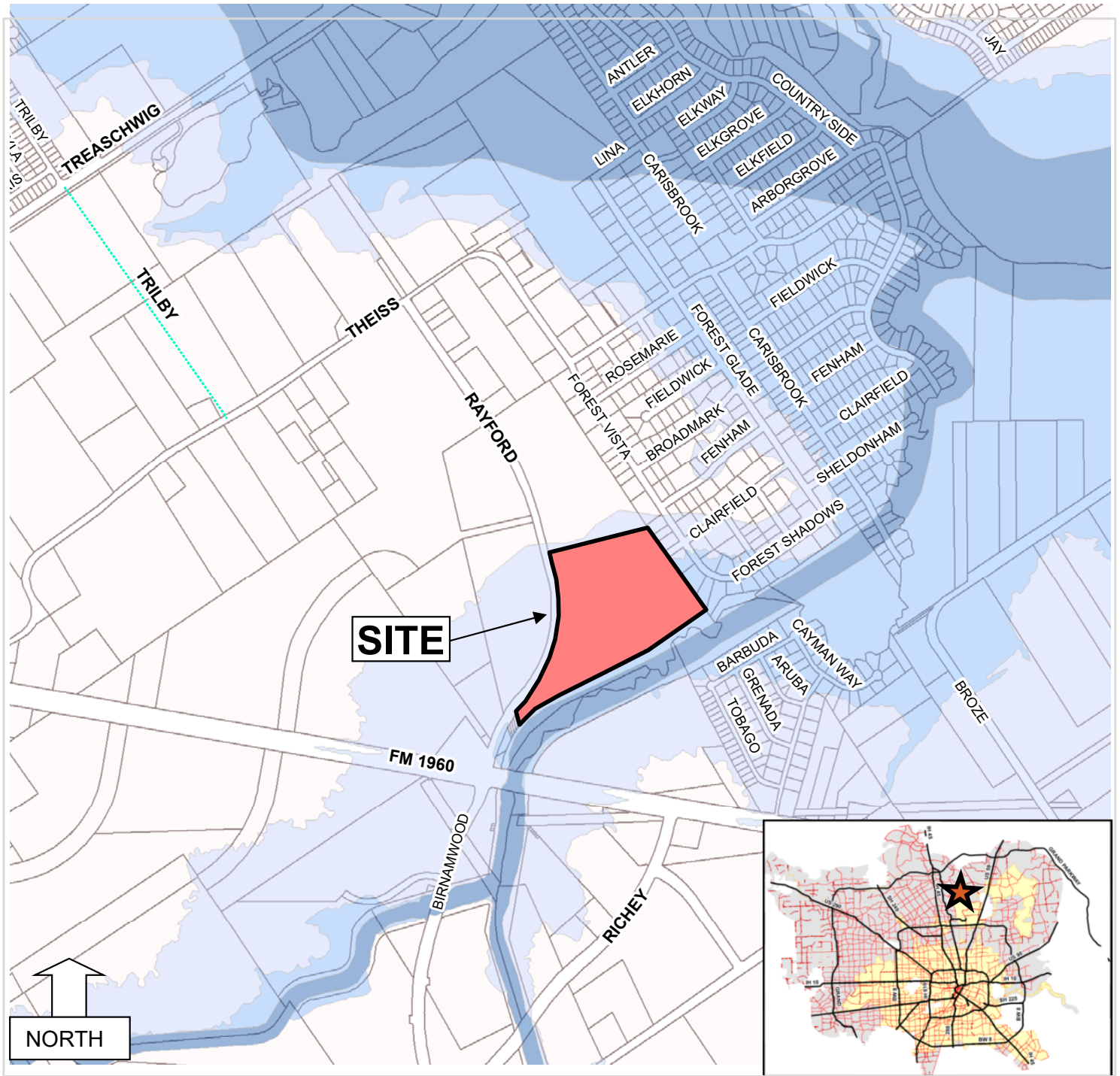
ITEM: 95

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: South Airport Logistics Center

Applicant: Windrose

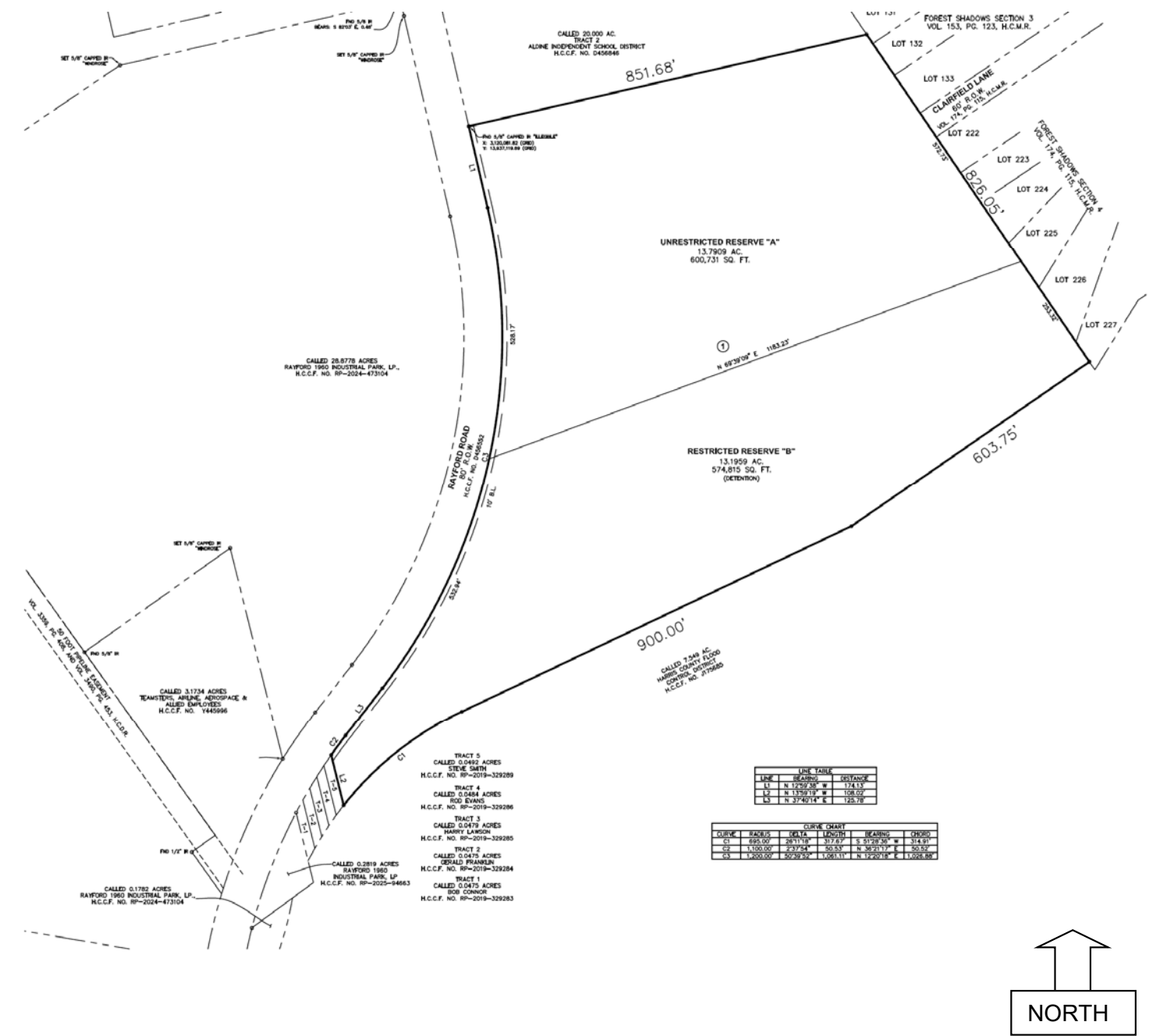


D – Variances

Site Location

Subdivision Name: South Airport Logistics Center

Applicant: Windrose



Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: South Airport Logistics Center

Applicant: Windrose



D – Variances

Aerial

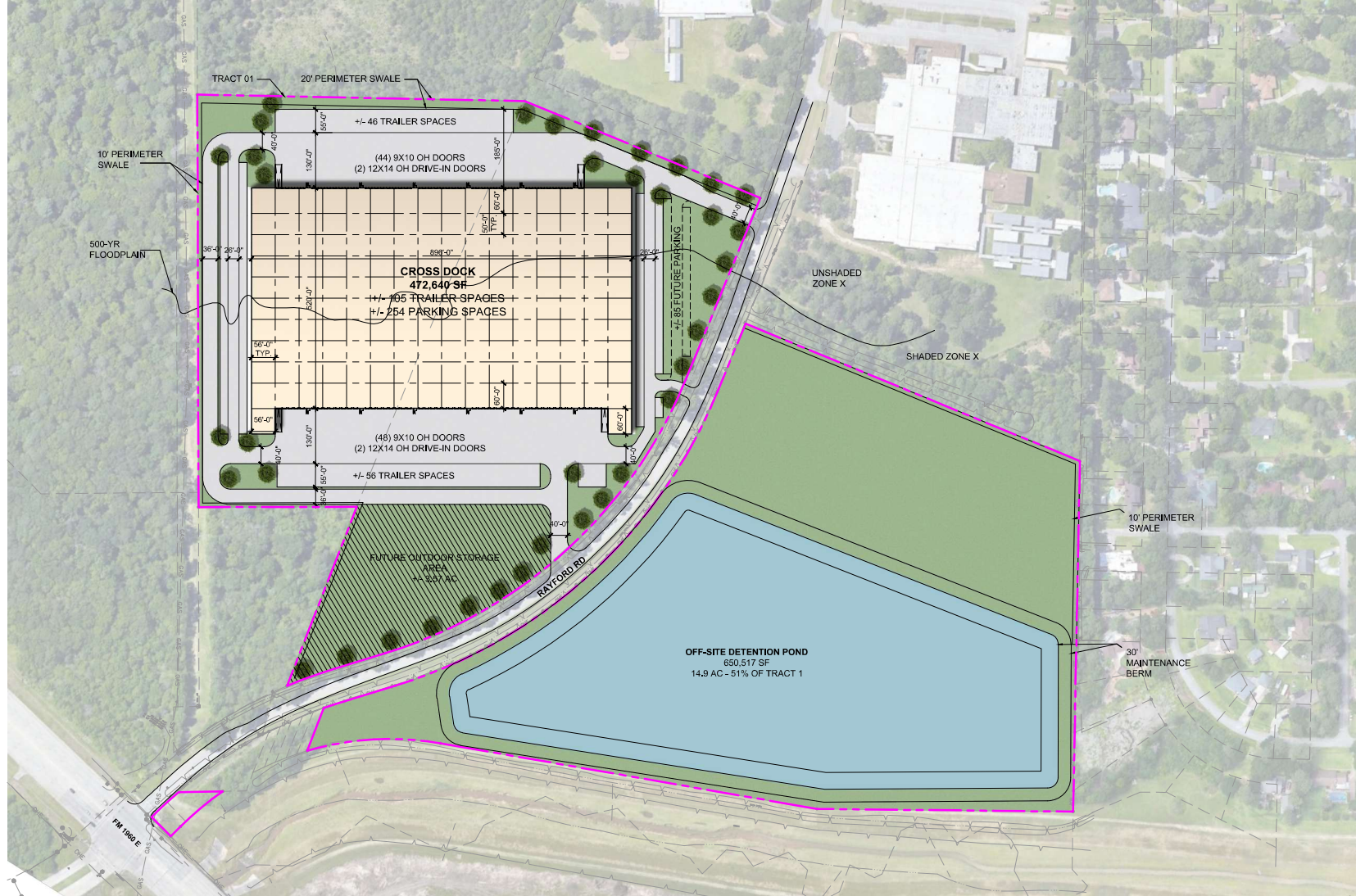
OVERALL SITE PLAN-

SITE AREA (TRACT 1) : 28.8 AC (1,257,914 SF)

BUILDING AREA : 472,640 SF

COVERAGE : 37.6%

PARKING : +/- 254 SPACES



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RAYFORD ROAD
a project for
HANOVER

HOUSTON

06 MAY 2025

TEXAS

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**powers
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architect
ature**



Application Number: 2025-1984
Plat Name: South Airport Logistics Center
Applicant: David Hernandez
Date Submitted: 11/3/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed intersection spacing by waiving the requirements to extend the existing stub of Clairfield Ln through the subject property.

Chapter 42 Section: 42-128 & 42-134

Chapter 42 Reference:

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

Statement of Facts

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

na

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

Strick application of the subdivision ordinance requiring continuation of the stub street would create undue hardship and make the project infeasible due to the property's unusual physical characteristics. The site lies within a floodplain area and is designated to serve as a detention pond. Extending the street through the tract would also result in direct connection between residential and industrial uses on either side, which would be contrary to sound planning and public policy. The existing street networks for the subdivision east of our subject tract already satisfies the intent of Section 42-128 with the required 1,400 ft.

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

The need for this variance is not the result of a hardship imposed by the applicant. The floodplain location, existing street configuration and surrounding land use were all established prior to the applicants proposed development. The subject tract has a residential community to the East, and a school to the North with Industrial businesses located beyond the school site

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

The intent and general purposes of Chapter 42 will be preserved. The proposed design maintains safe and logical access while considering adjacent land use compatibility. The overall street network already provides adequate connectivity with regards to the goals of Section 42-128(a). Clairfield Ln, Fenham Ln and Broadmark Ln each Intersect with Forest Vista Dr and Forest Glade Dr at an average of 1,070 ft, which is less than the 1,400 fot maximum required by the ordinance.

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

Granting this variance will not be injurious to public health, safety, or welfare. The variance will avoid Clairfield to extend past the property line as to not create unnecessary street construction within the floodplain reducing potential drainage impacts. It also prevents a thorough connection between residential and industrial developments, supporting neighborhood safety and minimizing cut through traffic.

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

This request is not based on economic hardship. The variance is based primarily on physical site conditions and the existing street network, which makes further extension of the stub street unnecessary and inconsistent with the intent of the subdivision ordinance.

Houston Planning Commission

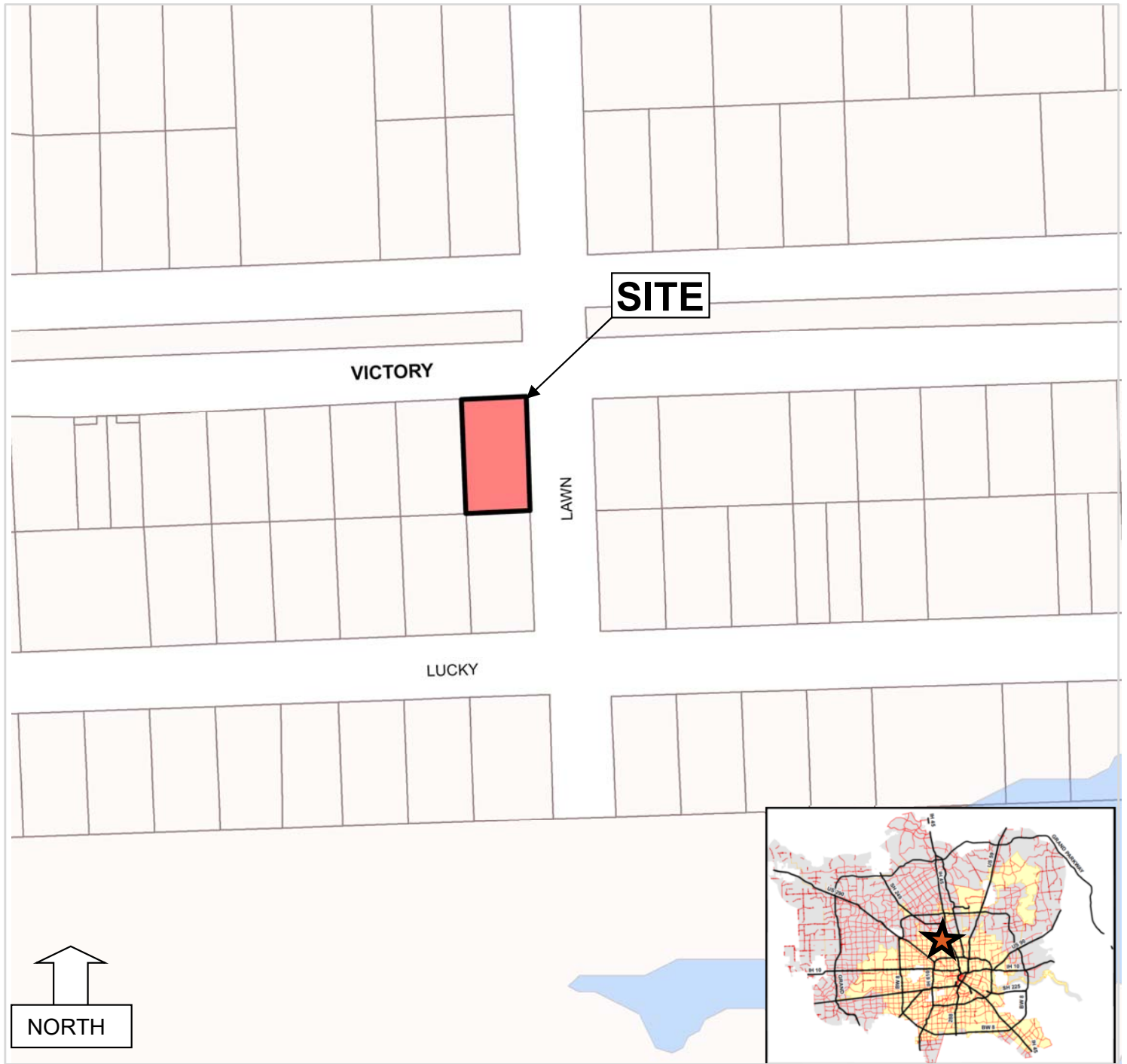
ITEM: 96

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Victory Villas

Applicant: CE Engineers & Development Consultants, INC



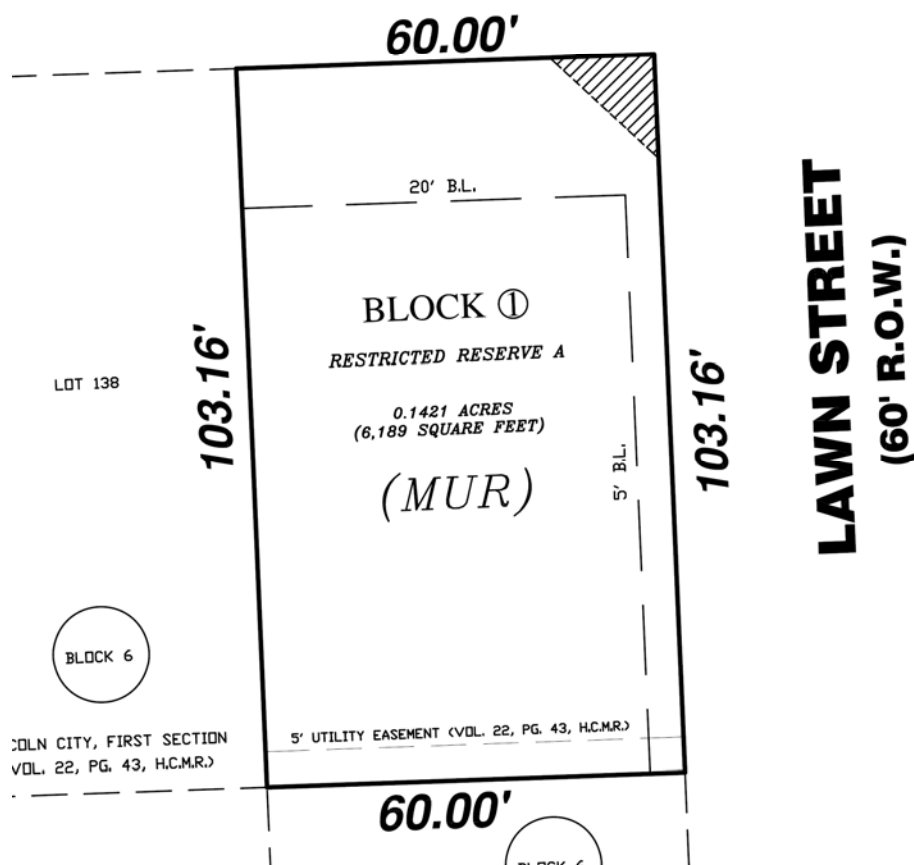
D – Variances

Site Location

Subdivision Name: Victory Villas

Applicant: CE Engineers & Development Consultants, INC

VICTORY BOULEVARD (130' R.O.W.)



Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Victory Villas

Applicant: CE Engineers & Development Consultants, INC

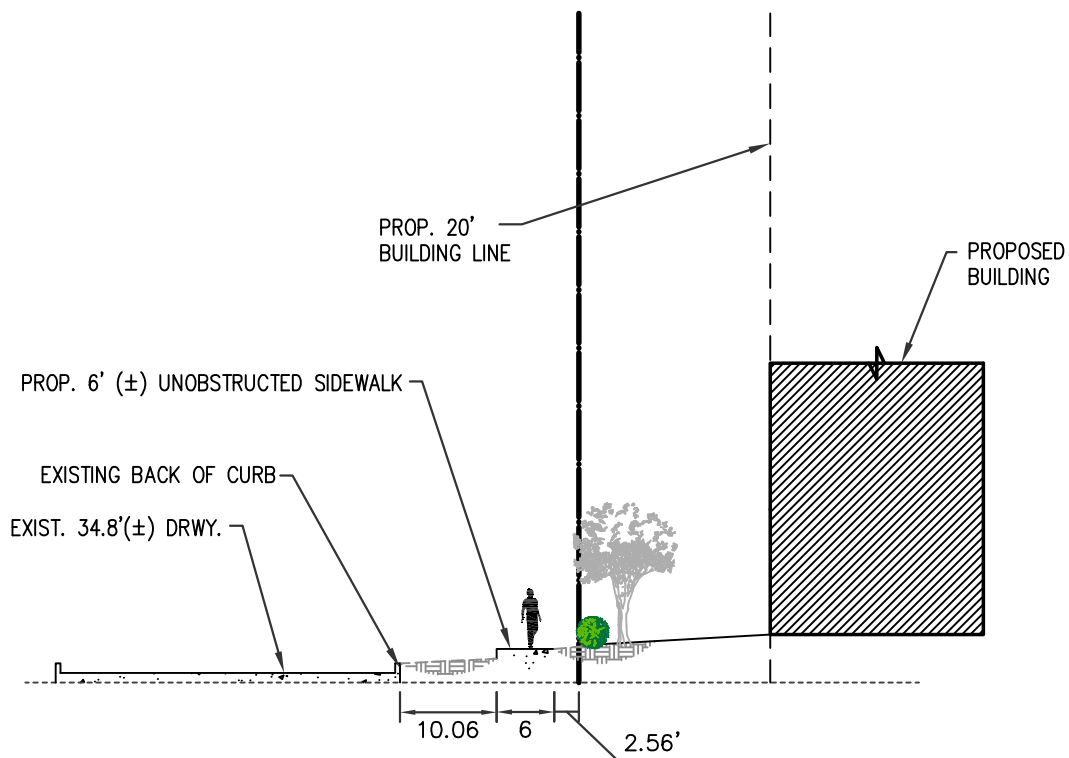
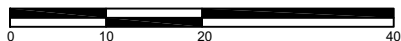


D – Variances

Aerial



SCALE: 1" = 10'



CROSS SECTION @ S VICTORY BLVD

SCALE: 1"=10'

VICTORY VILLAS

OWNERS

CE PARTNER, LLC
9545 KATY FWY #410
HOUSTON, TX 77024

TITLE

CROSS SECTION PLAN @ S VICTORY BLVD

PROJECT

VICTORY VILLAS

DATE: 10/22/25

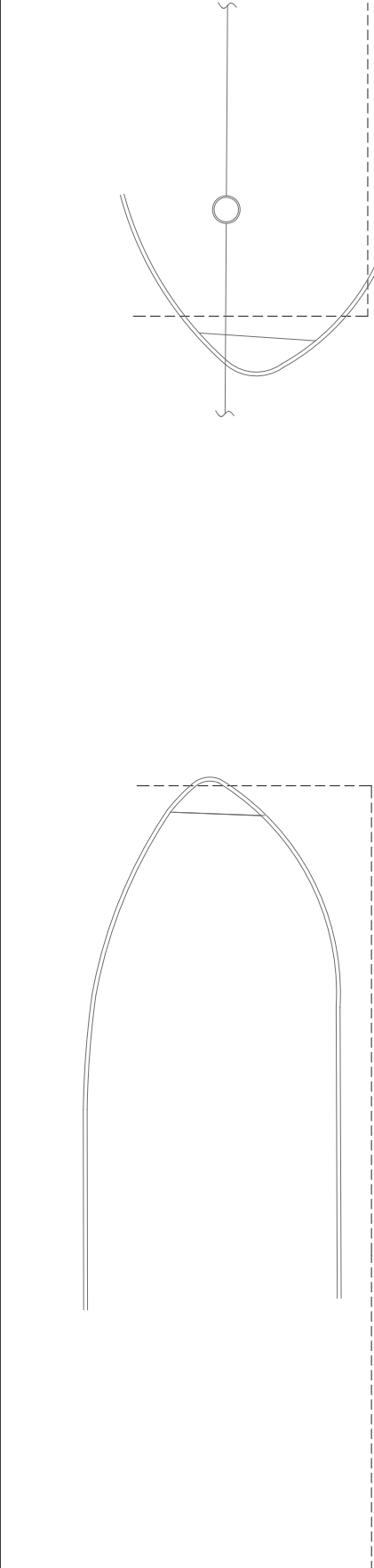
JOB #: 25-1071

DRAWN BY: ML

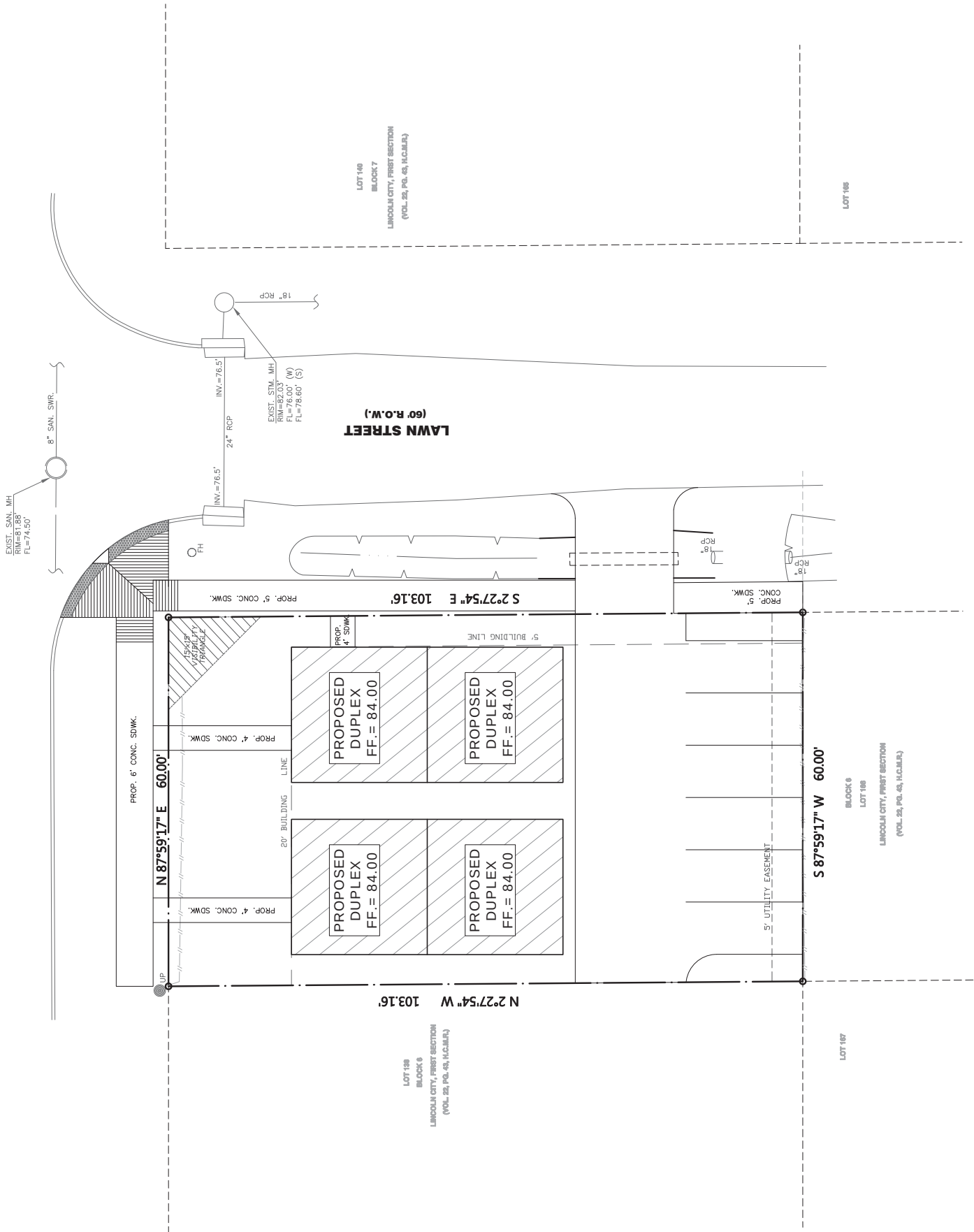
CHECKED BY: ML

SHEET NO.

CSP-1



SOUTH VICTORY BOULEVARD
PLATTED AS "VICTORY STREET"
(50' R.O.W.)



LEGEND
PROPERTY LINE
STORM SEWER PIPE
HIGH POINT
FLOW DIRECTION
STORM GRATE INLET
STORM JUNCTION BOX
STORM/SANITARY SENSE MANHOLE
DRAINAGE AREA DESIGNATION
DRAINAGE AREA (ACRES)
DRAINAGE AREA FLOW RATE (CFS)
ACCUM FLOW RATE (CFS)
100-YR SHEET FLOW
OFF-SITE SHEET FLOW ARROWS
EXISTING GRADE ELEVATIONS
FINISH FLOOR ELEVATION
PROPOSED TOP OF GRATE ELEVATION
FLOW LINE ELEVATION
PROPOSED GUTTER ELEVATION
PROPOSED TOP OF CURB ELEVATION
PROPOSED TOP OF SIDEWALK ELEVATION
PROPOSED FINISHED GRADE ELEVATION
MATCH EXISTING ELEVATION
PROPOSED TOP OF RETAINING WALL ELEVATION

86.00

FF 88.00

TC 88.00

FL 88.00

GP 88.00

TC 88.00

TW 88.00

FG 88.00

ME 88.00

TR 88.00

- NOTES:**
1. CONTRACTOR MUST FIELD VERIFY ALL S&D DATA AND CONTRACT ENGINEER IN CASE OF ANY DISCREPANCY.
 2. CONTRACTOR MUST SET UP FINISH FLOOR AT LEAST 12" ABOVE FINISHED GRADE.
 3. ALL THE DOWNSPOOTS TO BE TIED INTO UNDERGROUND DRAINAGE SYSTEM BY USING 4" SDR 35 PIPES.
 4. ALL DRAINAGE SYSTEMS ARE REQUIRED TO BE DRAINED IN 48 HOURS.

LEGAL DESCRIPTION
LOT 139, BLOCK 6, PERTAINING TO LINCOLN CITY, SECTION 4, UNDER VOL.21 AND PAGE 43 OF H.C.M.R.

BENCHMARK

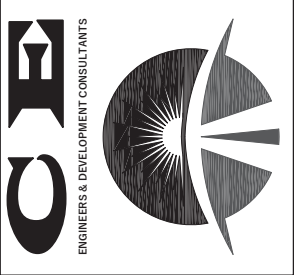
ALL THE ELEVATIONS SHOWN HEREON ARE IN NAD83 DATUM, 2001 ADJ. AND ARE BASED ON HPCD2 MUDGERS, ELEVATION 68.53.

FLOOD PLAIN DATA

THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, AND IS IN ZONE "X", AS SHOWN ON T.E.A.A. FLOOD INSURANCE RATE PANEL NO. 48201C0660M, DATED: 08-09-2014

NOTE: PRIOR TO CONSTRUCTION

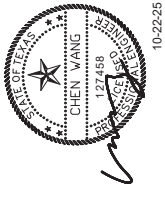
ALL DIMENSIONS MUST BE CHECKED AND REPORTED BEFORE CONSTRUCTION MAY BEGIN. IN CASE OF A DISCREPANCY/ERROR, CONTACT GENERAL CONTRACTOR IMMEDIATELY.



T.B.P.E. FIRM # 19146
INQUIRY@CEEENGINEERS.COM
WWW.CEEENGINEERS.COM
(O): 832-491-1458

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DUPLEX @ 7611 LAWN STREET
7611 LAWN STREET
HOUSTON, TEXAS 77088



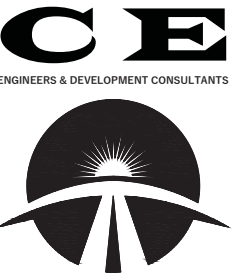
REVISIONS	
No.	DESCRIPTION

GENERAL NOTES	
Scale	HORIZ: N/A VERT: N/A
Issue Date	10-22-25
CEEDC Project Number	251071
CEEDC File Number	251071C25
Designed By	CW
Date	10-22-25
Checked By	CW
Date	10-22-25

SITE PLAN

DRAWING: **C1.0**

SHEET: **1 / 2**



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CONSULTANTS, INC.
7611 LAWN STREET
HOUSTON, TEXAS 77088



OCTOBER 22, 2025
ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

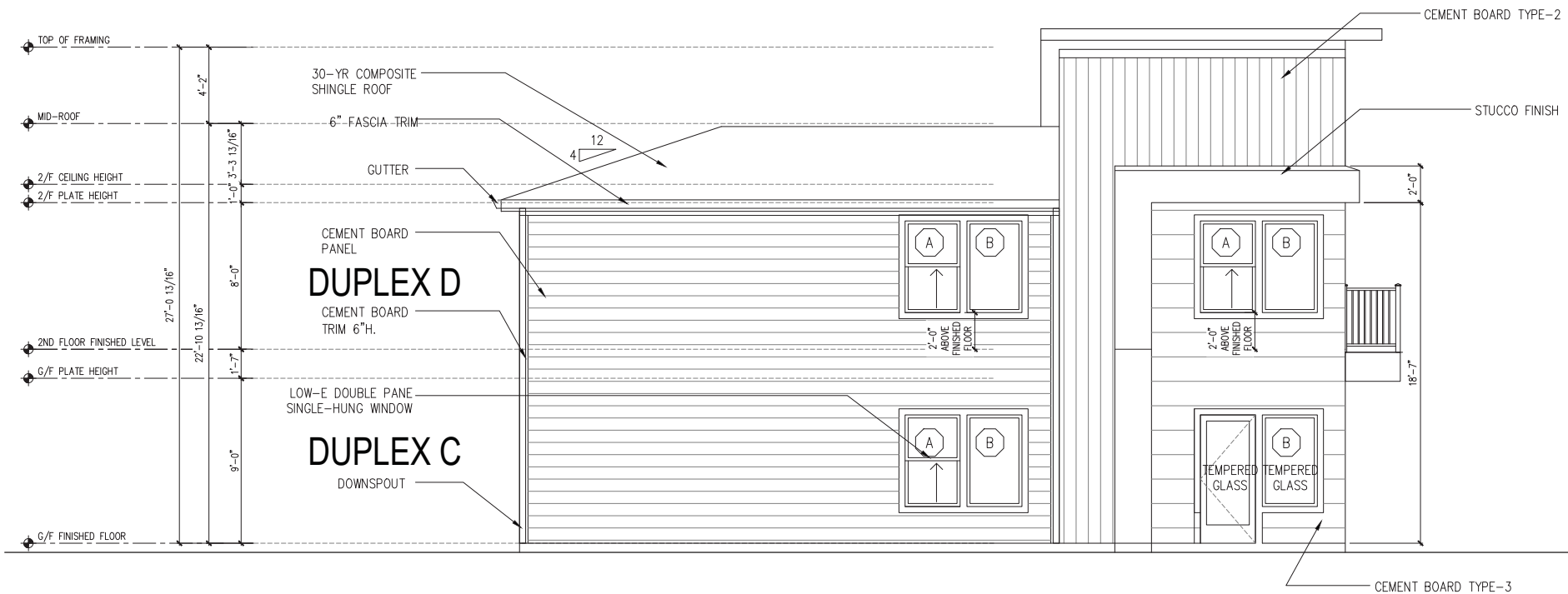
REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES		
Scale: HORIZ: N/A	Issue Date: 01-07-24	
CEEDC Project Number: 24030	CEEDC File Number: 24030	
Designed by: EW	Date: 	
Checked by: 	Date: 	

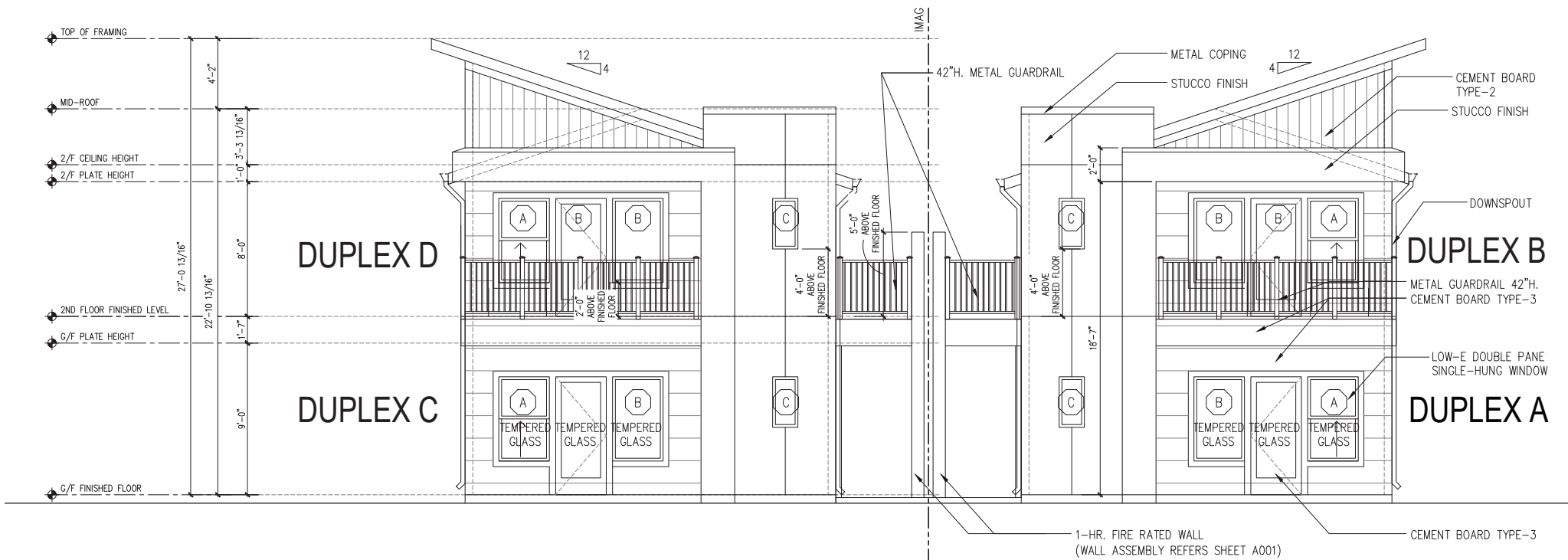
BUILDING
ELEVATIONS

DRAWING: **A2.0.1**

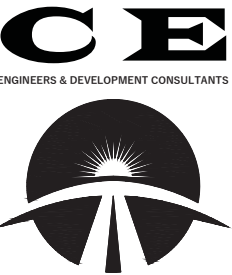
SHEET: /



(2) BUILDING ELEVATION- EAST (FACING SIDE) (1/4"=1'-0")



(1) BUILDING ELEVATION-NORTH (FACING SOUTH VICTORY STREET) (1/4"=1'-0")



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CONSULTANTS, INC.
7611 LAWN STREET
HOUSTON, TEXAS 77088



OCTOBER 22, 2025
ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

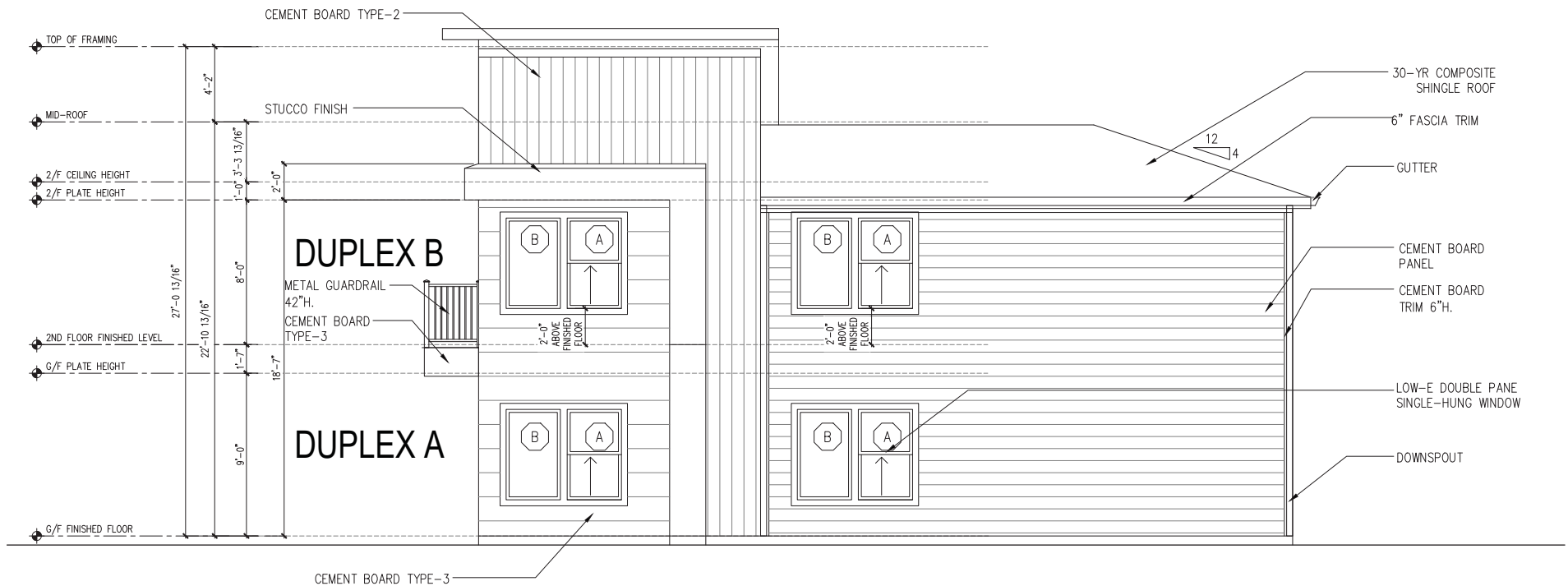
REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES		
Scale: HORIZ: 1/4"=1'-0"	VERT: 1/4"=1'-0"	Issue Date: 01-07-24
CEEDC Project Number: 24030	CEEDC File Number: 24030	
Designed by: EW	Date:	
Checked by:	Date:	

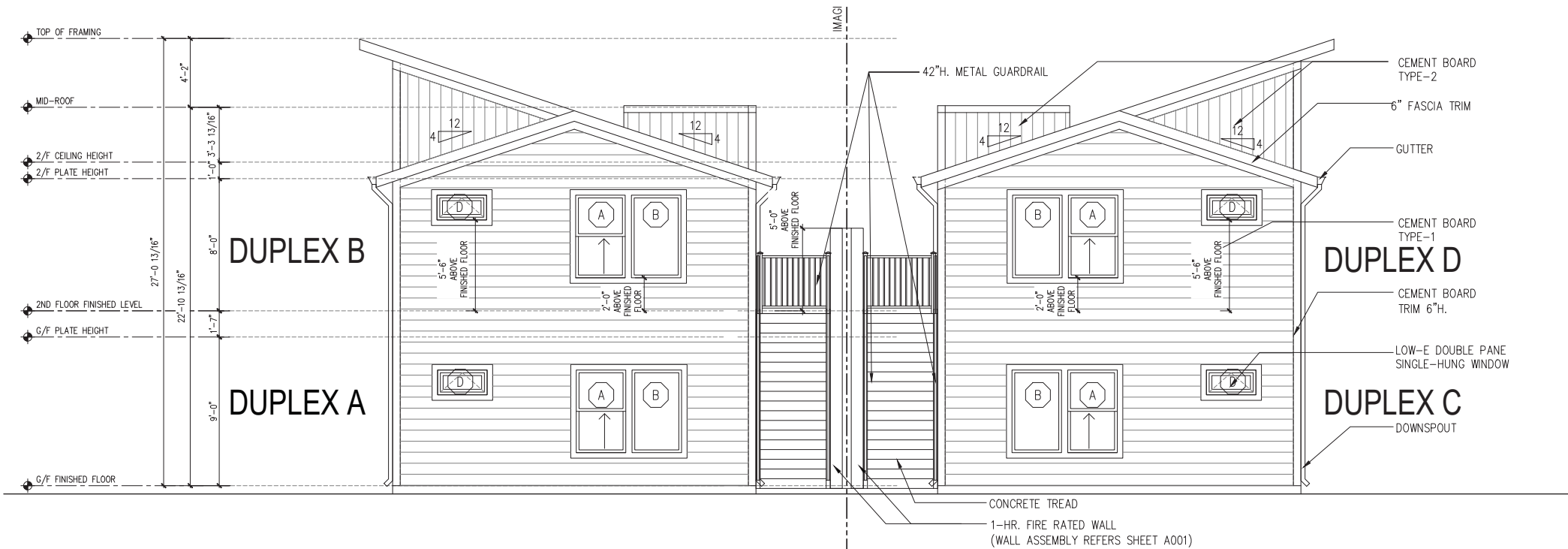
BUILDING
ELEVATIONS

DRAWING:
A2.0.2

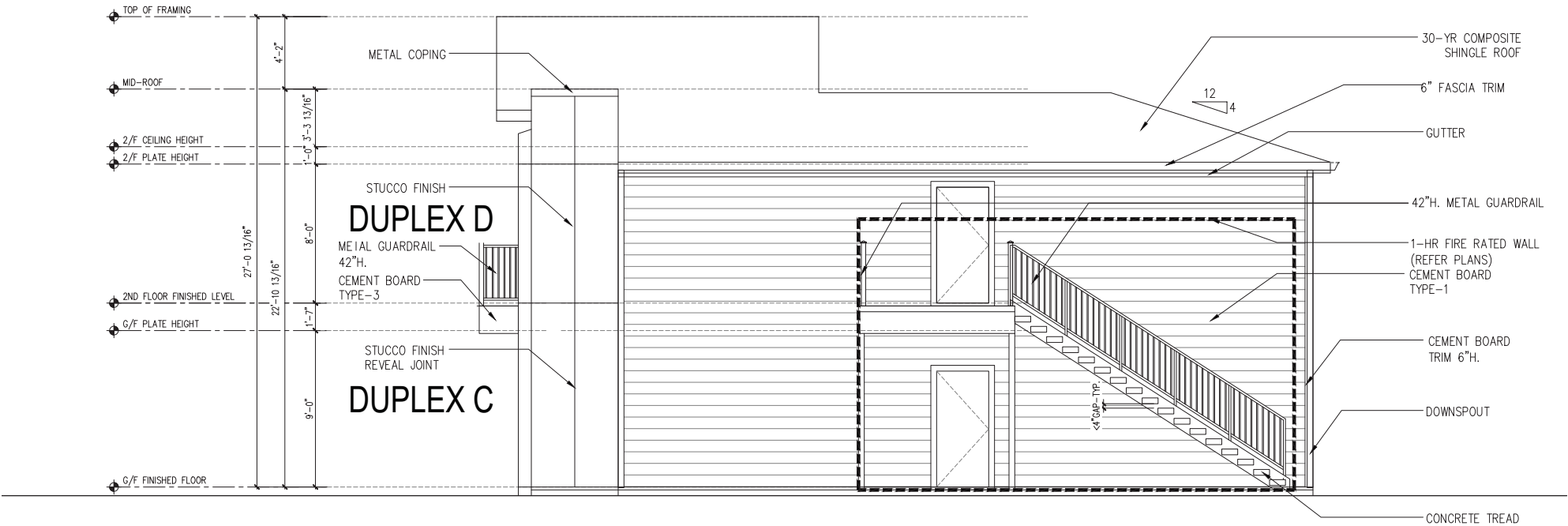
SHEET: /



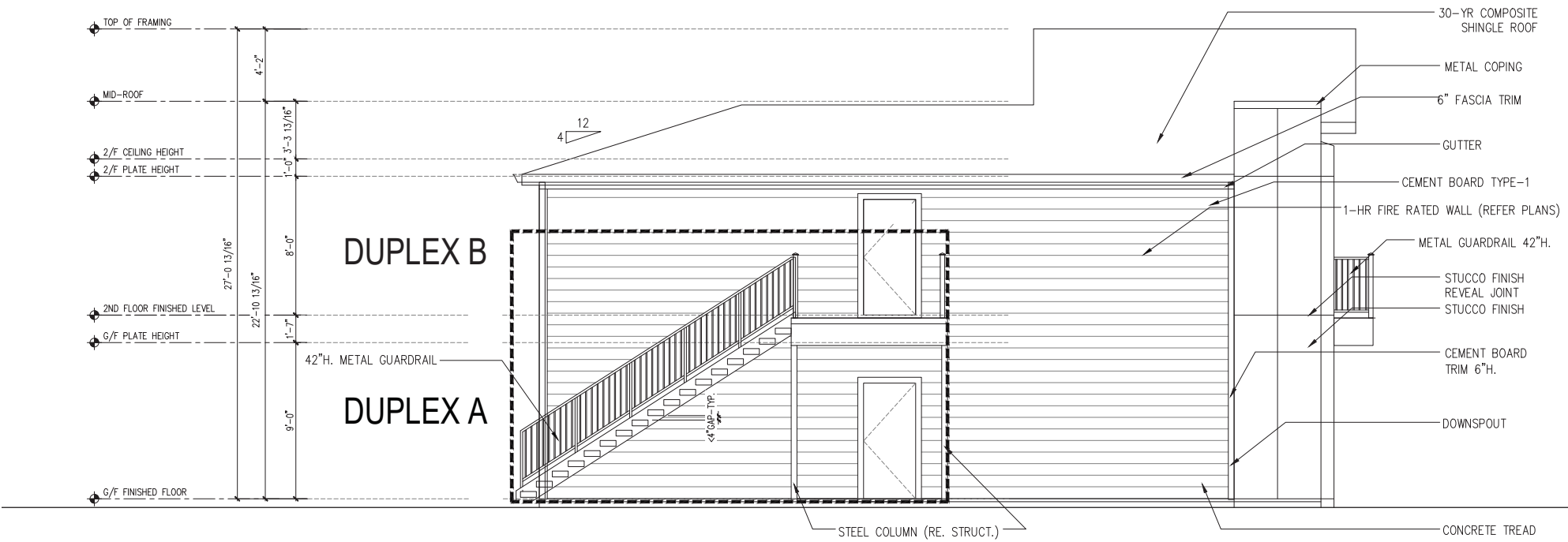
(2) BUILDING ELEVATION- WEST (FACING SIDE) (1/4"=1'-0")



(1) BUILDING ELEVATION-SOUTH (FACING REAR) (1/4"=1'-0")



(2) BUILDING ELEVATION- WEST (FACING DUPLEX A & B) (1/4"=1'-0")



(1) BUILDING ELEVATION-EAST (FACING DUPLEX C & D) (1/4"=1'-0")



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7611 LAWN STREET
HOUSTON, TEXAS 77088



OCTOBER 22, 2025
ARCHITECT: HEI YIN EDMUND WONG
LICENSE NO.: TX#18968

REVISIONS		
No.	DATE	DESCRIPTION

GENERAL NOTES		
Scale: HORIZ: 1/4"=1'-0"	Issue Date: 01-07-24	
VERT: N/A	CEEDC Project Number: 24030	CEEDC File Number: 24030
Designed by: EW	Date:	
Checked by:	Date:	

BUILDING
ELEVATIONS

DRAWING:
A2.0.3

SHEET: /



Application Number: 2025-1921
Plat Name: Victory Villas
Applicant: Melissa Lopez
Date Submitted: 10/20/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow for a 20' Building Line along S Victory Dr instead of the ordinance required 25' Building Line for development along a major thoroughfare

Chapter 42 Section: 150

Chapter 42 Reference:

-

Statement of Facts

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

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

Strict interpretation of Chapter 42 would result in an extra 5' of distance from the ROW but would also allow for street facing parking and a curb cut along Victory. Allowing the reduced setback is a more practical alternative as it would result in a safer pedestrian realm at a busy intersection.

Chapter 42 requires a 25' building line facing South Victory Dr. We are requesting a 20' building line, which would match the building line of the original plat. Allowing additional 5' would allow for a property size of 2 propose buildings, parking lot and a safer pedestrian realm.

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

The variance is justified by its similarities with the MUR reduced building line standards and the back of curb distance to the structures. These do not represent hardships.

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

The proposed development will feature similar qualities envisioned in the MUR reduced building line standards, albeit on a wider street. These include walk-up

access from the pedestrian realm and no vehicular access or parking facing South Victory Dr.

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

There is sufficient back of curb distance to allow for safe movement of vehicles and pedestrians. No driveway entrance will be proposed either from South Victory Dr and proposed MUR units will have pedestrian access directly from the building to the ROW sidewalk, which will enhance the safety of the public.

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

The variance is justified by its similarities with the MUR reduced building line standards and the back of curb distance to the structures. These do not represent hardships.



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran

Director

P.O. Box 1562

Houston, Texas 77251-1562

T. 832.393.6600

F. 832.393.6661

www.houstontx.gov

Special Request Notice

VAR/SE

November 5, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER : 2025-1921

PLAT NAME: Victory Villas

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located southwest intersection of Lawn Street and S Victory Drive. 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 for a 20' Building Line along S Victory Dr instead of the ordinance required 25' Building Line for development along a major thoroughfare Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

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 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, December 4, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

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- **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.
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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
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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: 97

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Bonita Grand

Applicant: Civil-Serv Land Surveying LLC

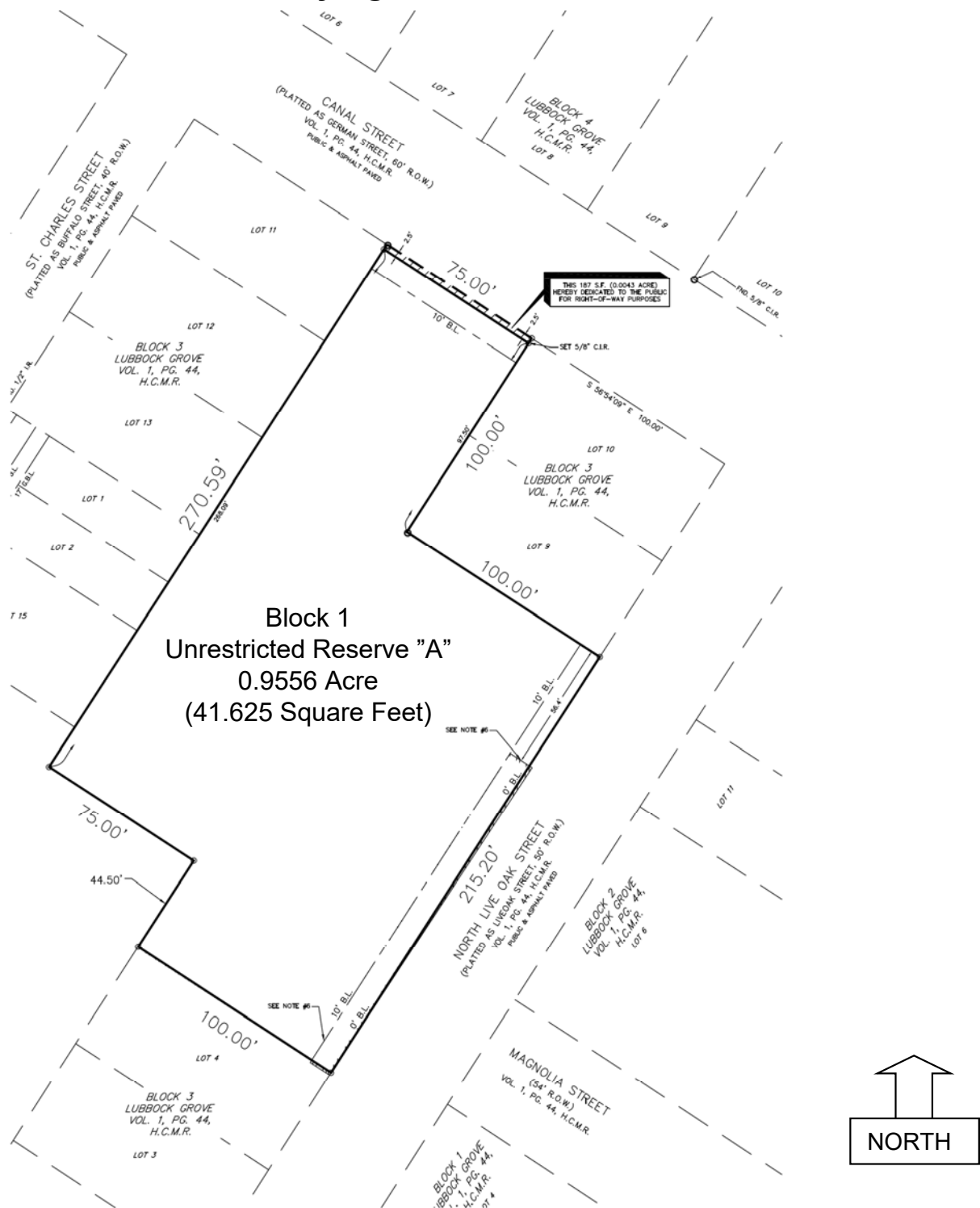


F- Reconsideration of Requirements

Site Location

Subdivision Name: Bonita Grand

Applicant: Civil-Serv Land Surveying LLC



Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Bonita Grand

Applicant: Civil-Serv Land Surveying LLC



F- Reconsideration of Requirements

Aerial



Application Number: 2025-1974
Plat Name: Bonita Grand
Applicant: Chris Rhodes
Date Submitted: 11/3/2025

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To not dedicate 5' of Live Oak Street on the proposed plat (currently 50' in width), and to establish a dual building line

Chapter 42 Section: 122, 150

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

Sec. 42-150. - Building line requirement.

(a)

An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note:

"Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

Local Street: 10 feet

Statement of Facts:

Statement of Facts:

(1a) The imposition of the terms, rules, conditions, policies and standards of this Chapter would create and 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;

The subject property is an existing developed site containing a warehouse structure originally constructed in the 1930s. The applicant proposes to convert this existing building into a 96-room hotel while maintaining the building's historic architectural character and footprint. The property fronts Live Oak Street, a public right-of-way that is currently 50 feet wide. Under Chapter 42 of the City of Houston Code of Ordinances, the applicant would be required to dedicate an additional five feet of right-of-way along the property frontage.

Strict application of the dedication requirement would render this redevelopment infeasible due to the existing physical constraints of the site and building. The existing warehouse building is constructed on the current property line, and any right-of-way dedication would directly impact the building's structural integrity and functional layout. The existing building's placement and construction—typical of industrial buildings from the 1930s—are immovable characteristics that create a unique physical hardship not applicable to newly constructed sites.

Furthermore, requiring dedication in this instance would not provide a measurable public benefit nor support sound public policy. The adjacent right-of-way width of 50 feet is consistent along this corridor. The existing street adequately serves current and future traffic demands. The proposed redevelopment represents a substantial private investment that reuses an existing structure, reduces blight, and supports the City's goals for adaptive reuse and economic revitalization of older industrial properties.

Live Oak Street only exists for two blocks and is rarely traveled on due to the existing developments along the street being mostly unoccupied warehouse buildings.

For these reasons, strict application of the five-foot dedication requirement would impose an unnecessary hardship and create an impractical development outcome, contrary to the intent of Chapter 42 to encourage sound urban development consistent with the surrounding neighborhood context.

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

The circumstances supporting the granting of this variance are not the result of a hardship created or imposed by the applicant. This request is based solely on existing site conditions and building placement established when the structure was constructed in the 1930s, prior to adoption of modern subdivision and right-of-way standards.

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

The intent of Chapter 42 is to promote the health, safety, and welfare of the City through sound urban development by providing for orderly subdivision, development, and redevelopment of land within the City of Houston.

The proposed variance to waive the five-foot right-of-way dedication maintains these

objectives while allowing the adaptive reuse of an existing building that predates current subdivision standards. The existing 50-foot right-of-way adequately accommodates vehicular and pedestrian circulation along this corridor and is consistent with adjacent street widths. Granting the variance will not impair public access, traffic safety, or future utility needs.

The project will maintain and improve existing sidewalks and streetscape elements, thereby enhancing the pedestrian realm/connectivity and supporting the City's urban design goals. This redevelopment aligns with Chapter 42's broader purpose of encouraging reinvestment within established urban areas, optimizing existing infrastructure, and supporting compatible infill development. By reusing an existing structure rather than demolishing and rebuilding, the project preserves neighborhood character, minimizes construction waste, and supports sustainable growth. Therefore, approval of this variance will uphold the intent and general purpose of Chapter 42 while facilitating a project that contributes positively to the surrounding community and built environment.

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

Granting this variance will not be injurious to the public's health, safety, or welfare. Live Oak Street has a 35.5-foot-wide pavement section, which provides adequate width for vehicular travel lanes, on-street parking, and pedestrian circulation consistent with other streets in the area. The proposed variance will not alter the existing street configuration, impede emergency access, or interfere with public utilities or drainage infrastructure.

The project will improve site safety and appearance through updated building and life-safety systems, enhanced lighting, and new sidewalks and landscaping along the public frontage. Converting the existing warehouse into a hotel will bring the site into active use, increasing visibility and pedestrian activity in the area, which further supports public safety.

(5) Economic Hardship is not the sole justification of the variance;

Economic hardship is not the sole justification for this variance request. The need for relief arises from existing physical conditions of the property and structure, not from financial considerations. The existing warehouse building was constructed in the 1930s prior to modern right-of-way standards and is situated on the property line, leaving no feasible means to dedicate additional width without encroaching into the building itself.

The requested variance is therefore based on the physical constraints and unique characteristics of the site, which make strict application of the five-foot dedication requirement impractical and contrary to the City's goals for adaptive reuse and preservation of existing structures.



Application Number: 2025-1974
Plat Name: Bonita Grand
Applicant: Chris Rhodes
Date Submitted: 11/3/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not dedicate 5' of Live Oak Street on the proposed plat (currently 50' in width), and to establish a reduced 0' dual building line

Chapter 42 Section: 122, 150

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

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An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note:

"Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

Local Street: 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

(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 an existing developed site containing a warehouse structure originally constructed in the 1930s. The applicant proposes to convert this existing building into a 96-room hotel while maintaining the building's historic architectural character and footprint. The property fronts Live Oak Street, a public right-of-way that is currently 50 feet wide. Under Chapter 42 of the City of Houston Code of Ordinances, the applicant would be required to dedicate an additional five feet of right-of-way along the property frontage.

Strict application of the dedication requirement would render this redevelopment infeasible due to the existing physical constraints of the site and building. The existing warehouse building is constructed on the current property line, and any right-of-way dedication would directly impact the building's structural integrity and functional layout. The existing building's placement and construction—typical of industrial buildings from the 1930s—are immovable characteristics that create a unique physical hardship not applicable to newly constructed sites.

Furthermore, requiring dedication in this instance would not provide a measurable public benefit nor support sound public policy. The adjacent right-of-way width of 50 feet is consistent along this corridor. The existing street adequately serves current and future traffic demands. The proposed redevelopment represents a substantial private investment that reuses an existing structure, reduces blight, and supports the City's goals for adaptive reuse and economic revitalization of older industrial properties.

Live Oak Street only exists for two blocks and is rarely traveled on due to the existing developments along the street being mostly unoccupied warehouse buildings.

For these reasons, strict application of the five-foot dedication requirement would impose an unnecessary hardship and create an impractical development outcome, contrary to the intent of Chapter 42 to encourage sound urban development consistent with the surrounding neighborhood context.

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The circumstances supporting the granting of this variance are not the result of a hardship created or imposed by the applicant. This request is based solely on existing site conditions and building placement established when the structure was constructed in the 1930s, prior to adoption of modern subdivision and right-of-way standards.

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

The intent of Chapter 42 is to promote the health, safety, and welfare of the City through sound urban development by providing for orderly subdivision, development, and redevelopment of land within the City of Houston.

The proposed variance to waive the five-foot right-of-way dedication maintains these objectives while allowing the adaptive reuse of an existing building that predates current subdivision standards. The existing 50-foot right-of-way adequately accommodates vehicular and pedestrian circulation along this corridor and is consistent with adjacent street widths. Granting the variance will not impair public

access, traffic safety, or future utility needs.

The project will maintain and improve existing sidewalks and streetscape elements, thereby enhancing the pedestrian realm/connectivity and supporting the City's urban design goals. This redevelopment aligns with Chapter 42's broader purpose of encouraging reinvestment within established urban areas, optimizing existing infrastructure, and supporting compatible infill development. By reusing an existing structure rather than demolishing and rebuilding, the project preserves neighborhood character, minimizes construction waste, and supports sustainable growth. Therefore, approval of this variance will uphold the intent and general purpose of Chapter 42 while facilitating a project that contributes positively to the surrounding community and built environment.

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Granting this variance will not be injurious to the public's health, safety, or welfare. Live Oak Street has a 35.5-foot-wide pavement section, which provides adequate width for vehicular travel lanes, on-street parking, and pedestrian circulation consistent with other streets in the area. The proposed variance will not alter the existing street configuration, impede emergency access, or interfere with public utilities or drainage infrastructure.

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Economic hardship is not the sole justification for this variance request. The need for relief arises from existing physical conditions of the property and structure, not from financial considerations. The existing warehouse building was constructed in the 1930s prior to modern right-of-way standards and is situated on the property line, leaving no feasible means to dedicate additional width without encroaching into the building itself.

The requested variance is therefore based on the physical constraints and unique characteristics of the site, which make strict application of the five-foot dedication requirement impractical and contrary to the City's goals for adaptive reuse and preservation of existing structures.



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

ROR

November 5, 2025

NOTICE OF RECONSIDERATION REQUEST WITH VARIANCE

REFERENCE NUMBER : 2025-1974

PLAT NAME: Bonita Grand

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application for reconsideration request with a variance request for a property located at 25 N. Live Oak Street, south of Canal Street and north of Commerce Street. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a reconsideration of requirements To not dedicate 5' of Live Oak Street on the proposed plat (currently 50' in width), and to establish a dual building line variance To not dedicate 5' of Live Oak Street on the proposed plat (currently 50' in width), and to establish a dual building line. Enclosed are copies of the reconsideration request with a variance, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Chris Rhodes, with Civil-Surv Land Surveying, L.C., on behalf of the developer, can be contacted at 713-839-9181 for additional information regarding this project.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, December 4, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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Houston Planning Commission

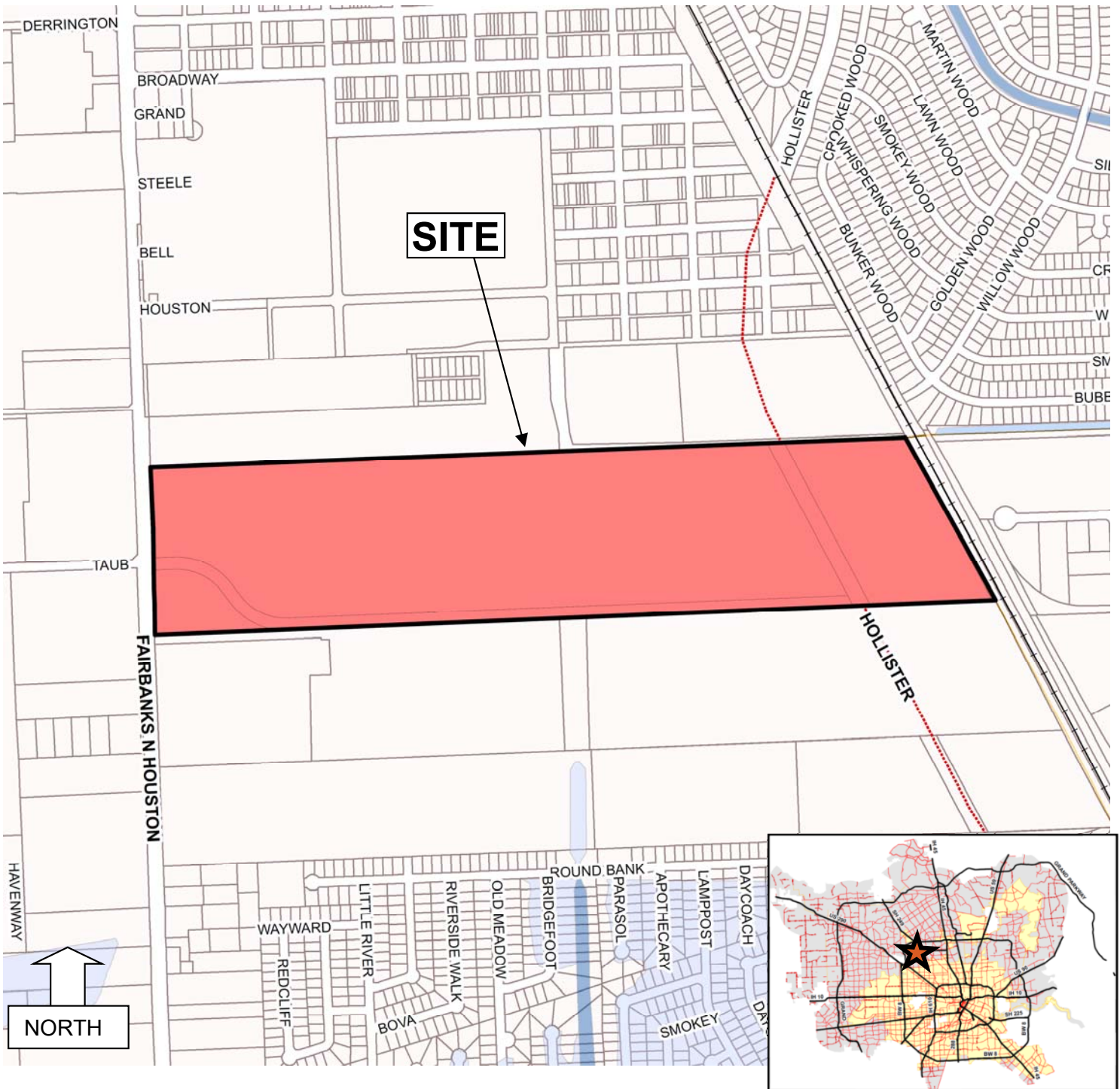
ITEM: 98

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Fairbanks Landing GP

Applicant: Quiddity Engineering



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Fairbanks Landing GP

Applicant: Quiddity Engineering



F- Reconsideration of Requirements

Aerial



Application Number: 2025-2087
Plat Name: Fairbanks Landing GP
Applicant: Mikalla Hodges
Date Submitted: 11/17/2025

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

To exceed 1,400' intersection spacing requirements and not provide a north-south public street through the area encompassed by the proposed GP

Chapter 42 Section: 128 a 1

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets.

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:

(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts:

The area encompassed by the proposed GP will be non-residential in nature and developed with large scale, warehouse structures. Requiring a north/south local street through the GP will be impractical as property platted to the north and south did not provide for any public street connection. Property to the south of the GP – Fairbanks Industrial (recorded in Oct 2022) does not provide any stub streets to allow for a north-south public street at 1,400'. Property to the north - Fairbanks North Houston Center (Sec1 recorded in July 2024) also does not provide an opportunity for a north-south public street connection at 1,400 feet. Additionally, the area within the Fairbanks North Houston Center GP and Sec 1 represents a replat of a 1913 subdivision – North Houston Subdivision – which initially proposed lots, blocks and a grided street network. Only the 'northern portion' of North Houston Subdivision was developed for residential use and that portion has multiple public street connections to Fallbrook Drive and Fairbanks N Houston Road. Only one (1) block to the 'south' of that original subdivision was developed – Block 80 and portions of the north-south public streets and the east-west public street Prairie Avenue were abandoned by Commissioners Court Action CF No D333028 in 1971.

Therefore, requiring a north-south public street through the GP is impractical as it would create a north-south ROW to nowhere.

Designated Major thoroughfare – Hollister Drive is dedicated on the western portion of the GP and only requires dedication to the north and south of the proposed GP to complete a north-south connection between Fallbrook Drive and West Road.



Application Number: 2025-2087
Plat Name: Fairbanks Landing GP
Applicant: Mikalla Hodges
Date Submitted: 11/17/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed 1,400' intersection spacing requirements and not provide a north-south public street through the area encompassed by the proposed GP

Chapter 42 Section: 128 a 1

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets.

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:

(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

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

The site is located within the City of Houston's ETJ, Harris County on the east side of designated major throughfare (MTF) Fairbanks North Houston, south of MTF Fallbrook Drive and north of MTF West Road. The area encompassed by the proposed GP will be non-residential in nature and developed with large scale, warehouse structures. Requiring a north/south local street through the GP will be impractical as property platted to the north and south did not provide for any public street connection. Property to the south of the GP – Fairbanks Industrial (recorded in Oct 2022) does not provide any stub streets to allow for a north-south public street at 1,400'. Property to the north - Fairbanks North Houston Center (Sec1 recorded in July 2024) also does not provide an opportunity for a north-south public street connection at 1,400 feet. Additionally, the area within the Fairbanks North Houston Center GP and Sec 1 represents a replat of a 1913 subdivision – North Houston Subdivision – which initially proposed lots, blocks and a grided street network. Only the 'northern portion' of North Houston Subdivision was developed for residential use and that portion has multiple public street connections to Fallbrook Dive and Fairbanks N Houston Road. Only one(1) block to the 'south' of that original

subdivision was developed – Block 80 and portions of the north-south public streets and the east-west public street Prairie Avenue were abandoned by Commissioners Court Action CF No D333028 in 1971. Therefore, requiring a north-south public street through the GP is impractical as it would create a north-south ROW to nowhere. Designated Major thoroughfare – Hollister Drive is dedicated on the western portion of the GP and only requires dedication to the north and south of the proposed GP to complete a north-south connection between Fallbrook Drive and West Road, and subsequently a complete MTF grid comprising – Fallbrook Drive, West Road and Fairbanks North Houston Road.

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

Requiring a north-south public street at 1,400' through the GP is impractical as it would create a north-south ROW to nowhere. Recently recorded property to the north and south did not provide any opportunity for a local public street connection.

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

The general purpose of the chapter will be maintained as property immediately adjacent to the proposed GP is non-residential in nature and features large scale, warehouse structures. Requiring a north/south local street through the GP will be impractical as property platted to the north and south did not provide for any public street connection. Additionally, designated major throughfare to the west – Hollister Drive only requires dedication to the north and south of the proposed GP to complete a north-south connection between Fallbrook Drive and West Road.

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

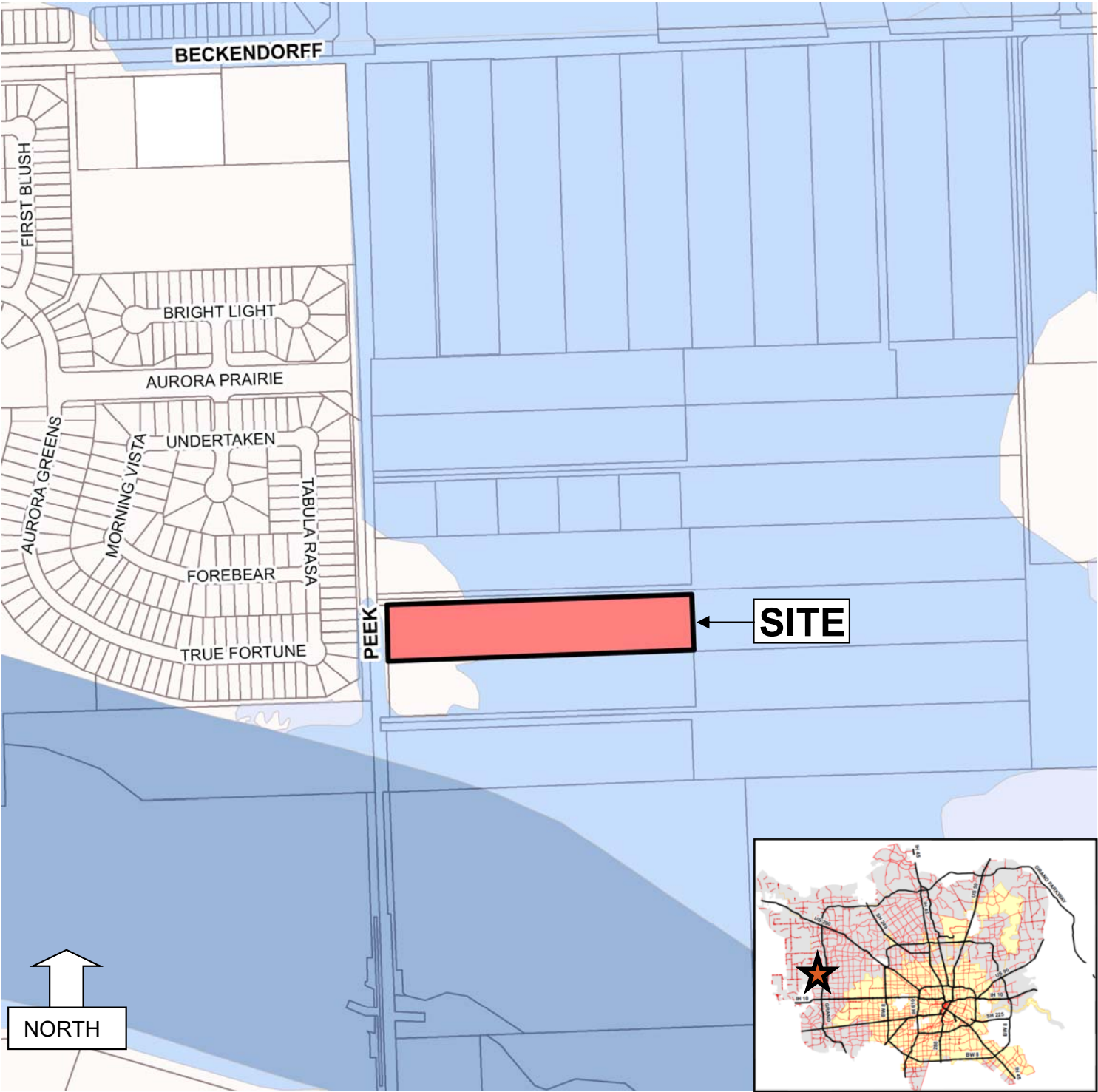
Granting of the variance will not be injurious to the public health, safety or welfare. The site will be developed for warehouse use and will therefore feature large scale structures. Recently recorded property to the north and south of the GP - Fairbanks North Houston Center (Sec 1 recorded in July 2024) and Fairbanks Industrial (recorded in Oct 2022) did not provide for any local public street connections. Therefore, requiring a north-south public street through the GP is impractical as it would create a north-south ROW to nowhere.

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

Sole justification for the variance is not solely based on economic hardship. Property to the south of the GP does not provide any stub streets to allow for a north-south public street at 1,400'. Designated Major thoroughfare – Hollister Drive is dedicated on the western portion of the GP and only requires dedication to the north and south of the proposed GP to complete a north-south connection between Fallbrook Drive and West Road.

Subdivision Name: Katy Aquatic Team for Youth Inc

Applicant: Beacon Land Services



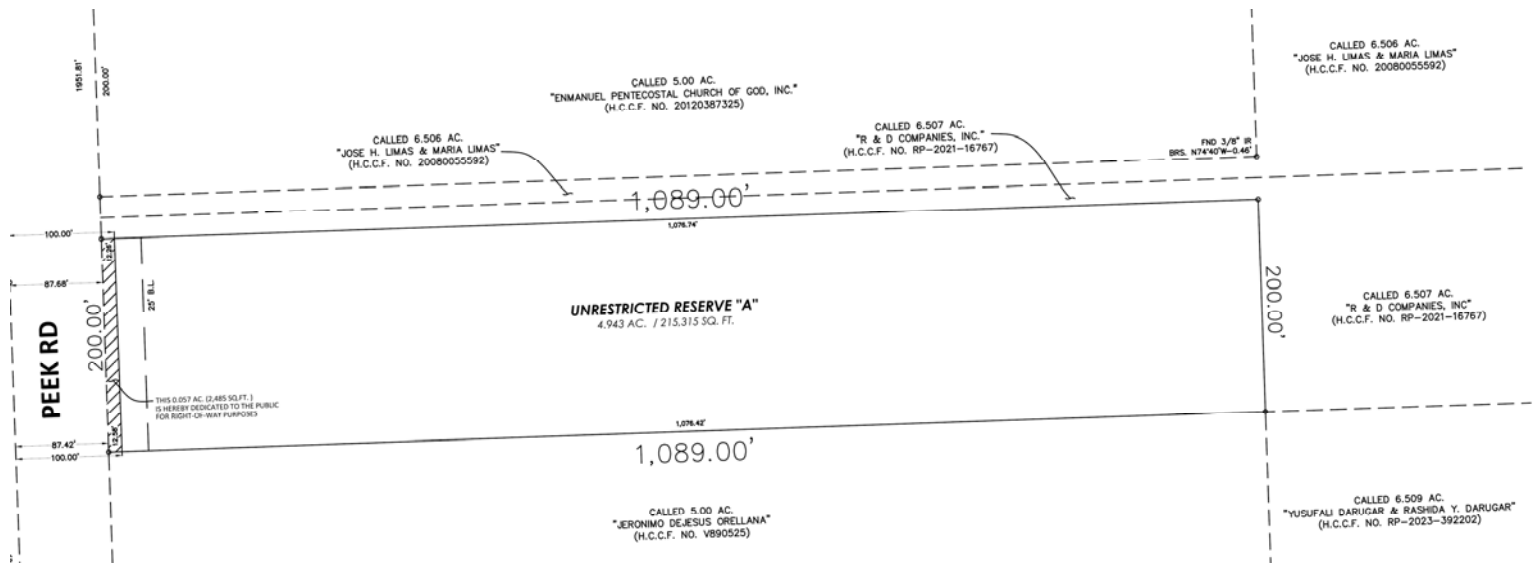
ITEM: 99

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Katy Aquatic Team for Youth Inc

Applicant: Beacon Land Services



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: Katy Aquatic Team for Youth Inc

Applicant: Beacon Land Services



F- Reconsideration of Requirements

Aerial

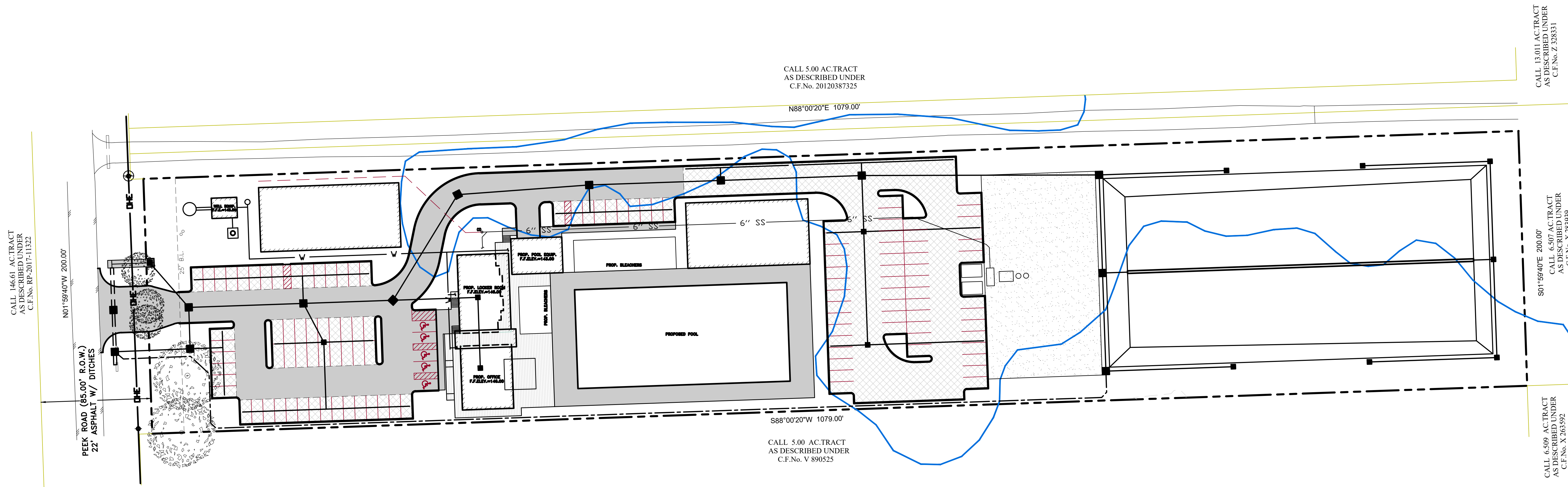
GENERAL NOTES:

1. REFERENCE LINES AND GRADES. THE OWNER SHALL PROVIDE REFERENCES FOR LINE AND GRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE REFERENCE POINTS AND REPLACE THEM IF LOST OR DAMAGED.
2. EXISTING UTILITIES. VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
3. PIPELINES. NO EXCAVATING OR OTHER CONSTRUCTION ACTIVITY SHALL BE CONDUCTED IN THE IMMEDIATE VICINITY OF A PIPELINE IN THE ABSENCE OF A PIPELINE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
4. OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LINES HAVE NOT BEEN MARKED SINCE THEY ARE CLEARLY VISIBLE. THE CONTRACTOR SHALL LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL & CIVIL LIABILITY.
5. SPECIAL CARE SHALL BE TAKEN TO NOT DAMAGE ANY WETLAND VEGETATION OR DISTURB DRAINAGE PATTERNS.
6. PERMITS. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR SHALL BE OBTAINED AT HIS EXPENSE.
7. SAFETY. OBSERVE ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS WHEN WORKING IN OR NEAR PUBLIC ROAD R.O.W.S.
8. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION, TRENCHING, AND SHORING.
9. FLOOD STATEMENT: THE SUBJECT PROPERTY IS LOCATED IN (ZONE AE) WITH A BASE FLOOD ELEVATION OF 14' AS PER FIRM MAP COMMUNITY PANEL NUMBER 48167 C 0235 G DATED AUGUST 15, 2019.
10. TEMPORARY BENCHMARKS. TBM #1: LOCATION TBD

SITE LEGEND

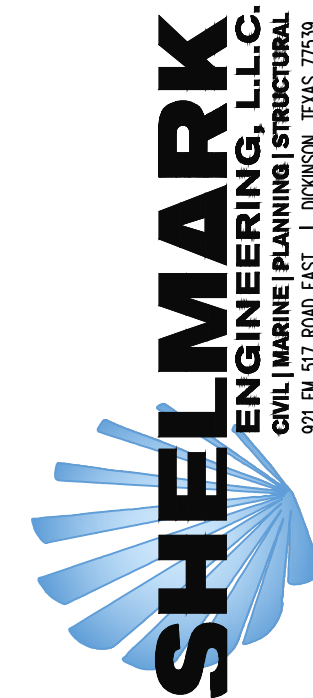
- PROPERTY LINE
- - - SANITARY SEWER LINE
- - - WATER LINE
- == == STORM SEWER LINE
- ⊕ GATE VALVE
- ⊕ FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MH
- INLET
- STORM SEWER MH
- ▽ WATER SERVICE TAP
- ▽ SANITARY SERVICE TAP
- PROPOSED 6 IN CONCRETE PAVING
- PROPOSED 4 WIDE CONCRETE SIDEWALK
- ◀ C2.02 ▶ PLAN & PROFILE SHEET NUMBER

40 0 40 80 120 Feet
SCALE: 1"=40'



KATY AQUATIC TEAM FOR YOUTH INC.
5634 PEEK ROAD
KATY, TEXAS

PROJECT:



ISSUED FOR	11/14/2025
REVIEW	



11/14/2025

DWG NAME: SITE PLAN

DWG NO: C1.0

SCALE: 1" = 40'	BY: JC
JOB NO: 25-136	REV: A



Application Number: 2025-1989
Plat Name: Katy Aquatic Team for Youth Inc
Applicant: Christan Castano
Date Submitted: 11/3/2025

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Removal of the following requirement from our subdivision conditions for approval:

Sec. 42-127. Intersections of major thoroughfares.

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Chapter 42 Section: Sec. 42-127 (a)

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares.

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts:

We are requesting that this requirement be removed from the subdivision's conditions for approval.



Application Number: 2025-1989
Plat Name: Katy Aquatic Team for Youth Inc
Applicant: Christan Castano
Date Submitted: 11/3/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Allow the applicant to exceed major thoroughfare intersection spacing requirements by not providing a new east/west street.

Chapter 42 Section: Sec. 42-127 (a)

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares.

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(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 plat boundary consists of 5.00 acres situated in the City of Houston's extraterritorial jurisdiction on the east side of Peek Road approximately 1,951 feet south of the intersection with Beckendorff Road. The applicant's plat – Katy Aquatic Team for Youth Inc – was recently approved by the Commission. Unfortunately, the Action CPC101 included a comment that the applicant needed to address intersection spacing before the project could move forward.

The applicant is platting the property to construct a swim school. The applicant is requesting a reconsideration of requirement with variance not to provide a new east/west thoroughfare across their site as the intersection spacing placement should not be on their property and existing development prevents any extension beyond their site. The property is situated between two established major thoroughfares - Stockdick School Road to the south and Beckendorff Road to the north. Our site does not fall within the 2,600-foot interval from Stockdick School Road nor the 2,600-foot interval from Beckendorff Road. If the City were to choose a location for a potential thoroughfare that aligned with the existing intersection spacing of the area, it would be 250-600 feet south of our site. Not only is that land situated more appropriately per the spacing criteria, but it would avoid cutting through the Aurora Subdivision and it could possibly avoid the Katy Country Estates Subdivision –

though it would still cut through the Tri-County Baptist Church and several existing detention facilities. Forcing the thoroughfare through our site would mean cutting through both adjacent subdivisions and the existing detention facilities – something that is entirely unrealistic.

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

The hardship is not self-created. The City's interpretation of where the new thoroughfare should be located is inconsistent with their standard and conditions in the real world. Further, the applicant did not establish the existing pattern of roadway spacing, nor control the approval of prior variances and plats that led to the current inability to extend a thoroughfare through their site. Notably, a nearby tract to the south was previously granted a variance to avoid providing an east-west street, which would have fulfilled this connection. That variance, though initially approved, expired without recordation, which was an event entirely outside of this applicant's control.

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

Granting the requested variance will preserve the intent and purpose of Chapter 42 by maintaining logical, coordinated spacing of major thoroughfares and preventing unnecessary, fragmented roadway segments. The surrounding street network already provides sufficient access and connectivity, and the proposed development will continue to function safely within that framework. There is simply no viable path for a local street extension through the site, let alone justification for an additional thoroughfare to provide for safe and effective traffic movement in the area. The proposed variance is the only viable path forward to avoid the dedication and improvement of unnecessary right-of-way that would prevent the applicant from realizing the reasonable use and enjoyment of their land. These goals are in keeping with the intent and general purposes of the City's Subdivision Regulations.

(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 health, safety, or welfare. It avoids introducing an illogical intersection that would complicate traffic flow, increase turning conflict points, and burden future maintenance. Public access, safety, and emergency response will remain fully adequate under the current layout.

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

Economic hardship is not the sole justification for this request. The reasoning is based on the site's fixed location within the established roadway grid, the lack of practical alignment opportunities, and the precedent set by surrounding properties. The relief sought simply prevents an unnecessary and technically unfeasible street dedication that would not advance the goals of the Major Thoroughfare and Freeway Plan. Further, the imposition of the street requirements would conflict with the current land uses in the area and negatively impact the development potential of the subject property.

Houston Planning Commission

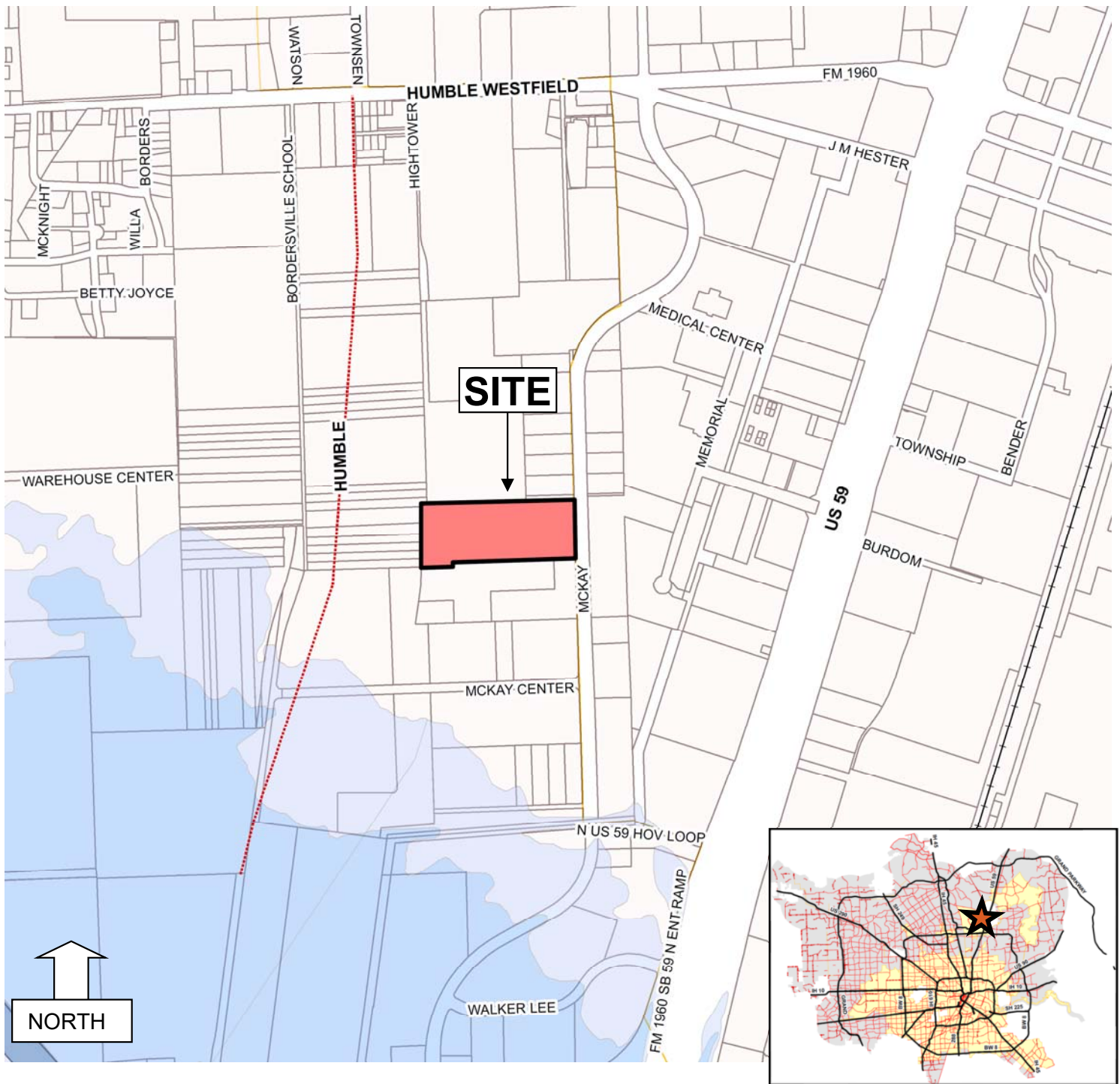
ITEM: 100

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: McKay Air Center

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

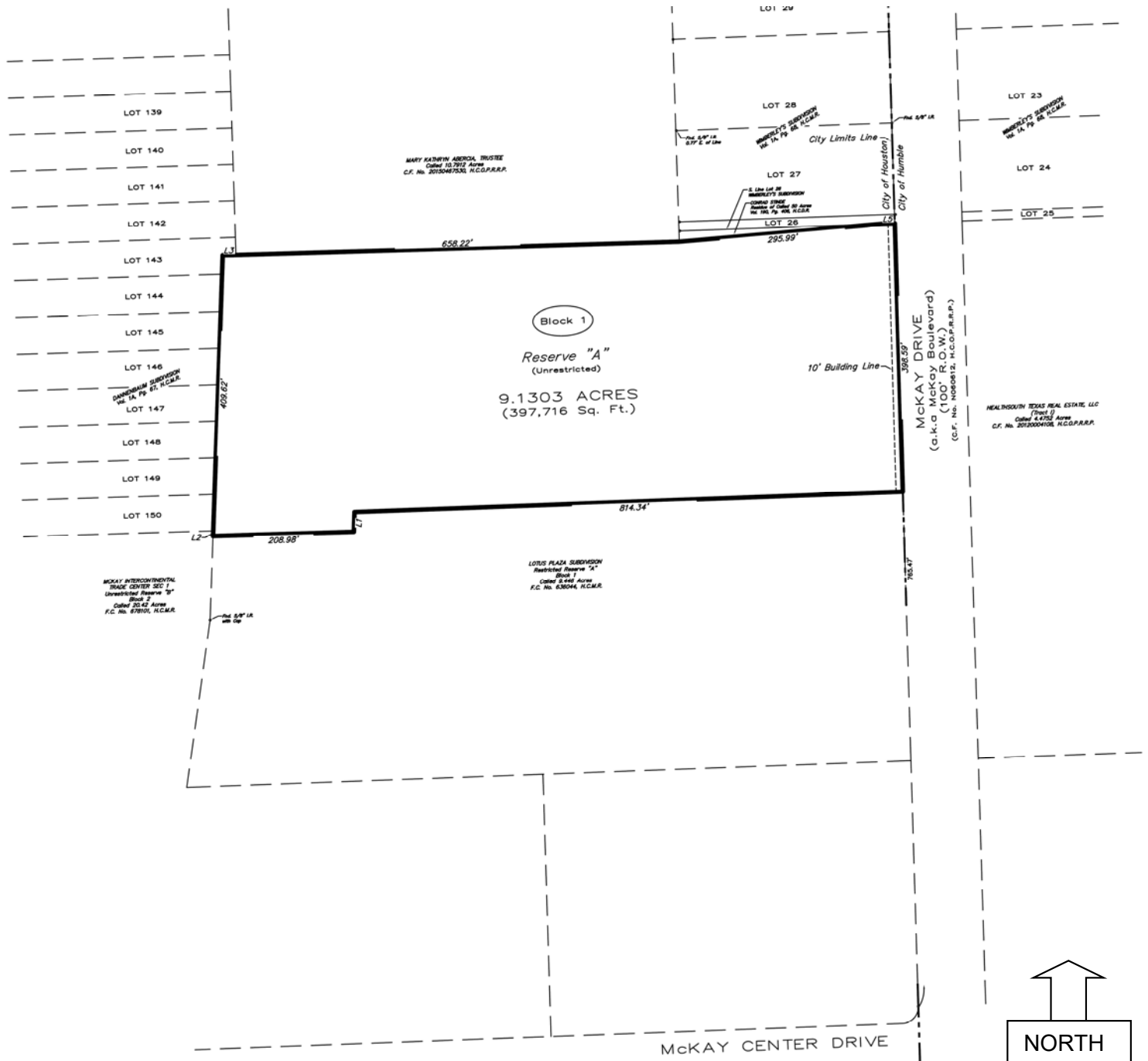
ITEM: 100

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: McKay Air Center

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 100

Planning and Development Department

Meeting Date: 12/04/2025

Subdivision Name: McKay Air Center

Applicant: The Pinnell Group, LLC



F- Reconsideration of Requirements

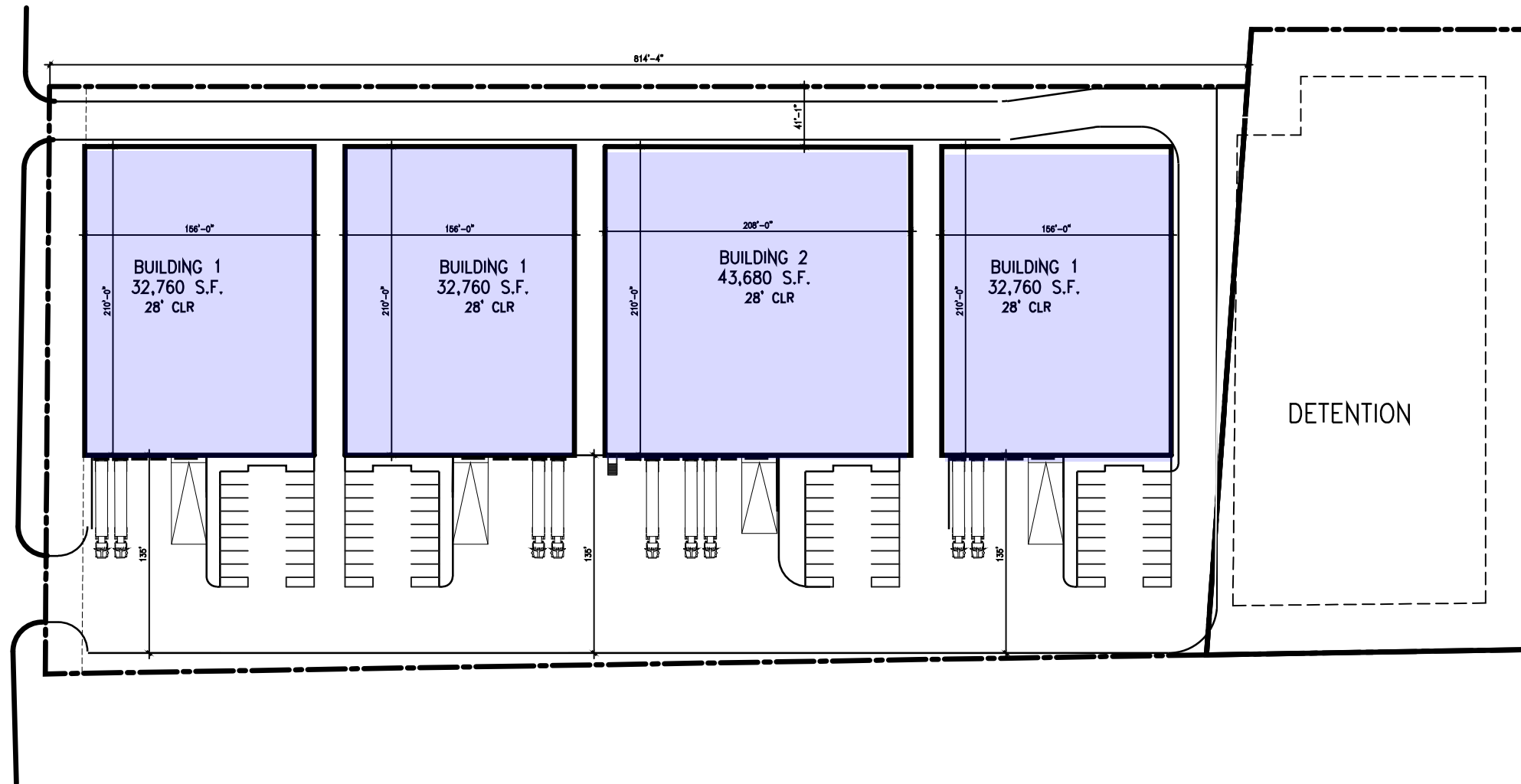
Aerial

urban

URBAN
CONSTRUCTION
SOUTHWEST, Inc.

2110 GRANDWAY DRIVE
KATY TX 77449 PH: 713-339-5380

WWW.URBANCOMPANIES.COM





Application Number: 2025-1872
Plat Name: McKay Air Center
Applicant: Michael Haworth
Date Submitted: 10/17/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are seeking a variance to allow the intersection spacing along McKay Drive to exceed 1,400 along the east boundary of the subject tract.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets.

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

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 owners of this 9.1303 acres of land are platting the subject property into a single Block and single Reserve to create a commercial/light industrial development. McKay Drive is an existing 100-foot-wide dedicated street along the east boundary of the proposed subdivision. The owner wishes to create a single reserve with buildings located along the south portion of the property with detention in the back portion of the property. A dedicated road east/west street through the property would not benefit the proposed development or improve traffic circulation at this time. Additionally, existing McKay Center Drive to the south and existing Warehouse Center Drive to the north are currently spaced right at 1400' apart. Dedicating an east/west street through the subject property would force Warehouse Center Drive to be re-aligned to make a connection at the subject property. There is currently nothing that would prevent Warehouse Center Drive from being extended straight to McKay Drive and maintaining the existing 1400' spacing.

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

Extending Warehouse Center Drive on its current alignment will maintain the 1400' spacing and leave more usable land for adjoining land owners.

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

The granting of this variance will not devalue this Chapter. If there were existing features preventing Warehouse Center Drive from being extend straight to Mckay Drive then re-aligning to make a connection to the subject property would make more sense.

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

Currently, there is nothing injurious to the public health, safety and welfare on the subject tract, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare;

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

This request is not based on economic reasons. It is a matter of a logistical solution not dedicate an east/west street on a tract that would force a re-alignment of Warehouse Center Drive.



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

ROR

November 5, 2025

NOTICE OF RECONSIDERATION REQUEST WITH VARIANCE

REFERENCE NUMBER : 2025-1872

PLAT NAME: McKay Air Center

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application for reconsideration request with a variance request for a property located at 18727 McKay Drive, south of FM 1960. 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 reconsideration of requirements with a variance to allow the intersection spacing along McKay Drive to exceed 1,400 along the east boundary of the subject tract, by not providing an east-west through street. Enclosed are copies of the reconsideration request with a variance, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Michael Haworth, with The Pinnell Group, LLC, on behalf of the developer, can be contacted at 281-363-8700 for additional information regarding this project.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, December 4, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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



Houston Planning Commission

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
2250 BARTLETT STREET	25089013	77098	5256D	492Y	C

HCAD ACCOUNT NUMBER(S):	060066005001
PROPERTY LEGAL DESCRIPTION:	Block 4A Lot 1 Chevy Chase
PROPERTY OWNER OF RECORD:	BPHB ASSETCO LLC
ACREAGE (SQUARE FEET):	6,500 sf
WIDTH OF RIGHTS-OF-WAY:	Bartlett Street (50') & Greenbriar Drive (60')
EXISTING PAVING SECTION(S):	Bartlett Street (25') & Greenbriar Drive (36')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 3,186 sf

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 4,975 sf

PURPOSE OF VARIANCE REQUEST: To allow 20' building setback line along the west side of property along Greenbriar Drive, a major thoroughfare, in lieu of 25' setback per Sec. 42-152

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



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

HCAD identifies the property as Block 4A Lot 1 Chevy Chase plat of August 1925 located at 2250 Barrett Street. Property has an existing house of 3,186 sf is to be being removed in 2025. The original house was built on the 15' building line along Greenbriar Drive which is a one-way north thoroughfare. Similar to other houses along Greenbriar Drive, however the original Chevy Chase plat, August 1925, had no building lines and there are structures along Greenbriar Drive built on a zero and 10' building lines. This is a well-developed area and most of the houses that abut Greenbriar Drive are built using a driveway entrance along Greenbriar Drive.

The new structure will take access from Bartlett Street and will be 34' back of the curb from Greenbriar Drive. A new 6" sidewalk along Greenbriar Drive will be provided. The proposed building line variance is similar in character to a variance approved 12-19-24 at 2247 North Blvd.

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

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

This is a tract that has functioned as a single-family home lot since 1938. This home is currently being scheduled for demolition. Requiring a 25' building line for the Greenbriar Drive portion of the property would create an undue hardship in that there is an accepted 20' building line on Barrett Street and a 5' building line along the east side of the lot and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building line along Greenbriar Drive.

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

Requiring a 25' building line per Sec. 42-152 (a) along Greenbriar Drive in lieu of the requested 20' building line per Chevy Chase subdivision plat of August 1925, would create an undue hardship in conjunction with the 25' building line on Greenbriar Drive and 5' building line along the east side of the lot. The 20' building line along Greenbriar Drive is well within the intent of the original Chevy Chase subdivision plat of August 1925, and fulfills the intent of Chapter 42.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

(42-152) The property was originally sized and platted in August 1925 with zero building lines or setbacks along Greenbriar Drive or Barrett Street. The imposition of 25' building setback along Greenbriar Drive is an unreasonable hardship imposed on this property, as many of structures in this area are built using the zero or 10' building set back line along Greenbriar Drive. Therefore, the circumstances supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Block 4A Lot 1 Chevy Chase is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, with most structures along Greenbriar Drive built on the zero or 10' building line.

(42-152) Our structure honors the prevailing setback conditions along Greenbriar Drive per the Chevy Chase plat of August 1925 fulfills the intent of Chapter 42;

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

Barrett Street is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety, or welfare as most other properties along Greenbriar Drive in the Chevy Chase subdivision, with the west side of the property, along Greenbriar Drive are generally the same size and adhere to the zero per plat of August 1925 or 10' building set back line.

(42-152) The new structure's location itself poses no jeopardy to public safety using the 20' setback which fulfills the intent of Chapter 42;

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

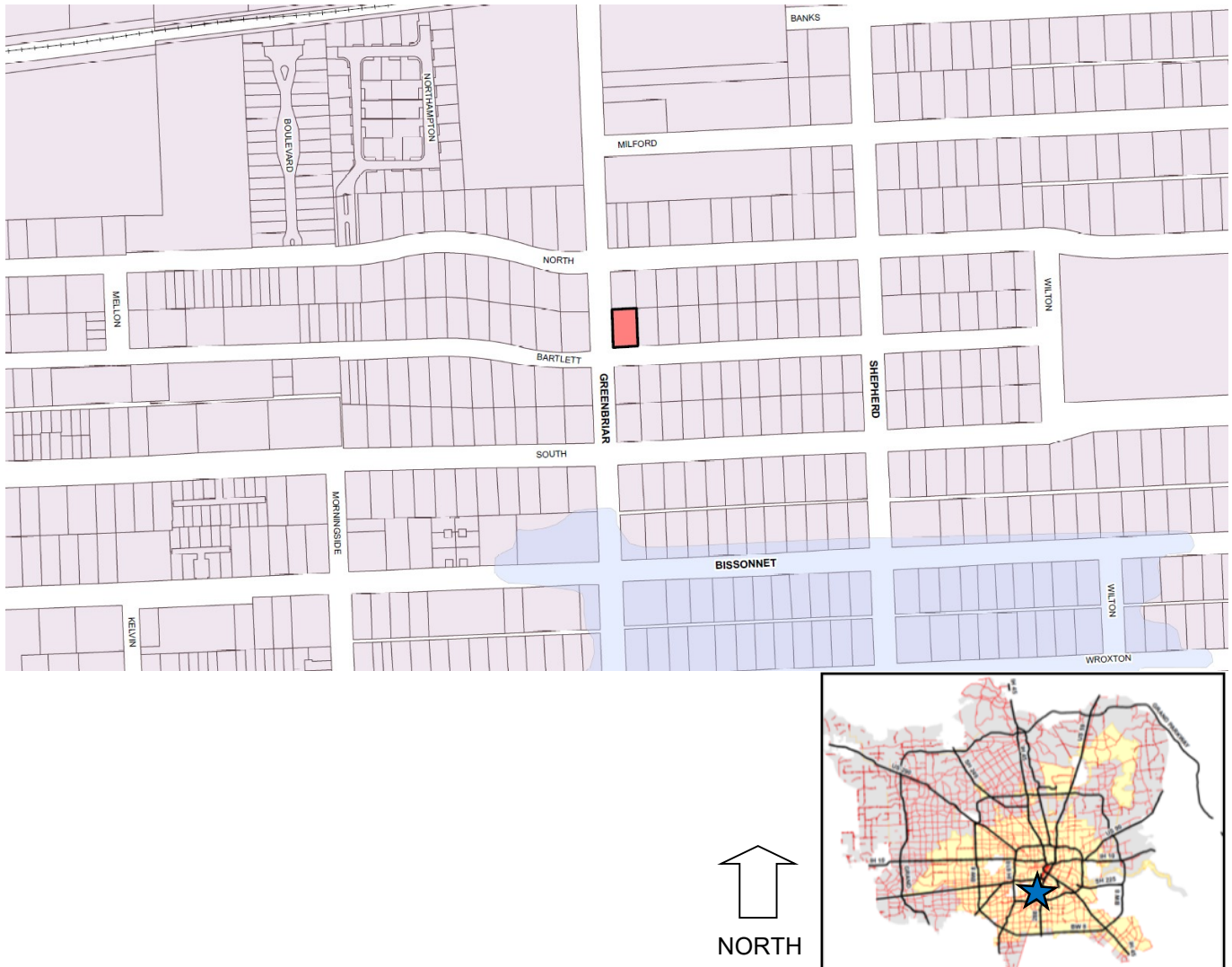
Economic hardship for Block 4A Lot 1 Chevy Chase is not a factor for the existing lot was platted for single family homes in August 1925 is limited by the 20' building line along Barrett Street and a 5' building line along the east side of the lot. The request to not provide a 25' building line per Sec. 42-152 (a) along Greenbriar Drive will allow reasonable development and follow the original Chevy Chase of August 1925 plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot following the intent of Chapter 42.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



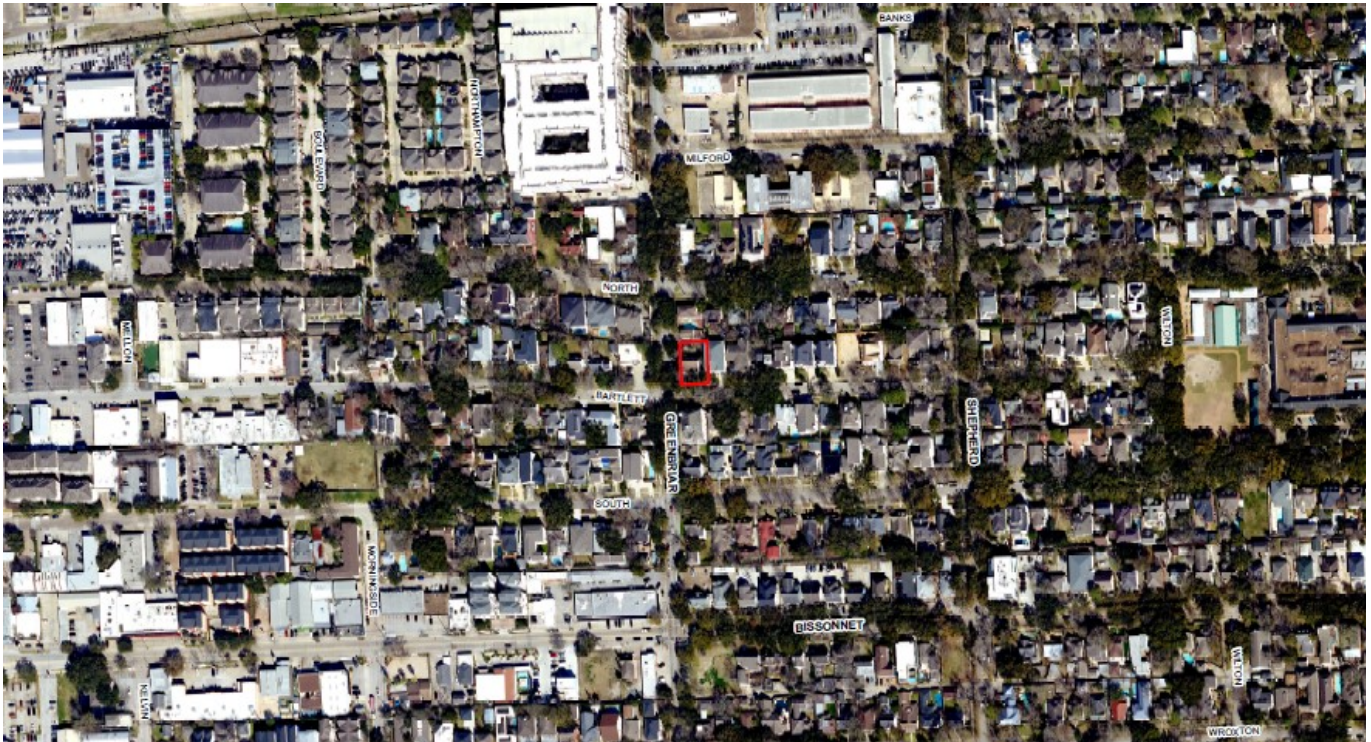
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 118

Meeting Date: 12/04/2025

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



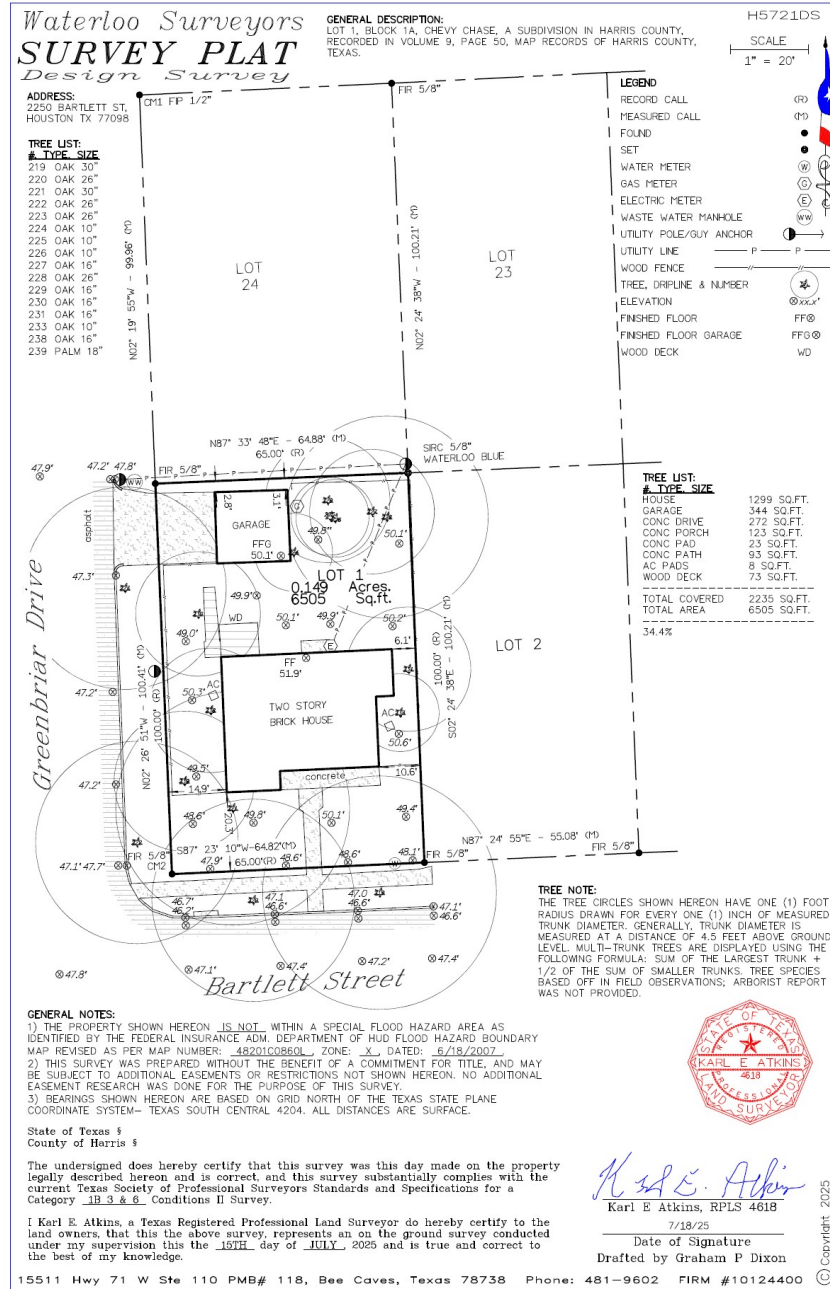
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 118

Meeting Date: 12/04/2025

Survey

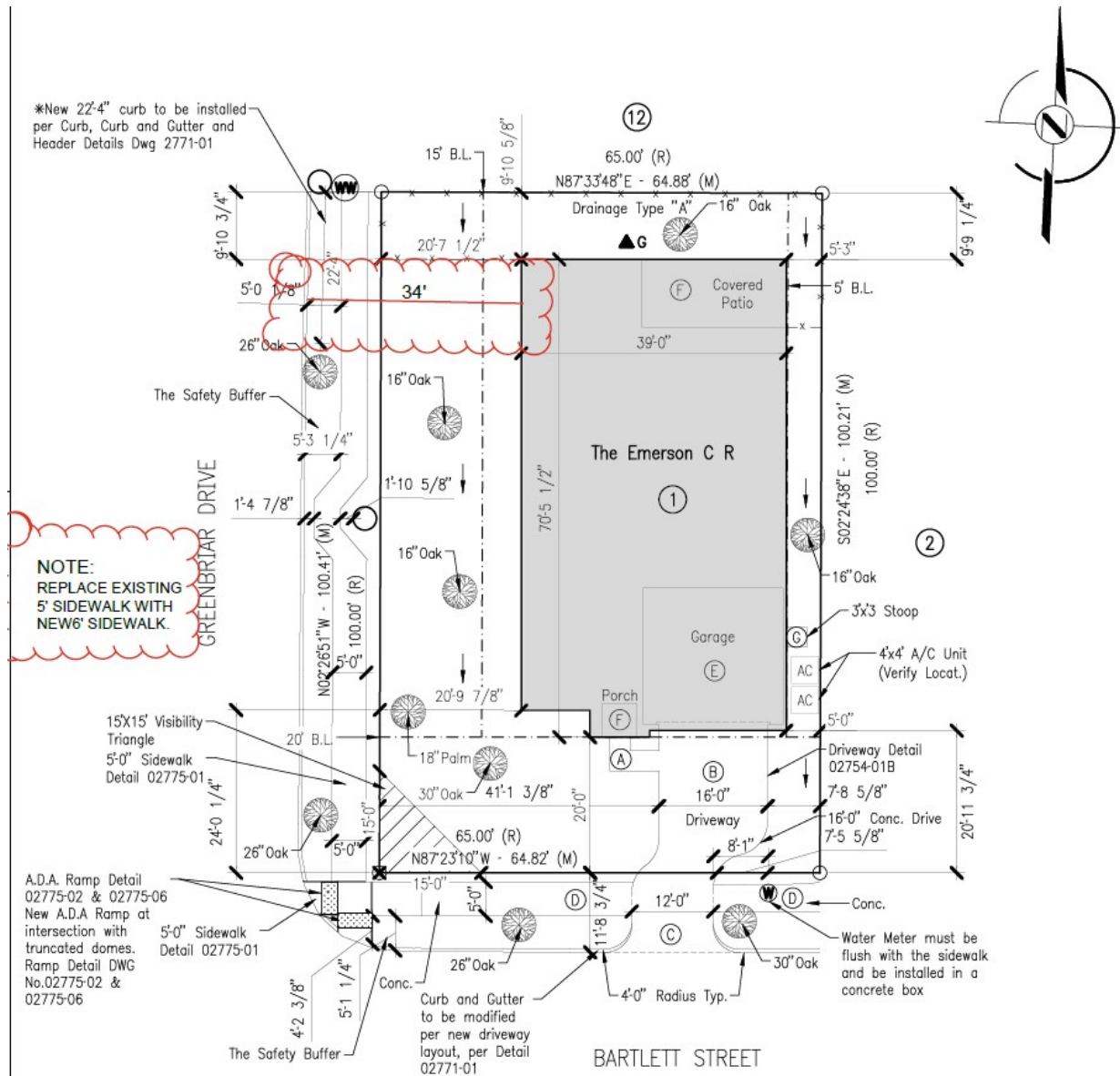


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE

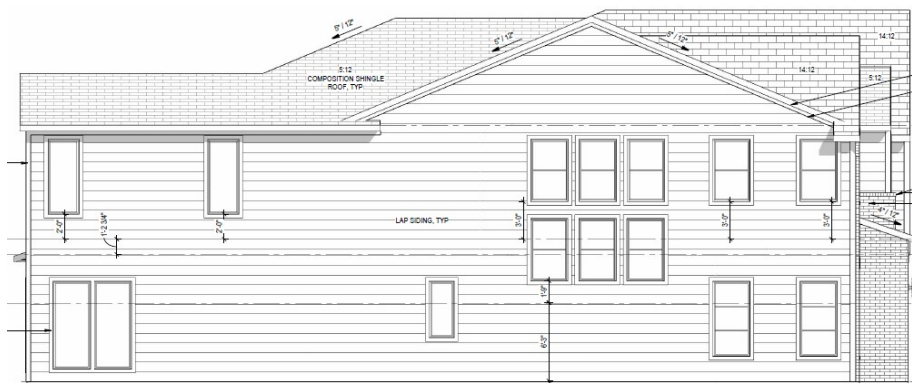
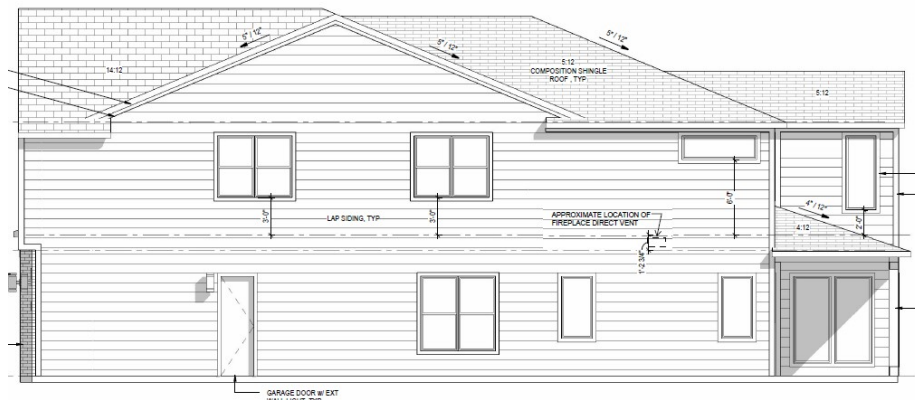
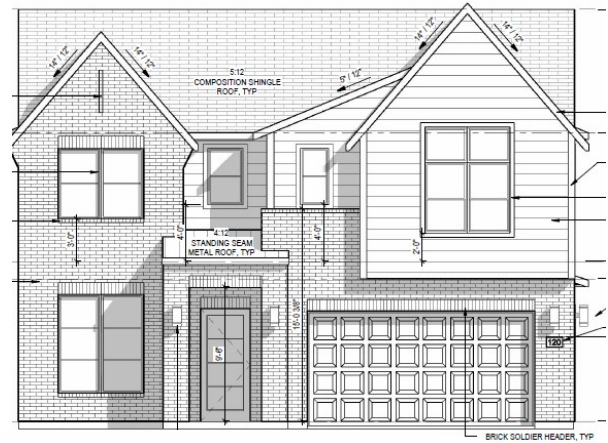
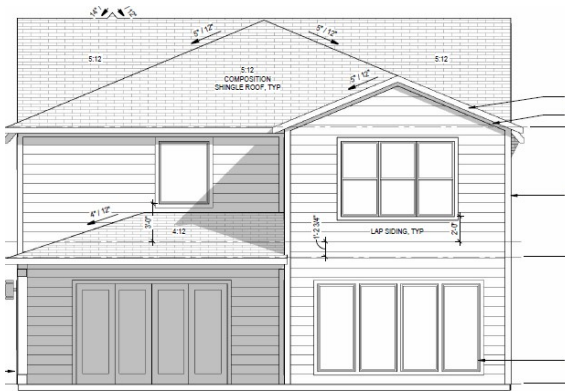


Houston Planning Commission

ITEM: 118

Meeting Date: 12/04/2025

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Home Owner	Rahul Nayar	832-431-2068			
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
12230 Boheme Street	25077019	77024	4957B	490E	G

HCAD ACCOUNT NUMBER(S):	925540000001
PROPERTY LEGAL DESCRIPTION:	Lt. 1 Blk. 9 Frostwood Sec. 1
PROPERTY OWNER OF RECORD:	Nrupa & Rahul Nayar
ACREAGE (SQUARE FEET):	13,712 sf
WIDTH OF RIGHTS-OF-WAY:	Boheme Street (60'), Boheme Ct. (60'), Gessner Road (100')
EXISTING PAVING SECTION(S):	Boheme Street (27'), Boheme Ct. (27'), Gessner Road (50')
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	3,186 sf
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	5,636 sf

PURPOSE OF VARIANCE REQUEST: To allow a 20' building line in lieu of the required 25' building line along Gessner Road 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. Sec. 42-188. Lot access (a) a single-family residential lot shall not have direct vehicular access to a major thoroughfare

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

This project consist of remodeling our main house and doing addiions to the 1st and 2nd floor including above the existing garage. The garage originally sits at 20'-7" from Gessner Rd property line and it does not encroach the 20' B.L as per the recorded plat. The addition directly above the garage will also sit at he same distance. This house was built in 1961, way before Gessner Rd. became a major thoroughfare. Plus many other houses along Gessner already have their garage structures at 20' from their property line also. The new 25' B.L. ordinance is affecting our project, because

now we're being told that we cannot build directly above our existing garage because our existing garage is encroaching the now new 25' B.L. (Ordinance) even though most of the garages along Gessner already exist at 20' as per the Recorded Plat.

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;

The house was build in 1961 follwoing the recorded plate building lines. This house has existed for 64 yr before the new ordinance and we would like to ask for a variance to build at the original BL.

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

The house was build in 1961 follwoing the recorded plate building lines. This house has existed for 64 yr before the new ordinance and we would like to ask for a variance to build at the original BL.

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

The new addition will be consistent and aligned with other garage structures already existing in the neighborhood. Note: we have also been through our Home Owner Association (HOA) and obtained the their approval with no comments or complaints.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

It will not cause any harm to grant this variance, because if this addition was to be canceled, the existing garage will still remain at the same distance (20'-7") on Gessner Rd and has not harmed the public since 1961. The addition directly above will be no difference.

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

No, the economic hardship will not be the sole justification of the variance. The hardship is unique to the property, due to its shape and size. It has not been self created and granting the variance would not harm public welfare or negatively impact any of the other properties.

DEVELOPMENT PLAT VARIANCE

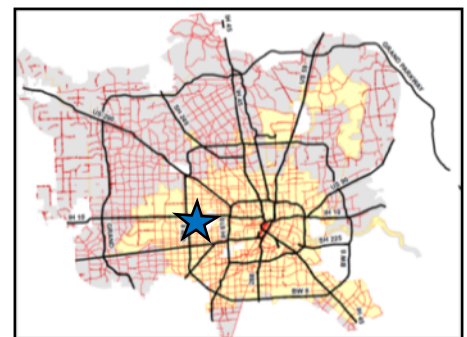
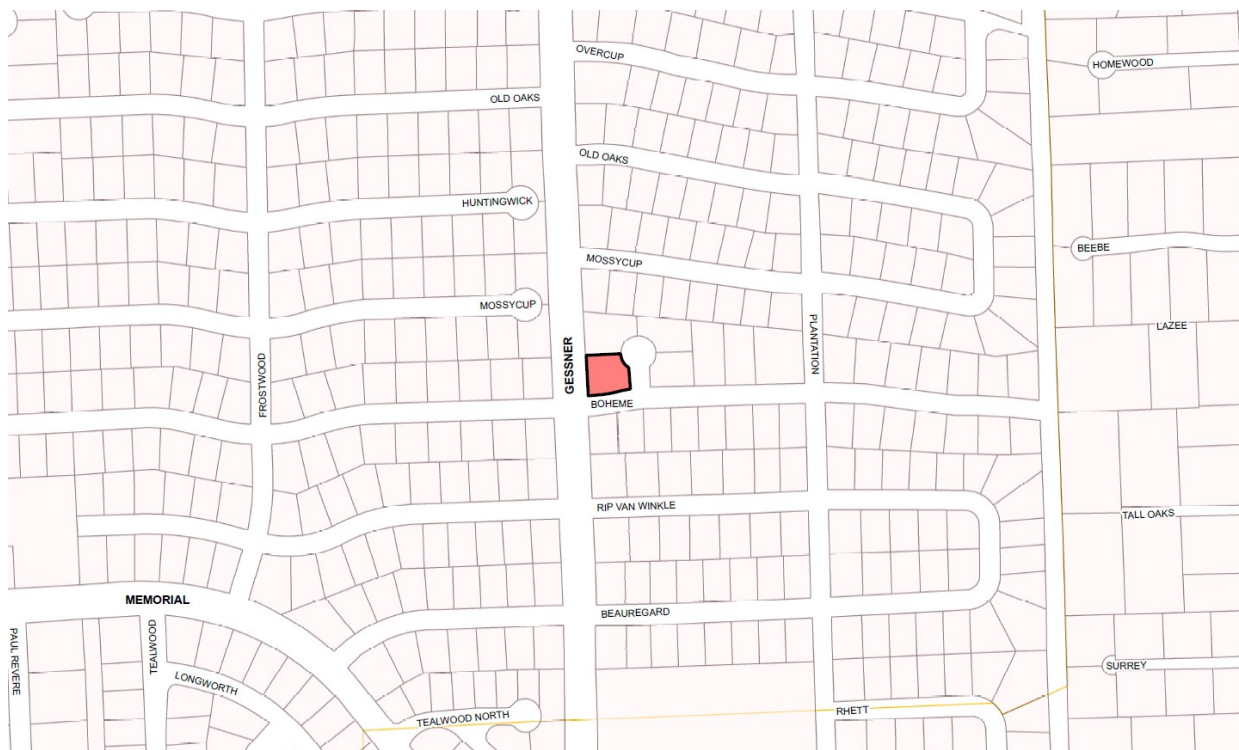


Houston Planning Commission

ITEM: 119

Meeting Date: 12/04/2025

Location Map



DEVELOPMENT PLAT VARIANCE



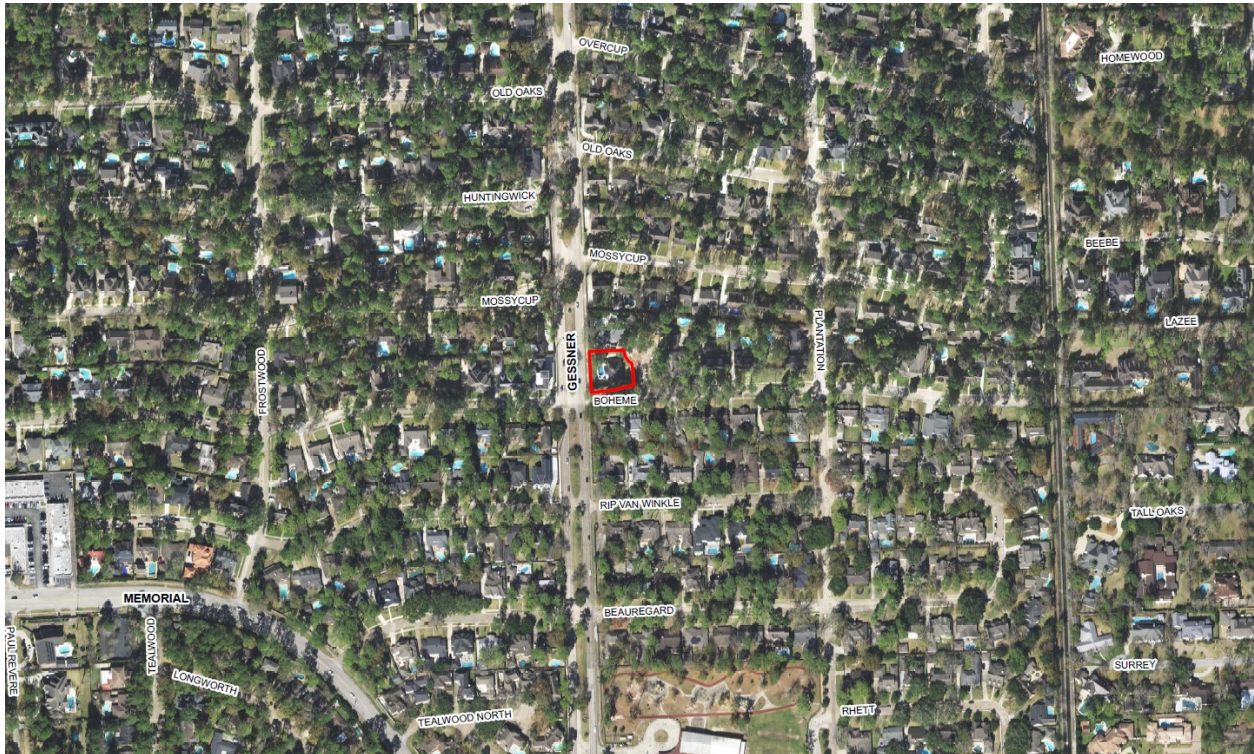
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 119

Meeting Date: 12/04/2025

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



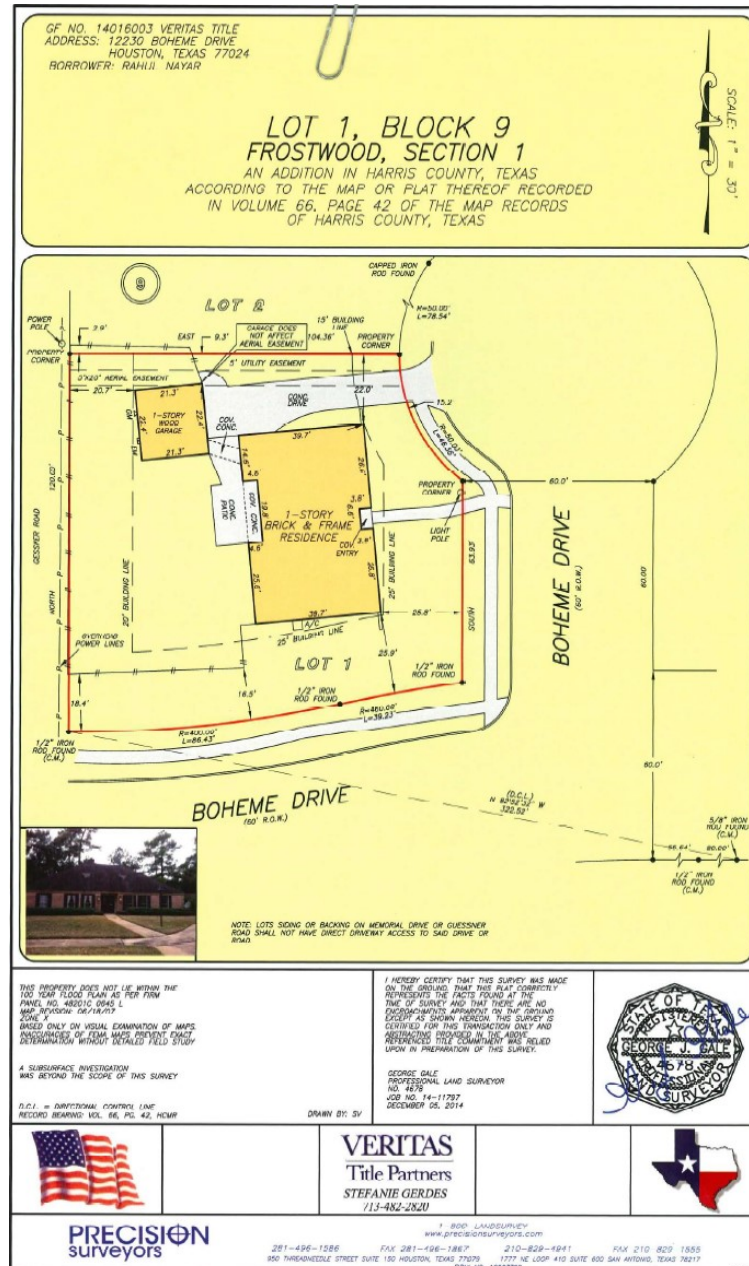
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 119

Meeting Date: 12/04/2025

Survey

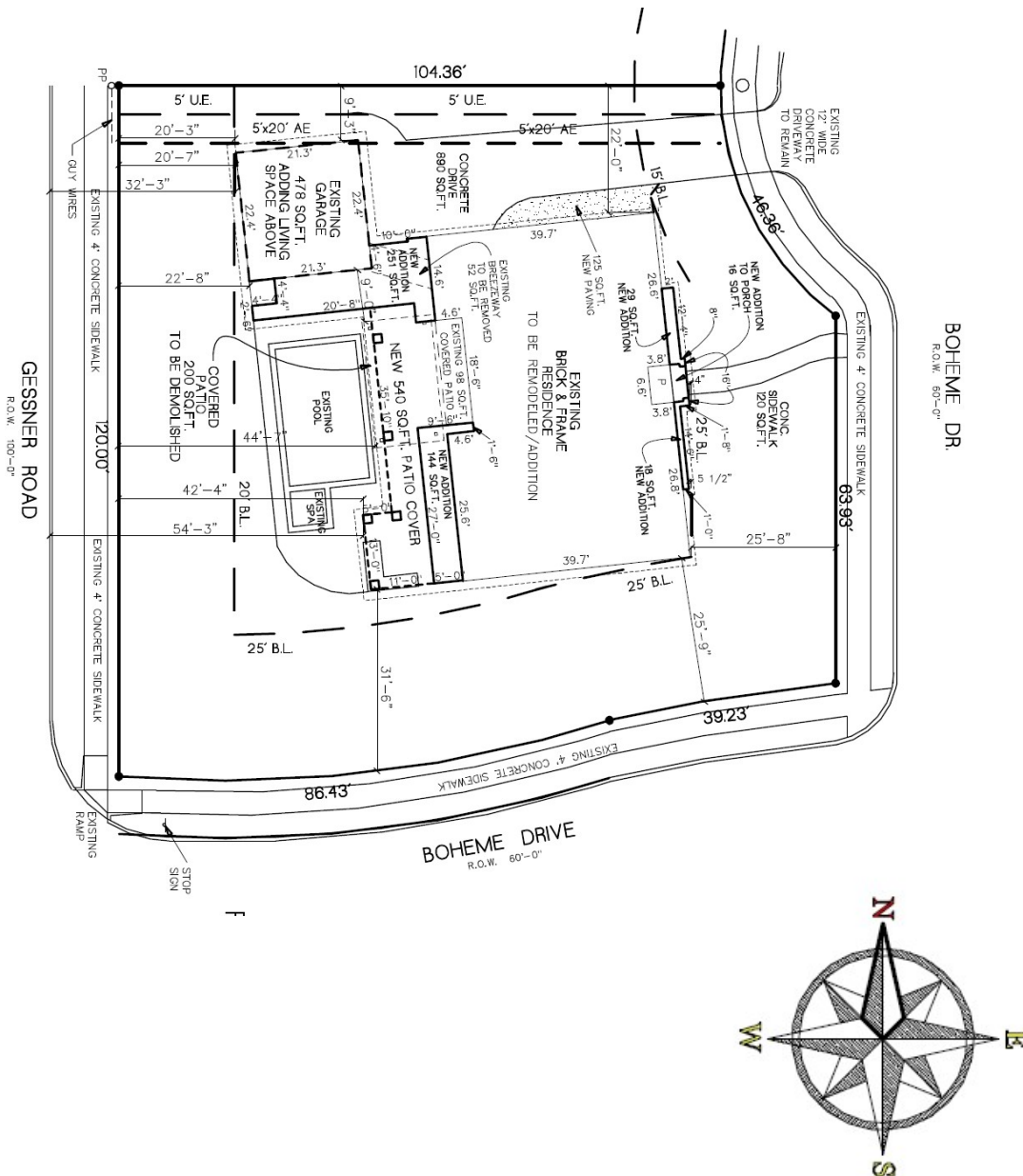


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



FRONT VIEW



REAR VIEW

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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@houston.tx.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



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 an 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;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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 line 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 than 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 fulfills 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.

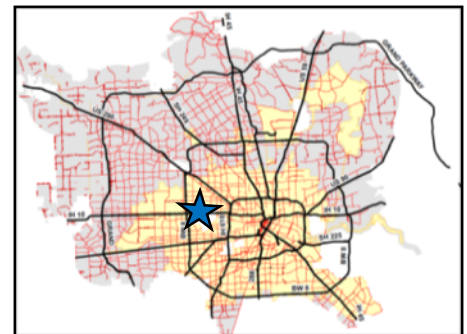
Economic hardship is not the sole reason for the variance request. This property has a single-family home with attached garage on it and an existing condition which is 2 easements on the property; a 5' utility easement and a 5' aerial easement, that restrict the use of the property. Allowing the new 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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



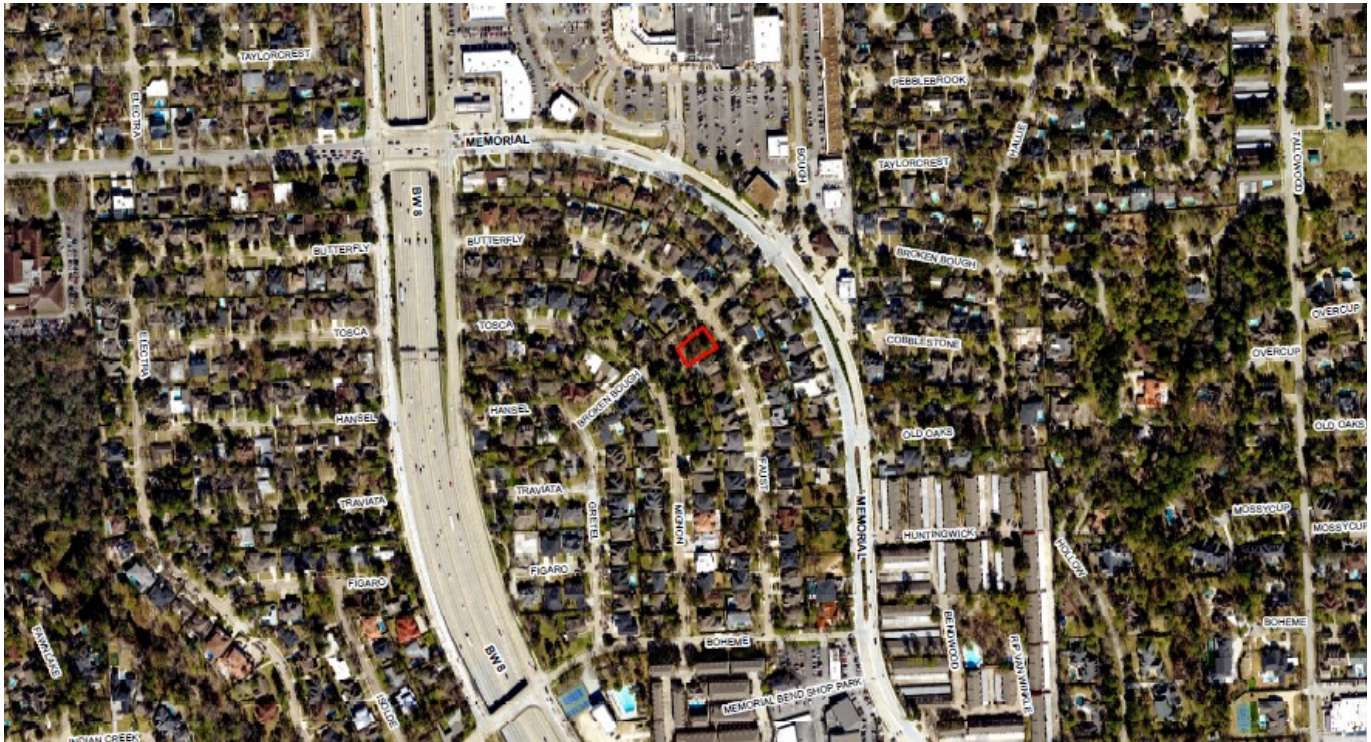
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 120 (DEF 1)

Meeting Date: 12/04/2025

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

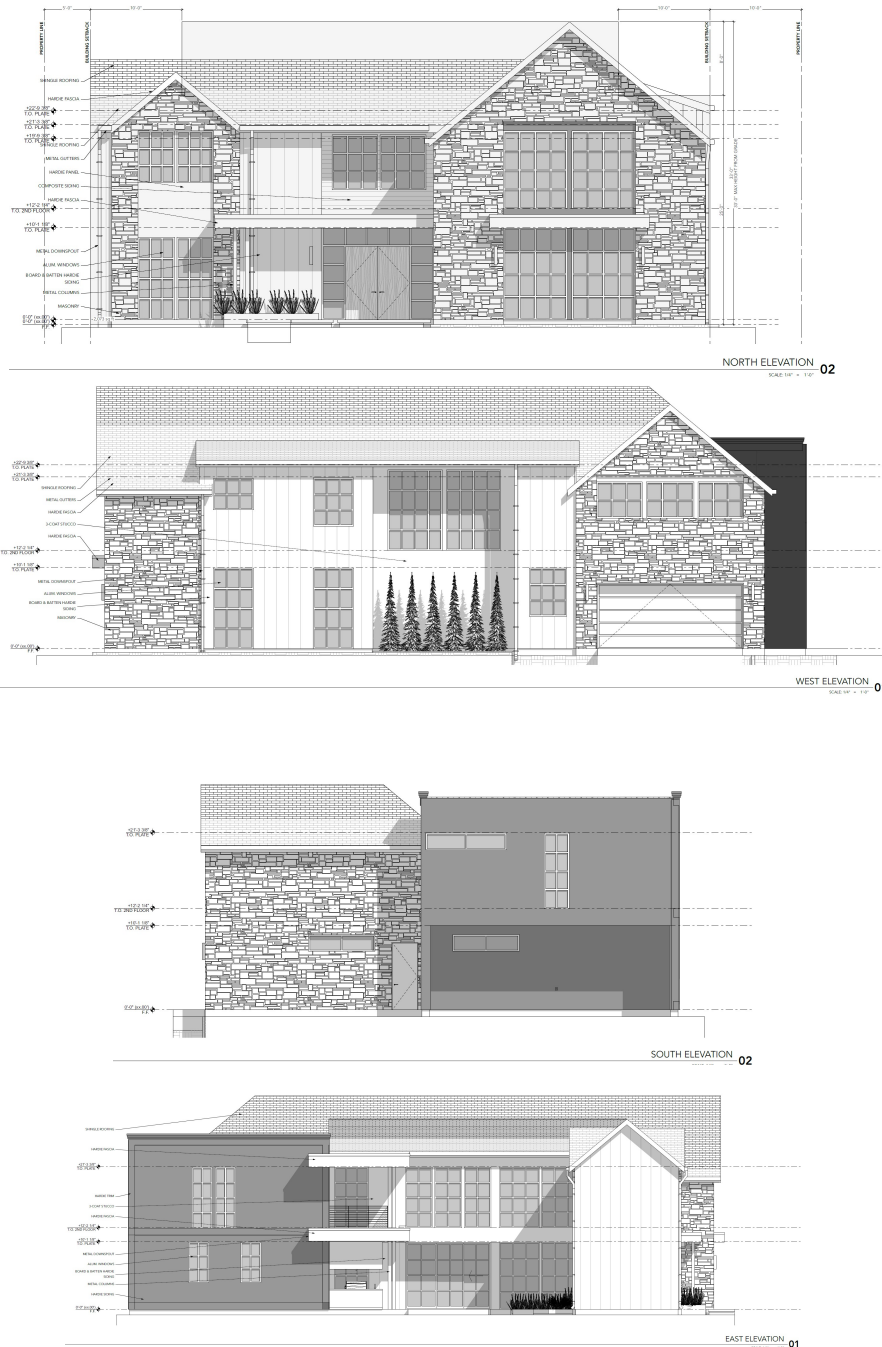


Houston Planning Commission

ITEM: 120 (DEF 1)

Meeting Date: 12/04/2025

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Pioneer Engineering LLC	Jose Mendoza	832-307-0010			
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5343 Inker Street	25086724	77007	5258D	492G	C

HCAD ACCOUNT NUMBER(S):	0101830000086
PROPERTY LEGAL DESCRIPTION:	LT 87 & TR 86B COTTAGE GROVE SEC 1
PROPERTY OWNER OF RECORD:	SKYLINE HOME BUILDERS LLC
ACREAGE (SQUARE FEET):	.0684 acres (2980 SQ. FT.)
WIDTH OF RIGHTS-OF-WAY:	TC Jester Blvd. (120 feet) & Inker Street (60 feet)
EXISTING PAVING SECTION(S):	TC Jester Blvd. (48 feet) & Inker Street (21 feet)
OFF-STREET PARKING REQUIREMENT:	2 Spaces
OFF-STREET PARKING PROVIDED:	2 Spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	None
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New S.F.R. (2,322 SQ. FT.)

PURPOSE OF VARIANCE REQUEST: To reduce the building line requirement to 12.5 feet along TC Jester Boulevard, in lieu of the ordinance required 25-foot building line for major thoroughfares.

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



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The site is a corner property located at the southeast intersection of TC Jester Boulevard, a major thoroughfare, and Inker Street, a local street. The applicant proposes to develop the site by proposing to construct a single-family residence. The original lots in the Cottage Grove subdivision were created in 1910 and are only 25-foot-wide lots. When TC Jester was constructed, it created portions of lots and also created a 25-foot building line restriction on the lots adjacent to the major thoroughfare. This condition with the addition of the 10-foot building line along the front and back of the lot makes our property undevelopable, unless a reduced building line can be achieved. The proposed reduced building line of 12.5 feet provides sufficient area for safety and infrastructure needs along TC Jester Boulevard. The distance from back of curb to the property line is approximately 10 feet, which will make the distance from back of curb to the proposed structure approximately 22.5 feet. TC Jester Boulevard at this location is a two-way four lane street with a median that works as a speed mitigation device by narrowing the perceived road width and separating opposing lanes of traffic. Additionally, the site is near a Union Pacific train tracks crossing, which also serves as a speed mitigation measure similar to speed bumps, or when a train is crossing as a complete stop. Lastly, there has been recent development for both commercial and residential properties in the area, where reduced building line variances have been granted, in return for pedestrian realm and site design standard improvements. Our proposed development will comply with the sidewalk requirements, and all vehicular access will be taken from the local street.

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**

The Site is a corner lot that also backs into an undeveloped right of way, Allen Street platted as Railroad Street. This condition with the addition of the 25-foot building line along TC Jester, the 10-foot building line along Inker Street and the 10-foot building line along undeveloped Allen Street makes the site undevelopable, which creates an undue hardship by depriving the applicant of the reasonable use of the land. The proposed reduced building will allow the applicant to develop the site, while still preserving an appropriate distance from the travel lanes along TC Jester Boulevard, and meeting the building line requirement along the front and back property lines.

- (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;**

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The subdivision of Cottage Grove was created before TC Jester came to existence. Once TC Jester was constructed and classified as a major thoroughfare, it created an undue hardship for many properties within the original subdivision. Over the years many of the properties that have developed along major thoroughfares have submitted reduced building line variances that are in-line and preserve the general intent of the ordinance, by shifting vehicular access points, providing improvements to the pedestrian realm, and having an adequate setback to the proposed structure, allowing for new development or redevelopment of sites such as our proposed site. Our proposal will take vehicular access from the local street, site visibility at the intersection will be met, and we will improve the existing sidewalk along the major thoroughfare.

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

The proposed development provides sufficient area for safety and other infrastructure needs along TC Jester Boulevard as TC Jester is already 120-foot right of way. The distance from back of curb to the proposed structure will be approximately 22.5 feet, and vehicular access will be taken from the local street as required by chapter 42. Additionally, the visibility triangle at the intersection is also met, and the required sidewalks will be provided along both rights-of-way, and including larger caliper street trees to further enhance the pedestrian realm area.

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

The granting of the variance will not be injurious to the public health, safety or welfare, as vehicular access will be kept along the local street as required by city ordinance, site visibility will be met, and the appropriate sidewalks will be provided along the rights-of-way replacing the current four-foot sidewalk in poor repair conditions along TC Jester. In addition, larger caliper street trees will be provided, creating a better experience for Houstonians traveling along the area. Lastly, TC Jester at this location is a two-way four lane street with a median that works as a speed mitigation device by narrowing the perceived road width and separating opposing lanes of traffic.

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

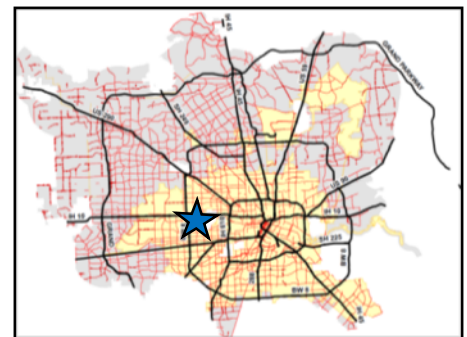
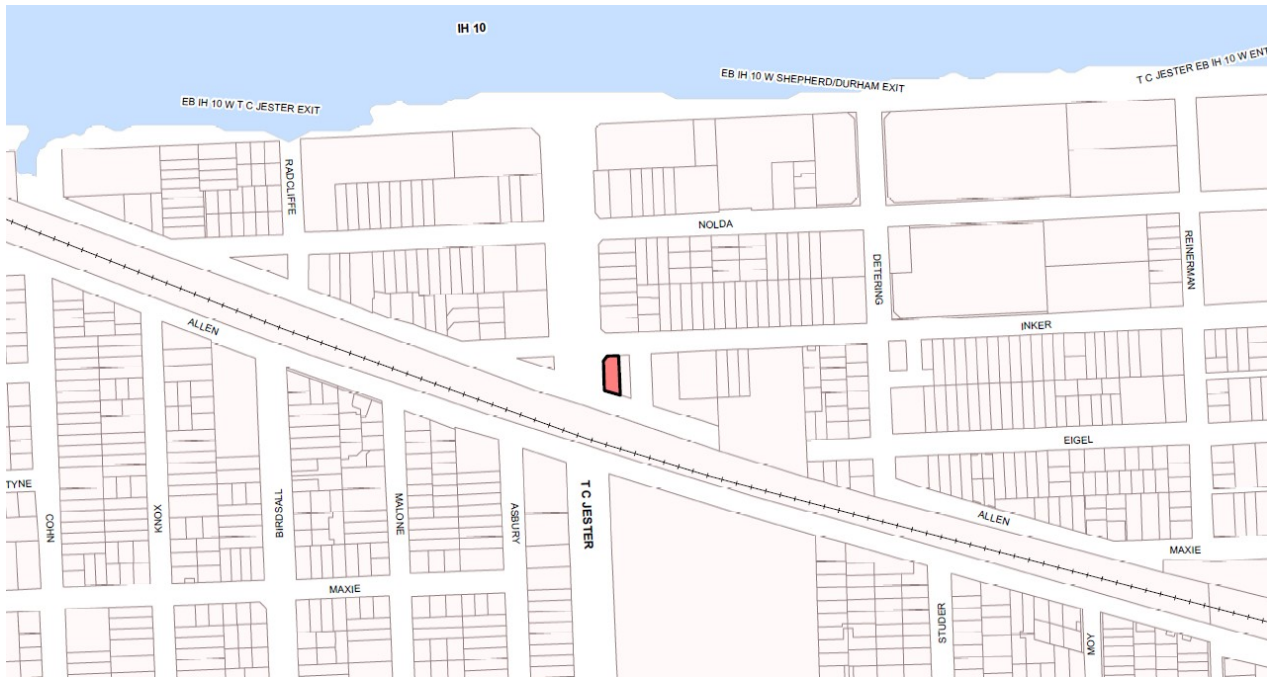
Economic hardship is not the sole justification; the variance request is being submitted to allow the property owner sufficient area for the development of the site into a single-family residence for which the original lot was intended to serve. Currently, the site is being restricted by considerable building setbacks along every property line, therefore extremely limiting the buildable area of the site thus creating undue hardship by depriving the applicant of the reasonable use of the land.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 121

Meeting Date: 12/04/2025

Houston Planning Commission

Aerial Map



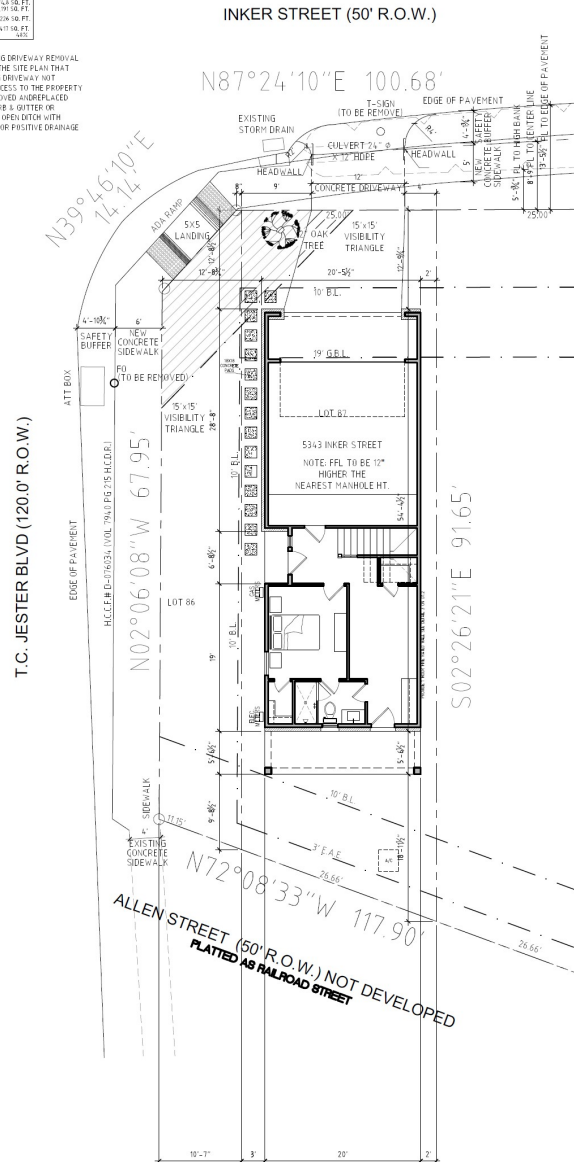
DEVELOPMENT PLAT VARIANCE



Site Plan

LOCAL DESCRIPTION	
LOT 66 & 67, BLOCK 100, ATTACHED EMERALD 40' WIDE, TEXAS 100'	
LOT COVERAGE CALCULATION	
LOT AREA	4,900 SQ. FT.
MAX. FOOTPRINT	1,770 SQ. FT.
MAX. BUILDING FOOTPRINT	1,770 SQ. FT.
DRIVEWAY & WALKWAY	134 SQ. FT.
TOTAL IMPERVIOUS AREA	1,477 SQ. FT.
PERCENTAGE COVER	30.1%

NOTE: EXISTING DRIVEWAY REMOVAL
CALLOUT ON THE SITE PLAN THAT
ANY EXISTING DRIVEWAY NOT
PROVIDING ACCESS TO THE PROPERTY
MUST BE REMOVED AND REPLACED
WITH NEW CURB & GUTTER OR
REGRADE THE OPEN DITCH WITH
500 GRASS FOR POSITIVE DRAINAGE
FLOW.



SITE PLAN

DEVELOPMENT PLAT VARIANCE

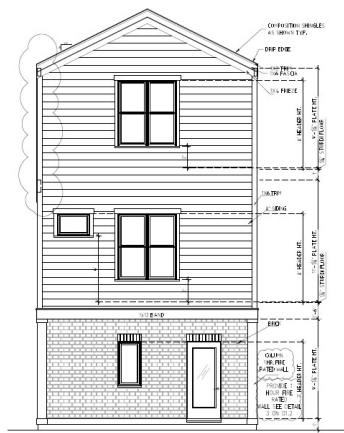


Houston Planning Commission

ITEM: 121

Meeting Date: 12/04/2025

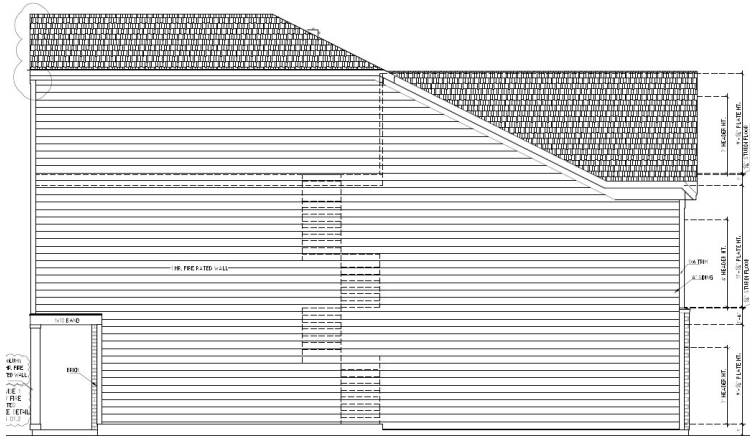
Elevations



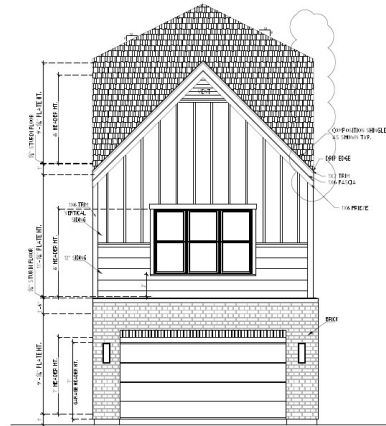
REAR ELEVATION
Scale: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems LLC	Joyce Owens	713-643-6333	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
519 W 30 th Street	25070614	77018	5359A	452R	C

HCAD ACCOUNT NUMBER(S):	0660450110014
PROPERTY LEGAL DESCRIPTION:	Lots 14, Block 11, Garden Oaks Sec 1
PROPERTY OWNER OF RECORD:	Green Daniel & Amanda
ACREAGE (SQUARE FEET):	0.2765 acres (12044 sf)
WIDTH OF RIGHTS-OF-WAY:	North Loop W (70') & w 30th Street (60')
EXISTING PAVING SECTION(S):	North Loop W (30') & w 30th Street (19')
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Residence
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New single family home (3869 sq ft) new 2 car garage (418 sq ft)

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 10 feet along North Loop W instead of the required 25 feet setback by the ordinance.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - 2-152(a): Building line requirement along major thoroughfares. 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



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The site is out of Garden Oaks Section 1 Recorded in 1937. The site is located within the city limits along W 30th Street, a local street, and along North Loop West (610), a major thoroughfare, on the rear of the site. The purpose of the variance is to allow a 10 feet building line along the rear of the site adjacent to North Loop W (610), for a new residential structure and a new garage structure, instead of the required 25 feet by the ordinance. Garden Oak Sec 1 was recorded without building lines. North Loop W (610) was planned and constructed between 1957 and 1960 after the subdivision was built. More than half of the structures on Block 11 along loop 610 service road are at 10 feet or closer to the rear property line. Allowing the reduced setback of 10 feet instead of the required 25 feet will not affect the neighborhood character nor will it create a dangerous situation since the section of the North Loop W adjacent to the site is separate from the main traffic lanes of Loop 610. In addition to this, there is a concrete sound barrier between the Loop 610 and the site of approximately 10 to 14 feet in height. The distance from the edge of the pavement of North Loop W to the property line is approximately 15 feet and to the closer structure, which is the garage structure, approximately 25 feet. The distance from the edge of pavement of North Loop W to the habitable structure is approximately 34.3 feet. The distance from the edge of pavement of the main traffic lanes of loop 610 to the property line is approximately 70 feet

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

The site is located within the city limits along W 30th Street, a local street, and along North Loop West (610), a major thoroughfare, on the rear of the site. The site is out of Garden Oaks Section 1 Recorded in 1937. Garden Oak Sec 1 was recorded without building lines. The rules of the current ordinance require a minimum 20 feet building line along W 30th Street and a minimum 25 feet building line along North Loop W 610. The imposition of the terms, rules, conditions, policies and standards of this chapter will create an undue hardship by depriving the applicant of the reasonable use of the land. As a result, a variance is being requested to allow a reduced building line of 10 feet along the rear of the site adjacent to North Loop W (610), for a garage structure and a residential home, instead of the required 25 feet. North Loop W (610) was constructed after the subdivision was built. The 25 feet setback was not required at the time the site was created. More than half of the existing structures on Block 11 along North Loop W (610) are at 10 feet or closer to the rear property line. Allowing the reduced setback of 10 feet instead of the required 25 feet will not affect the neighborhood character nor will it create a dangerous situation since the section of the North Loop W adjacent to the site is separate from the main traffic lanes of Loop 610. In addition to this, there is a concrete sound barrier between the North Loop W (610) and the site of approximately 10 to 14 feet in height.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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;**

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

The site was created in 1937 with Garden Oaks Section 1. Loop 610 was planned and constructed from 1957 to late 1960s based on the historical Major Thoroughfares maps. Most of the structures on block 11 of Garden Oaks Section 1 are at 10 feet or closer to the rear property line. There is a distance of approximately 70 feet from the rear property line to the main traffic lanes of Loop 610 and there is a concrete sound barrier of approximately 10 to 14 feet in height between North Loop W 610 service road and the site. As a result, the circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant.

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

The approximate distance from the edge of the pavement of North Loop W 610 service road to the rear property line of the site is 15 feet. The approximate distance to the garage structure is 25 feet and 34.3 feet to the habitable structure. The approximate distance from the main traffic lanes to the rear property line of the site is 70 feet. Allowing the requested variance of a reduced building line of 10 feet along the rear of the site will maintain the intent and general purpose of this chapter by providing an adequate setback between the proposed structures and the traffic lanes.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The approximate distance from the edge of the pavement of North Loop W 610 service road to the rear property line of the site is approximately 15feet, to the garage structure 25 feet and to the habitable structure 34.3 feet. The approximate distance from the main traffic lanes to the rear property line of the site is 70 feet and to the proposed structures 80 feet.

Allowing the reduced setback of 10 feet instead of the required 25 feet will not be injurious to the public health, safety or welfare since the section of the North Loop W adjacent to the site is separate from the main traffic lanes of Loop 610. In addition to this, there is a concrete sound barrier between the North Loop W (610) and the site of approximately 10 to 14 feet in height.

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

Economic hardship is not the sole justification of the variance since the subdivision was created prior to the planning and construction of loop 610 and the proposed structure will be at the same setback as most of the existing structures on block 11 of Garden Oaks subdivision along North Loop W 610. Only one residential unit will be built and a new 5 feet sidewalk will be provided along W 30th Street.

DEVELOPMENT PLAT VARIANCE

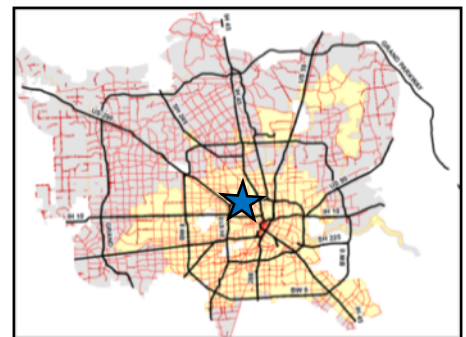


Houston Planning Commission

Location Map



IH 610



DEVELOPMENT PLAT VARIANCE



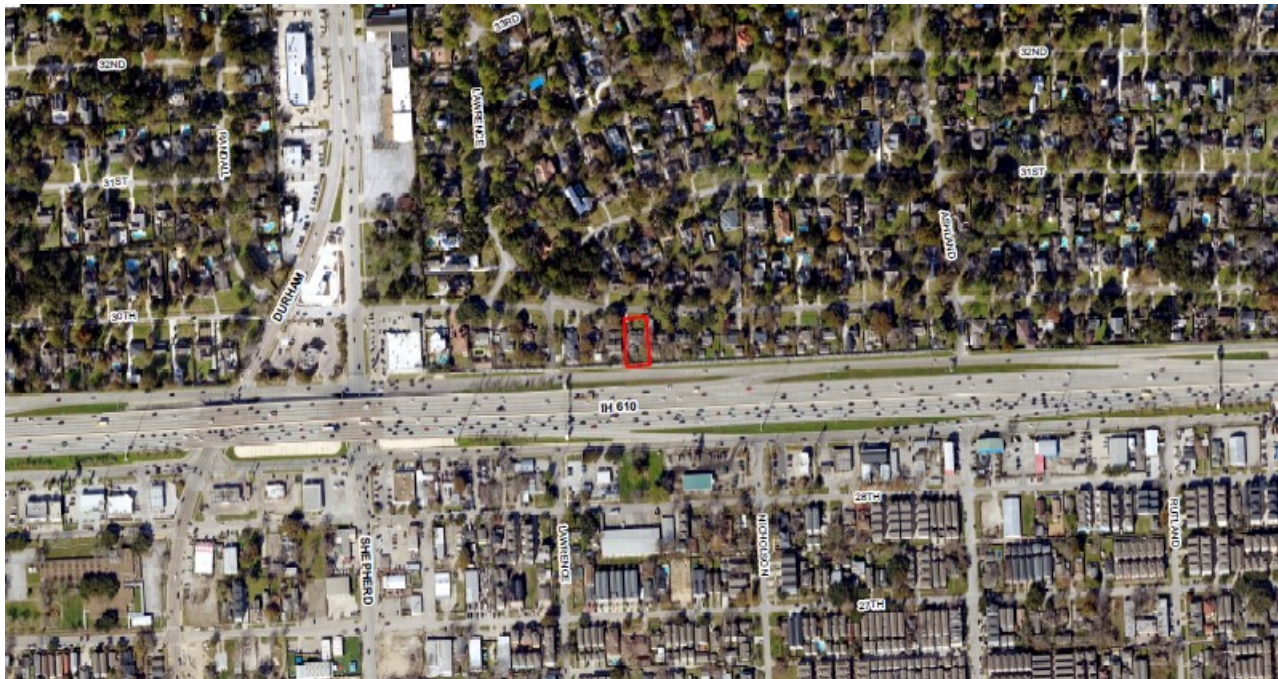
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 122

Meeting Date: 12/04/2025

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



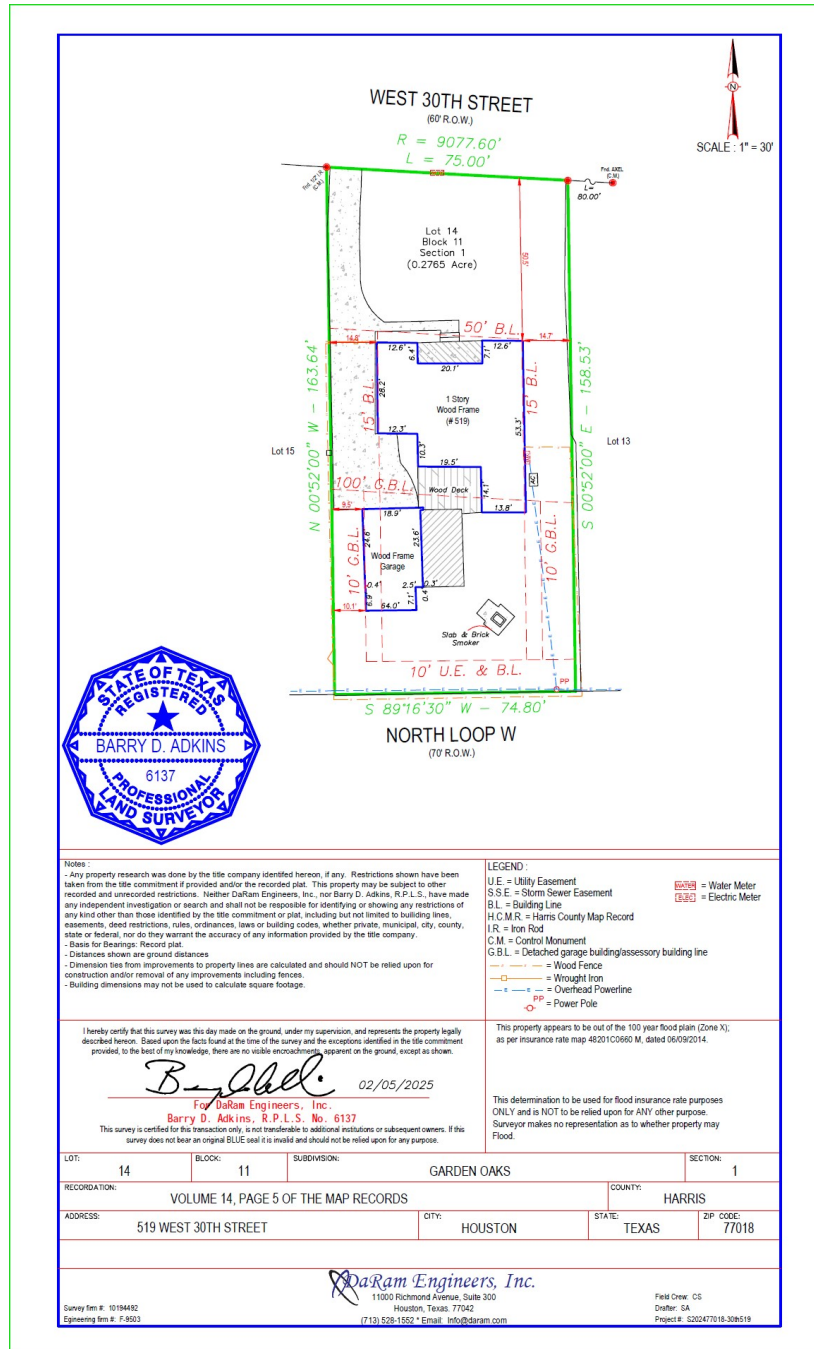
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 122

Meeting Date: 12/04/2025

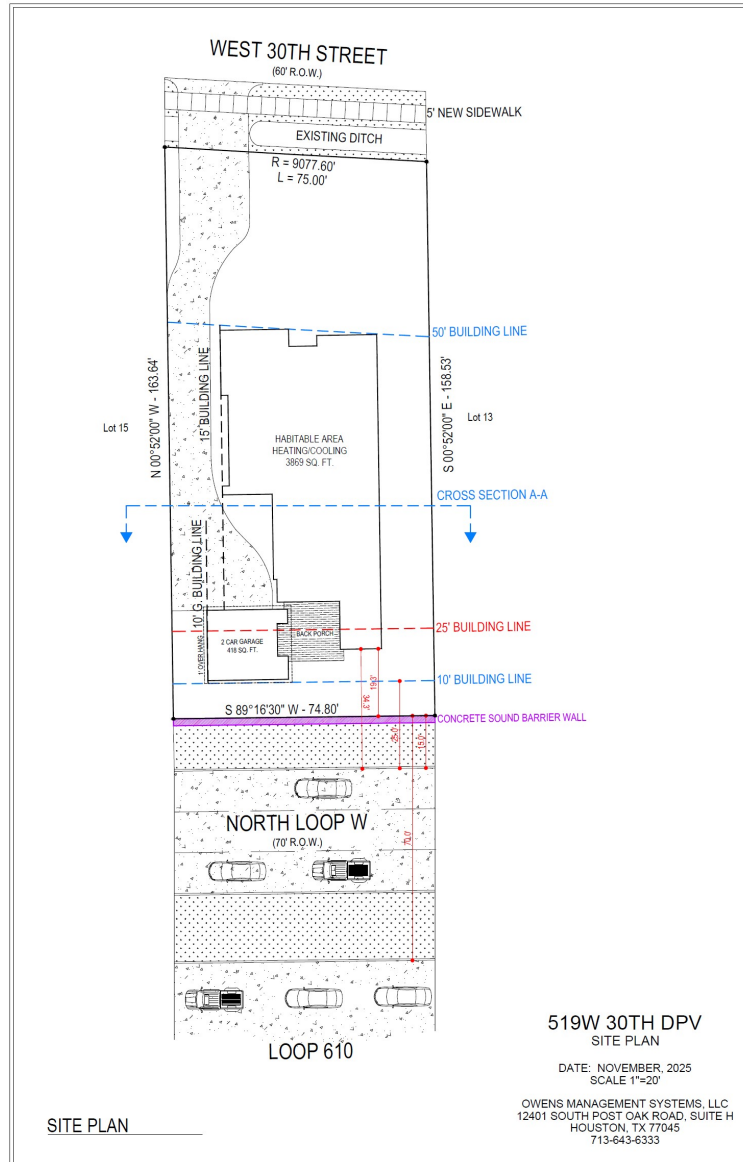
Survey



DEVELOPMENT PLAT VARIANCE



Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: 122

Meeting Date: 12/04/2025

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
The ARTZ	DeMarco Howard	281-698-2900			
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5317 Inker Street	25033827	77007	5258D	492G	C

HCAD ACCOUNT NUMBER(S): 0101820000079

PROPERTY LEGAL DESCRIPTION: Lots 79,80, & 81; Tracts 1, 79A, Abst. 642 J Reinerman & Cottage Grove Sec. 1

PROPERTY OWNER OF RECORD: Wehring Real Estate Partnership LTD

ACREAGE (SQUARE FEET): 44,361 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Inker Street: 50 ft.

EXISTING PAVING SECTION(S): Inker Street: 17 ft.

OFF-STREET PARKING REQ.: 88 spaces

OFF-STREET PARKING PROV'D.: 100 spaces

LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 15,574 sq. ft. commercial building

PROPOSED STRUCTURE(S) [SQ. FT.]: N/A

PURPOSE OF VARIANCE REQUEST: reduce parking requirements

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications.

CLASS 6-RECREATION AND ENTERTAINMENT

F. SPORTS CLUB GYM 15,574SF @5/1,000 =77.8(78) PROVIDED 32 ON SITE .

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

The ARTZ is requesting a parking variance to reduce the required number of on-site parking spaces from 78 to 32 spaces. The ARTZ will serve as the home of The Cre8tive Center, a youth-focused gym and community center that primarily provides after-school programs, summer camps, classes, and special event services (such as parties). The facility primarily serves children and adolescents from the local community.

Due to the nature of the services offered, the majority of patrons are dropped off and picked up by their parents or guardians, rather than driving themselves or remaining on-site for extended periods. This significantly reduces the demand for on-site parking. The 32 available on-site parking spaces are sufficient to meet the daily operational needs of staff, occasional visitors, and minimal overlapping vehicle use.

Additionally, to accommodate the few occasions throughout the year when larger events may generate increased parking demand, The ARTZ has secured a rental agreement for off-site overflow parking at the 5217 Nolda Street Parking Garage, which is within a reasonable distance from the facility.

The unique operational model and target demographic of The ARTZ make the standard parking requirements excessive for this use. Granting this variance will allow for a more efficient use of land without negatively impacting neighboring properties or traffic flow in the area.

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. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

The property will operate as a gym/community center serving youth through structured after-school and Summer programs, camps and parties. The center will provide daily transportation for students from area schools within a 5 mile radius using four (4) 15-passenger vans. Because transportation is provided directly from schools, the majority of participants will be brought to the site via van service rather than by private vehicles. Parents will not remain on site for extended periods ; instead , they will use a circle driveway for efficient pickup and drop off. During dismissal, parents will check their children out using a QR Code system from their vehicle, ensuring an organized and safe process without the need for parking. As such, on-site parking demand remains minimal throughout working hours.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(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;

Under current City of Houston parking requirements our use classification requires 78 parking spaces. However, operational data and daily traffic patterns demonstrate that only 32 spaces are necessary for formal function. The additional 50 spaces would remain unused for the vast majority of operating hours. Furthermore, the property's existing configuration and site constraints make construction or long-term lease of additional spaces impractical and unnecessary.

(3) The intent of this article is preserved; Requiring 78 spaces would create an **unreasonable financial and spatial hardship**.

We have already secured access to an off-site lot at **5225 Nolda Street**, at a significant cost to the organization. Despite this, we don't plan to use this lot daily, confirming that the required number of spaces far exceeds the actual parking demand. Maintaining underutilized leased parking directly affects the center's ability to allocate funds toward its primary mission — community education, youth development, and free or reduced-cost programming for underserved families.

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

Granting this variance will not negatively impact adjacent properties or traffic patterns. Vehicle circulation is carefully managed through the circular driveway system, which eliminates congestion and prevents overflow parking onto public streets.

Because participants arrive in vans and are released directly to vehicles, there is no clustering of parked cars or pedestrian overflow into neighboring lots. The center's operations are limited to weekday afternoons (2:00 p.m. – 8:30 p.m.) During the school year, and the same traffic management pattern continues during summer months.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

The intent of Houston's parking ordinance is to ensure that adequate parking is available for safety, accessibility, and neighborhood compatibility. This variance fully meets that intent. By providing dedicated transportation, controlled circulation, and a digital check-out process, the center reduces overall parking demand and promotes traffic efficiency and public safety. The requested reduction maintains functional adequacy while supporting a community-serving, grant-funded nonprofit organization that directly benefits Houston residents.

(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 center will also serve as home to a local nonprofit organization, YUTH UNITED THROUGH HEARTZ that has received **City of Houston Case For Kids City Connections** grant funding for its youth arts and leadership initiatives. Granting this variance will help preserve those city-supported programs, enabling continued service to children and families in the surrounding neighborhoods.

This request represents a responsible, data-supported approach to parking management that aligns with the City's broader goals of sustainability, accessibility, and community development.

OFF-STREET PARKING VARIANCE



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.

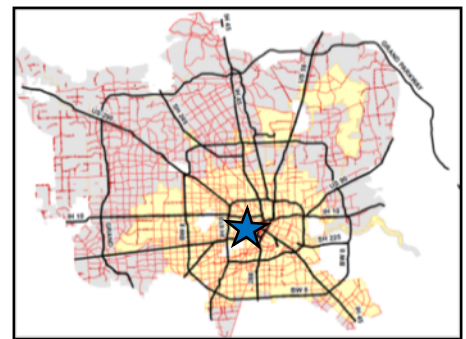
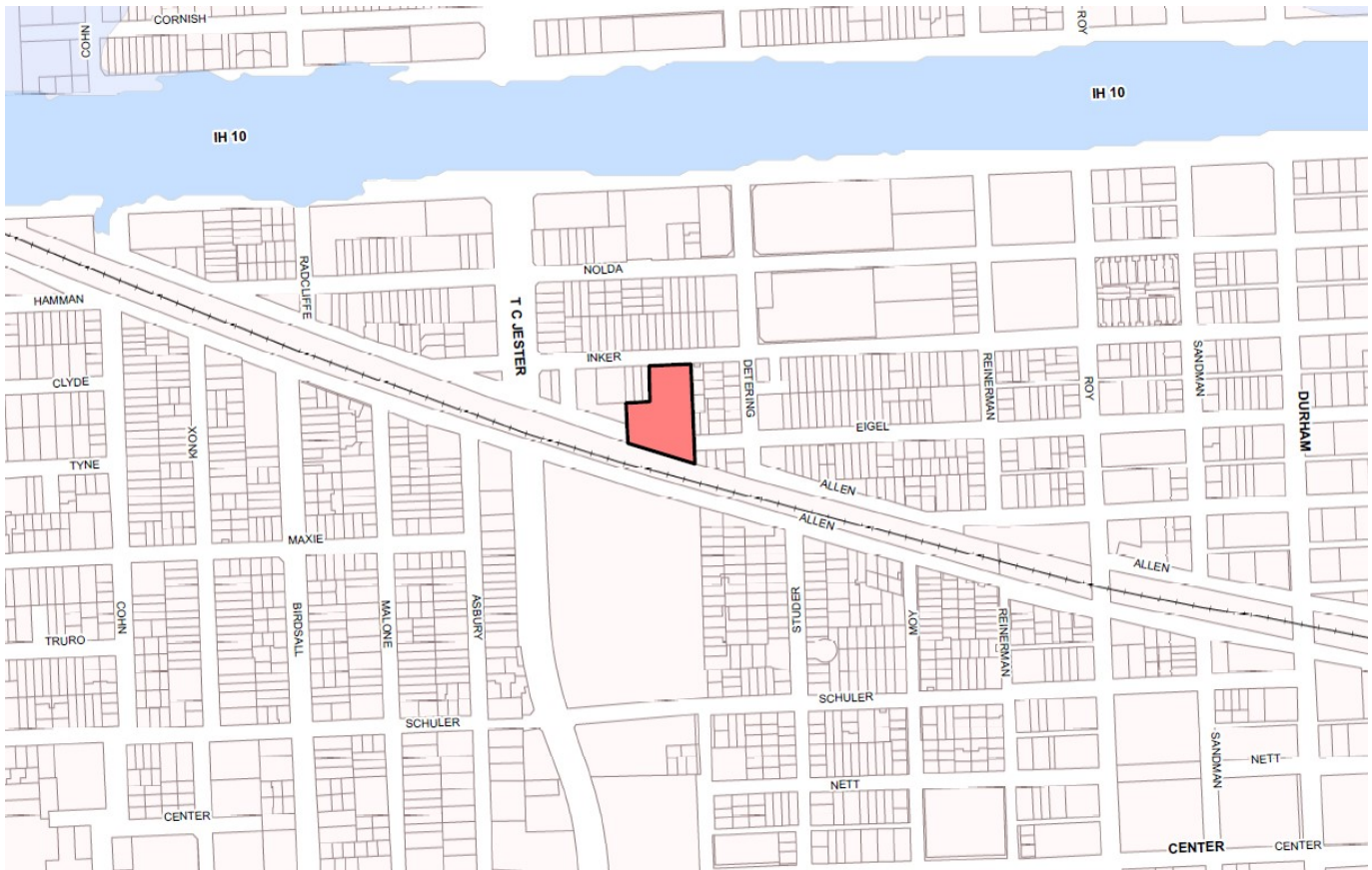
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: V
Meeting Date: 12/04/2025

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE

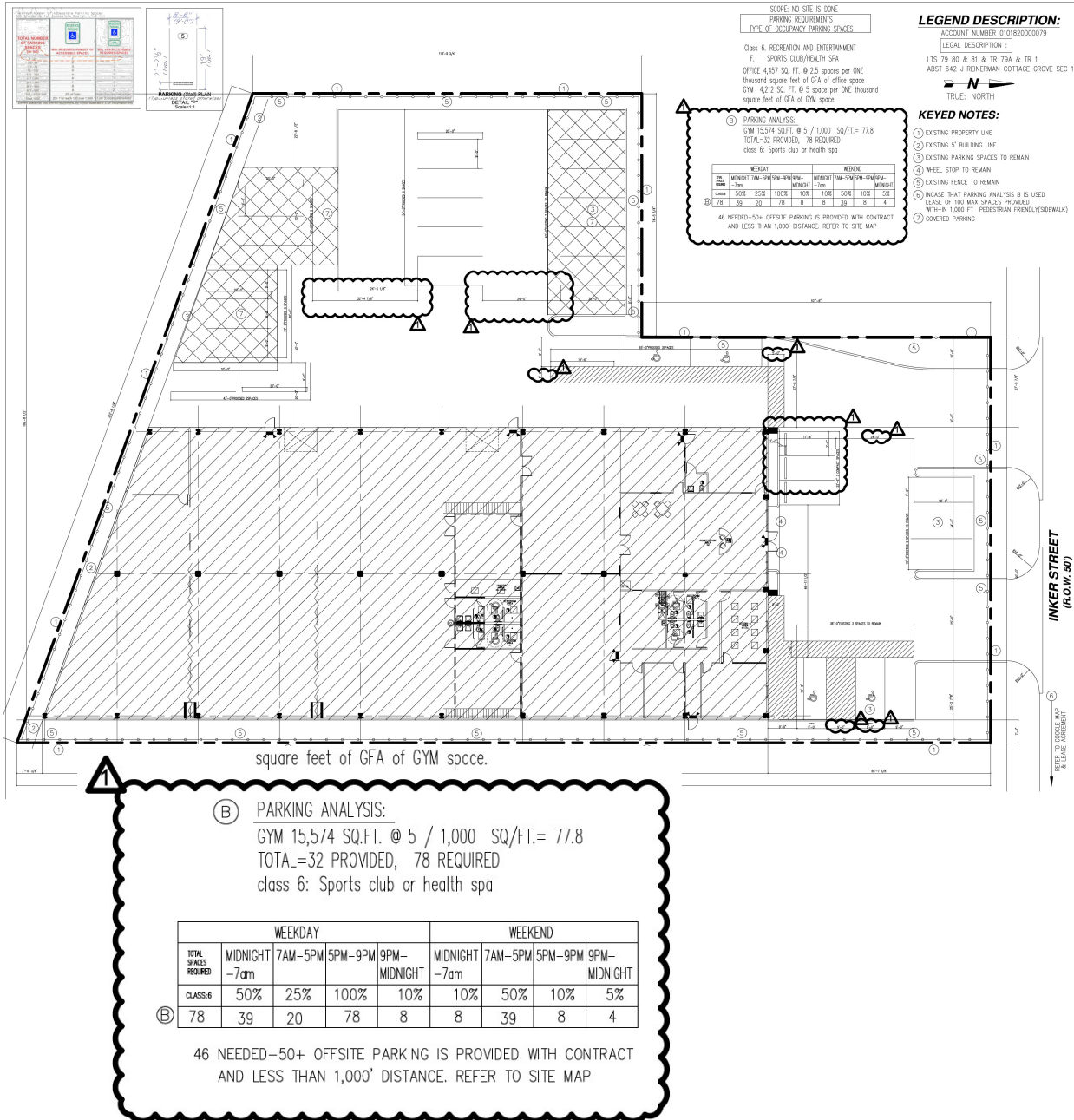


PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 12/04/2025

Site Plan



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 12/04/2025

Elevations



OFF-STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Walmart, Inc.	Dillon Benoit	985-447-0090			
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
10750 Westview Drive	25074930	77043	4958A	449Y	A

HCAD ACCOUNT NUMBER(S): 1169910000001

PROPERTY LEGAL DESCRIPTION: Reserve A, Block 1, Wal Mart West Belt Partial Replat

PROPERTY OWNER OF RECORD: Wal-Mart Inc.

ACREAGE (SQUARE FEET): 14.752 acres

WIDTH OF RIGHTS-OF-WAY: Clarborough Drive: 60 ft.; Westview Drive: 130 ft.;
W. Sam Houston Parkway N.: 400 ft.

EXISTING PAVING SECTION(S): Clarborough Drive: 40 ft.; Westview Drive: 80 ft.;
W. Sam Houston Parkway N.: 370 ft.

OFF-STREET PARKING REQUIREMENT: 632 spaces

OFF-STREET PARKING PROVIDED: 588 spaces

LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 154,497 sq. ft. commercial building

PROPOSED STRUCTURE(S) [SQ. FT.]: 3,500 sq. ft. commercial addition

PURPOSE OF VARIANCE REQUEST: To request to provide 588 off-street parking spaces in lieu of the ordinance required 632 parking spaces for an addition to an existing retail building.

CHAPTER 26 REFERENCE(S): Class 8. Retail Services:

c.Retail store - 4.0 parking spaces for every 1,000 square feet of GFA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

Demand for Walmart's pickup services has grown, and Walmart plans to expand its existing building footprint to accommodate this increased need. Expanding the existing building's footprint will trigger an increase in parking space requirements to 632 spaces per the City of Houston's ordinances, but due to limited available area, a variance will need to be filed allowing for accommodation of 588 spaces. The increased pickup capacity will provide parking relief since more customers will be able to receive their groceries and leave the premises far quicker than those who enter the store and take the time to browse for groceries within.

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;**

Per the ordinance, total required parking for the existing Walmart store is 618 spaces. When the proposed expansion is included, the required parking count will increase to 632 spaces. The proposed parking lot layout provides 588 spaces due to spatial limitations on the property. There is no available space on the property to provide the required parking count per the ordinance that was adopted after the original store was built. Strict adherence to the code would hinder the proposed pickup services to be provided, which is the goal of the building expansion project.

- (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;**

Walmart's building expansion for improved pickup services will offer improved pickup services to accommodate a growing pickup service customer base. The remaining parking spaces on Walmart's property will be adequate to meet their in-store shopping customers' needs. The alterations to Walmart's parking will slightly increase green space, and this change will have no impact on neighboring properties.

- (3) The intent of this article is preserved;**

Since Walmart's proposed parking will be enough to accommodate its customer base, it will meet the intent and general purposes of this article. The proposed expansion will allow Walmart to process and deliver products to its

OFF-STREET PARKING VARIANCE



Houston Planning Commission

online customers more quickly. Faster service to online customers will result in shorter timeframes online pickup parking stalls will be occupied by customers.

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

The overall parking design for the expansion project provides a parking space ratio of 3.73 on the property, and the existing parking space ratio on the property is 3.99. Walmart sites are designed to provide adequate parking spaces available for customers to access the store during peak seasons. Although the proposed parking spaces do not meet the 4 space per 1,00 sq. ft. of GFA requirement per City of Houston ordinance, proposed parking will still be adequate for in-store customers.

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

A variance to accommodate reduced parking space ratio is not anticipated to adversely affect adjacent properties or drainage since no additional impervious area will be added. In addition, additional green space will be added with the removal of some existing pavement to accommodate the building's expansion.

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

N/A

OFF-STREET PARKING VARIANCE



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

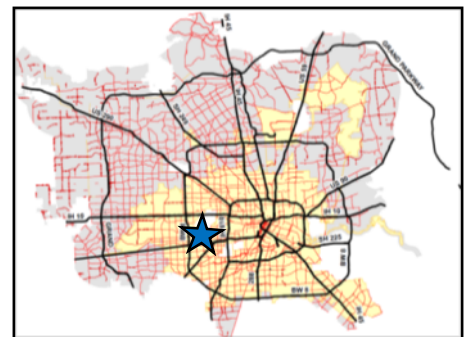
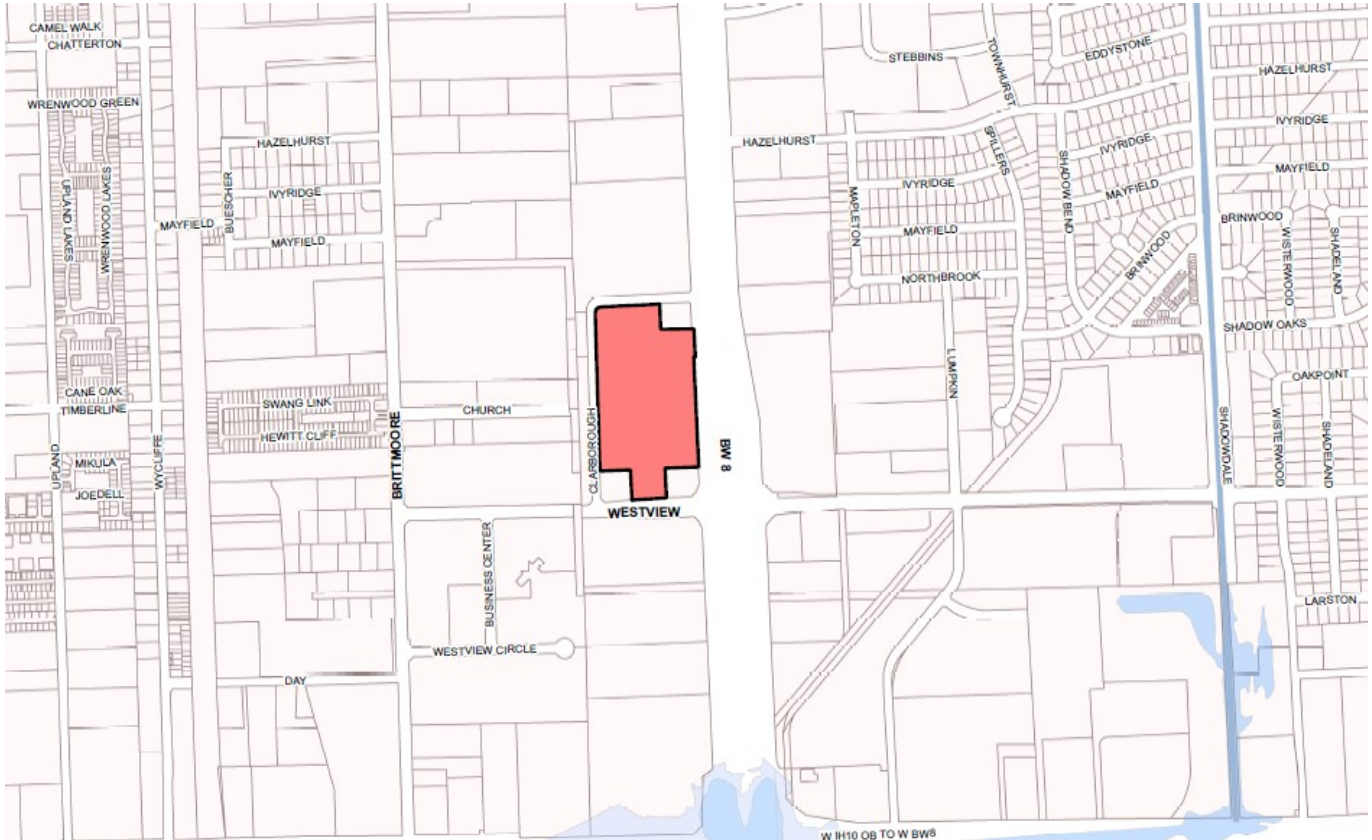


PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI
Meeting Date: 12/04/2025

Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: VI
Meeting Date: 12/04/2025

Houston Planning Commission

Aerial Map



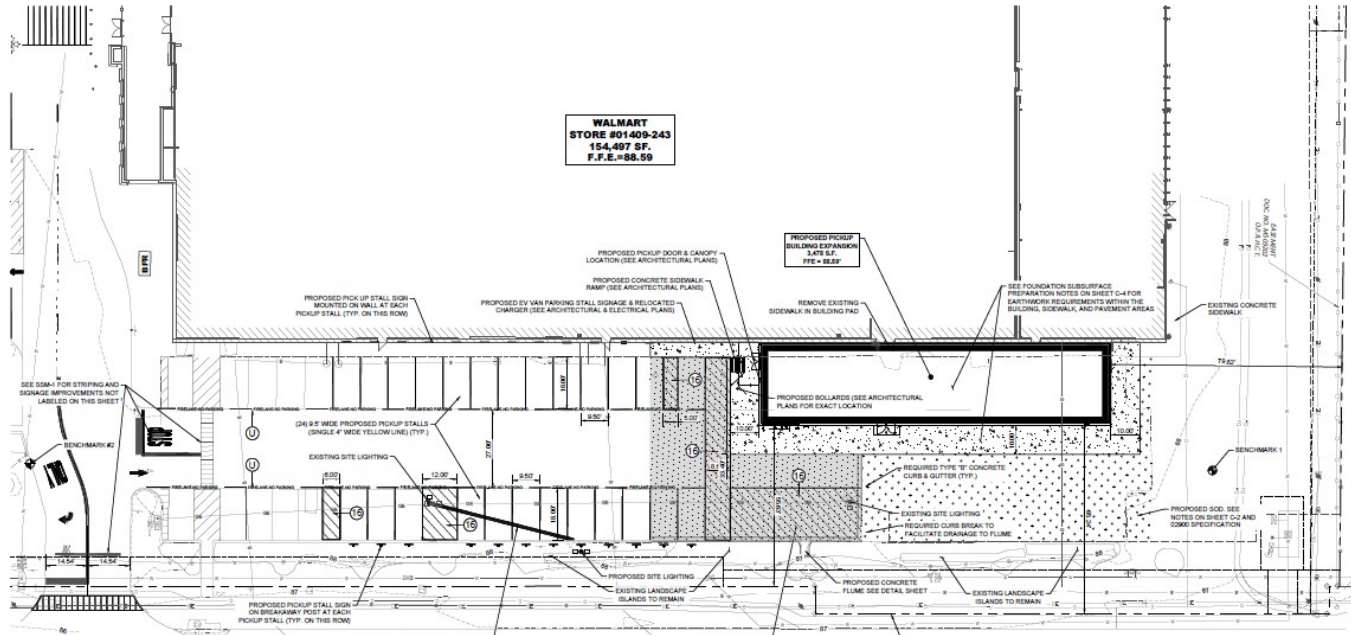
OFF-STREET PARKING VARIANCE



Houston Planning Commission

ITEM: VI
Meeting Date: 12/04/2025

Site Plan



VICINITY MAP
1" = 100'

SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA	★ 154,497 S.F.	★ 157,975 S.F.
REQUIRED PARKING (PER CITY OF HOUSTON)	618 SPACES	632 SPACES
REQUIRED PARKING RATIO (PER CITY OF HOUSTON)	4.00/1,000 S.F.	4.00/1,000 S.F.
REQUIRED PARKING (PER ECR/CC&R)	NONE REQUIRED	NONE REQUIRED
REQUIRED PARKING RATIO (PER ECR/CC&R)	NONE REQUIRED	NONE REQUIRED
CUSTOMER AND ASSOCIATE PARKING	500 SPACES	548 SPACES
ACCESSIBLE PARKING	15 SPACES	15 SPACES
EV PARKING	1 SPACES	1 SPACES
PICKUP PARKING	11 SPACES	24 SPACES
CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	15 C.C. / 30 SPACES	15 C.C. / 30 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	★ ★ 606 SPACES	564 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	3.92/1,000 S.F.	3.58/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	★ ★ 617 SPACES	588 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	3.99/1,000 S.F.	3.73/1,000 S.F.

★ THE EXISTING & PROPOSED BUILDING S.F. WAS CONFIRMED WITH THE ARCHITECT BY EMAIL ON MAY 16, 2025
★ ★ THE EXISTING PARKING COUNT WAS VERIFIED BY DRONE AERIAL FLOWN BY DDG IN MARCH 12, 2025.

DDG COORDINATED WITH THE STORE MANAGER & WALMART PM THAT THERE ARE NO EXISTING EV VAN STALLS & THE STORE DOES NOT WANT TO ADD ANY TO THIS PROJECT.

THERE ARE NO REQUIRED ECR AGREEMENTS ASSOCIATED WITH THIS PROJECT.

OFF-STREET PARKING VARIANCE

AGENDA: VII

SMLSB Application No. 129REN: 2400-2500 block of Cleburne Street, south side, between Emancipation Ave and Live Oak Street.

BACKGROUND:

The Planning and Development Department received an application for the renewal of a Special Minimum Lot Size Block (SMLSB) for the 2400-2500 block of Cleburne Street, south side, between Emancipation Ave and Live Oak Street. Analysis shows that a minimum lot size of 5,775 sq. ft. exists for the blockface. The block has remained essentially the same since the original ordinance (2005-1287) was passed by City Council on November 22, 2005. One protest was filed, and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB renewal. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB renewal. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After the close of the public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB renewal include all properties within at least one blockface;
- at least 60% of the area to be included within the proposed renewal is developed with single-family residential units;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that a prevailing lot size shall exist when 75 percent of the lots exclusive of the corner lots have a size that does not vary more than 10 percent from the average of the lots within the proposed special minimum lot size area

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB renewal is enforceable for twenty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes ten (10) lots along the 2400-2500 block of Cleburne Street, south side, between Emancipation Ave and Live Oak Street

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface,*
The application comprises one blockface, south side of Cleburne Street.
- *At least 60% of the lots to be included within the proposed SMLSB renewal must be developed with single-family residential units;*
Land uses of the properties consist of ten (10) of eight (8) single-family residential properties (representing 80% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB renewal;*
Evidence of support is not required per the ordinance. All property owners were provided notice stating that a protest of the application must be filed within a thirty (30) day period. One protest was filed.
- *Renewal of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,775 sf exists on five (5) lots in the blockface.
- *A prevailing lot size shall exist when 75 percent of the lots exclusive of the corner lots have a size that does not vary more than 10 percent from the average of the lots within the proposed special minimum lot size area*
There are no single-family residential lots that have a lot size that varies by more than 10 percent from the average of the lots within the proposed special minimum lot size area.

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Letters of Support
6. Application
7. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK RENEWAL

Application No.	129REN		
Date Received:	8/4/2025	Date Complete:	9/15/2025
Street(s) Name:	Cleburne Street	Lot(s)	2400-2500 block of Cleburne
Cross Streets:	Emancipation Avenue	and	Live Oak Street
Side of street:	South		

SPECIAL MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Lot size (in Sq. Feet)</u>	<u>Corner Lot?</u>
2402 (LT 1 BLK 10)	VAC	5,775	Y
2406 (LT 2 BLK 10)	SFR	5,750	
2410 (LT 3 BLK 10)	SFR	5,775	
2418 (LT 4 BLK 10)	SFR	5,775	
2420 (LT 5 BLK 10)	EXC	5,775	
2424 (LT 6 BLK 10)	SFR	5,775	
2504 (LT 7 BLK 10)	MF	5,250	
2508 (LT 8 BLK 10)	SFR	5,250	
2512 (LT 9 BLK 10)	SFR	5,250	
2516 (LT 10 BLK 10)	SFR	5,250	
2518 (LT 11 BLK 10)	SFR	5,250	Y

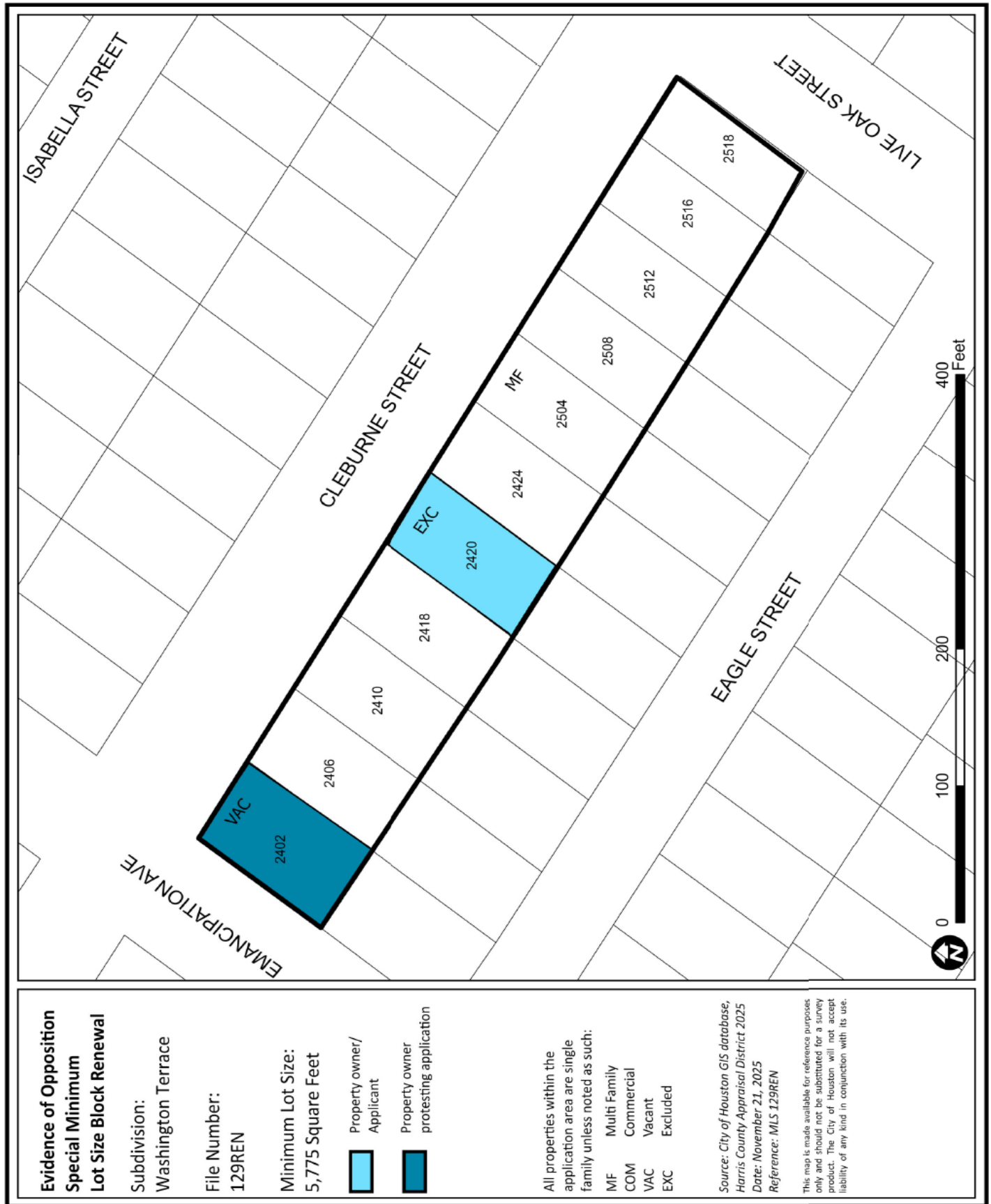
Single Family Calculation:

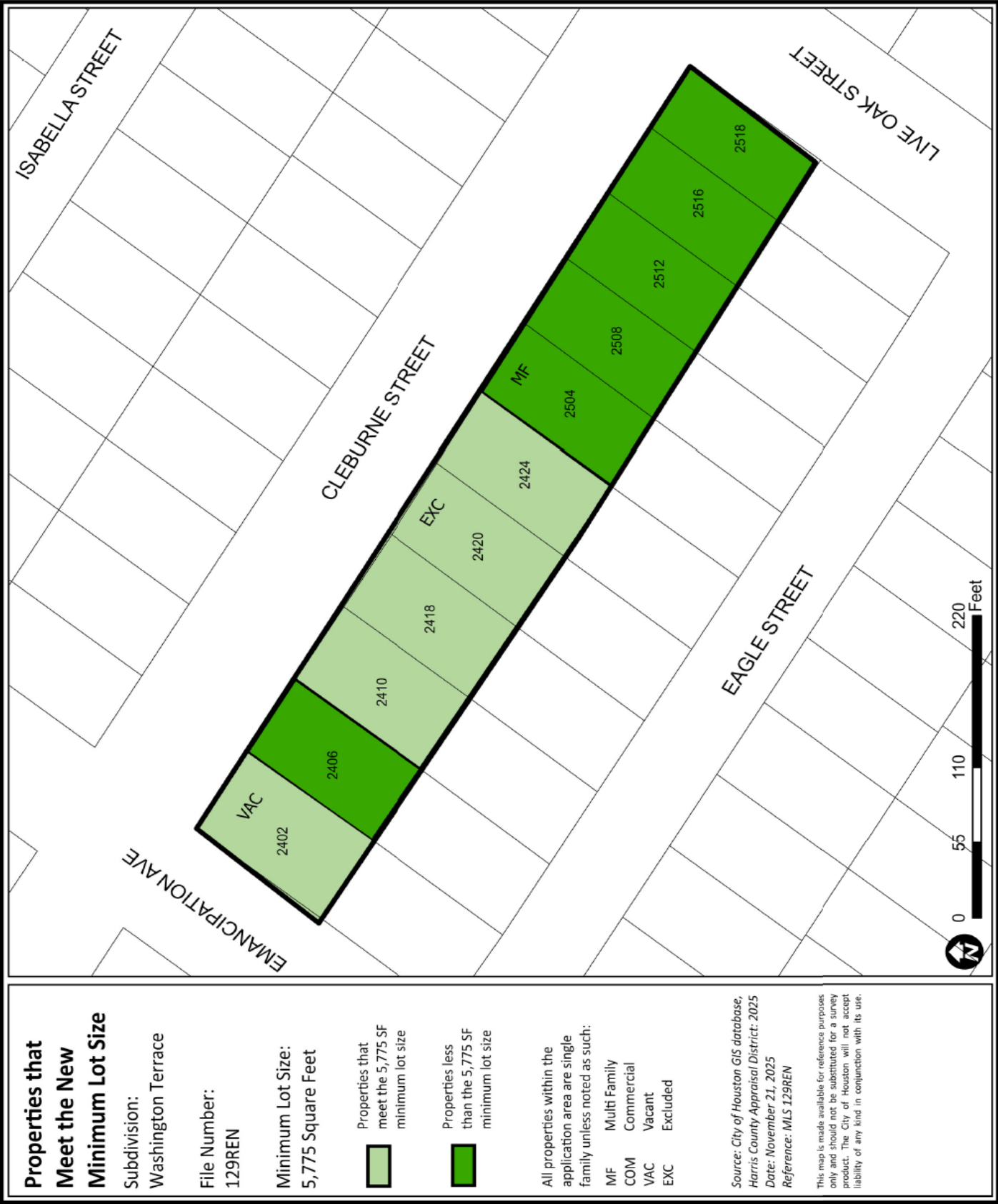
Percentage of area developed or restricted to no more than two SFR units per lot

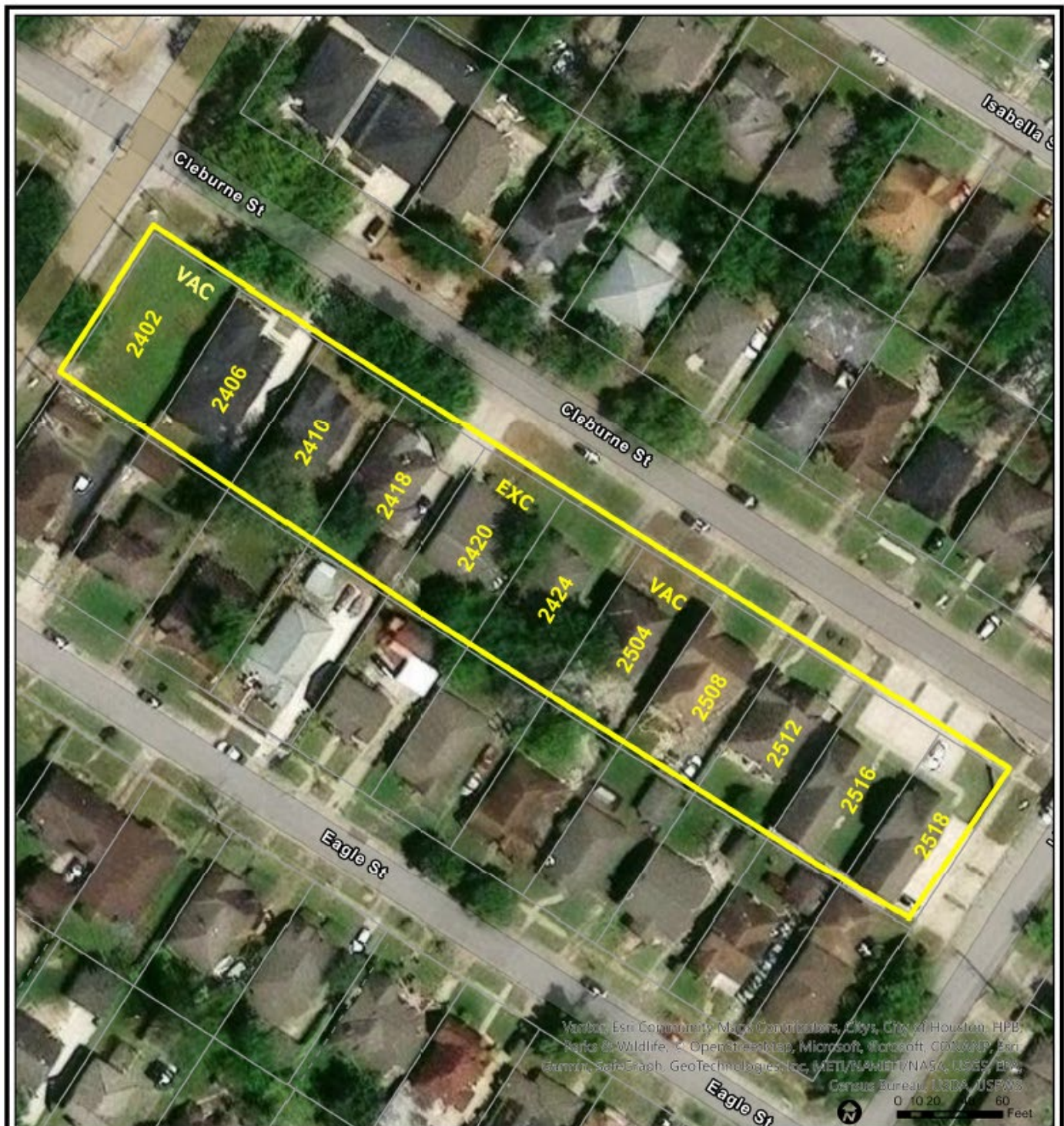
(must be greater than 60%):

8	# developed or restricted to no more than two SFR Units	Of	Lots in the Proposed Application Area	Square Feet are developed or restricted to no more than two SFR Units =	80%
			8		
1	# of Multifamily lots				
0	# of Commercial lots				
1	# of Vacant Lots				
10					
	Total				

Page 5







Special Minimum Lot Size

**2400-2500 block of Cleburne Street, south side,
between Emancipation Ave and Live Oak Street
5,775 Square Feet**

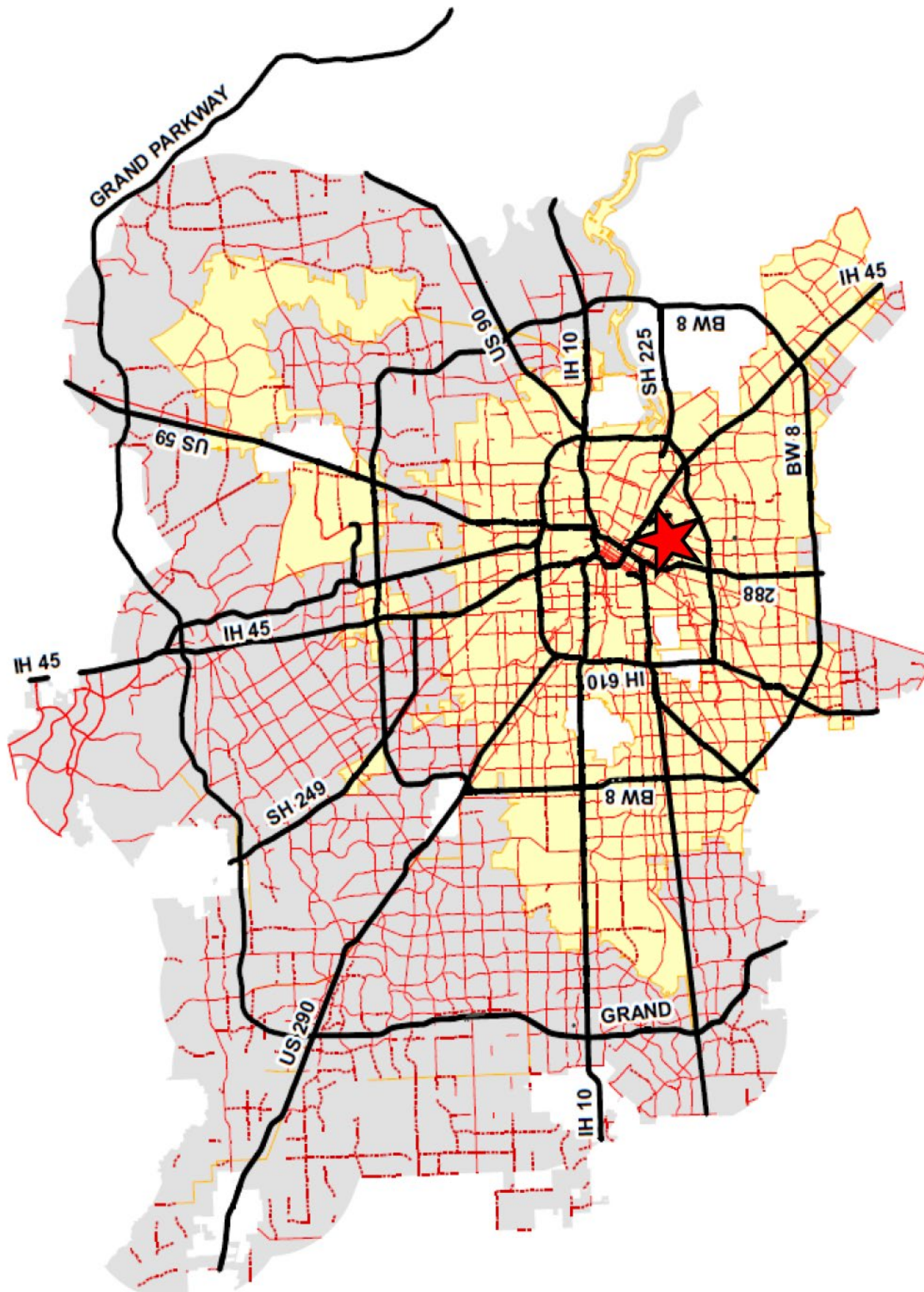
All properties within the
application area are single
family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: Harris County Appraisal District
Date: November 21, 2025
Reference: MLS 129REN

This map is made available for reference purposes
only and should not be substituted for a survey
product. The City of Houston will not accept
liability of any kind in conjunction with its use.

 Special Minimum Lot Size Boundary



From: Nelson Javier <[REDACTED]>
Sent: Wednesday, October 8, 2025 11:22 AM
To: Davis, Jacinta - PD <Jacinta.Davis@houstontx.gov>
Subject: Re: Special Minimum Lote Size Block Restriction

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Dear Planning & Development Department,

Attached you will find a formal letter expressing my position regarding the renewal of the **Special Minimum Lot Size Block Ordinance (2005-1287)** for the 700 block of Merrill Street.

As a property owner in the area, I wanted to share my perspective on how this ordinance impacts future development and community growth in our neighborhood. I kindly ask that my comments be included for consideration as part of the public feedback process.

Thank you for your time and attention.

Best regards,
Nelson Javier Ruiz Parada
2402 Cleburne Street
Houston, TX 77004
[REDACTED]

Special Minimum Lot Size Block (SMLSB) Application to Renew



PLANNING &
DEVELOPMENT
DEPARTMENT

RECEIVED
BY: Jacinta Davis
AUG 4 2025

Main Applicant Information (required)

Full Name: LEE ROY JOHNSON Date: _____

Address: 12335 FERN MEADOW DR
Street Address
STAFFORD TX 77477
City State ZIP Code

Phone: [Redacted] En [Redacted]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? _____

Did you have a preliminary meeting with the Planning & Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? _____

Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? _____

Describe the location of the application boundary. (Example: "Houston Subdivision Section 1, Blocks 1 and 2, Lots 1-24" or "1600 Block of Planning and Development Street, north and south sides")

Signature of applicant: [Signature]

Alternate Applicant Information (optional)

Full Name: CHRISTIAN CITY WIDE BROTHERHOOD Date: 08/04/2025

Address: 2420 Cleburne
Street Address
Houston TX 77004
City State ZIP Code

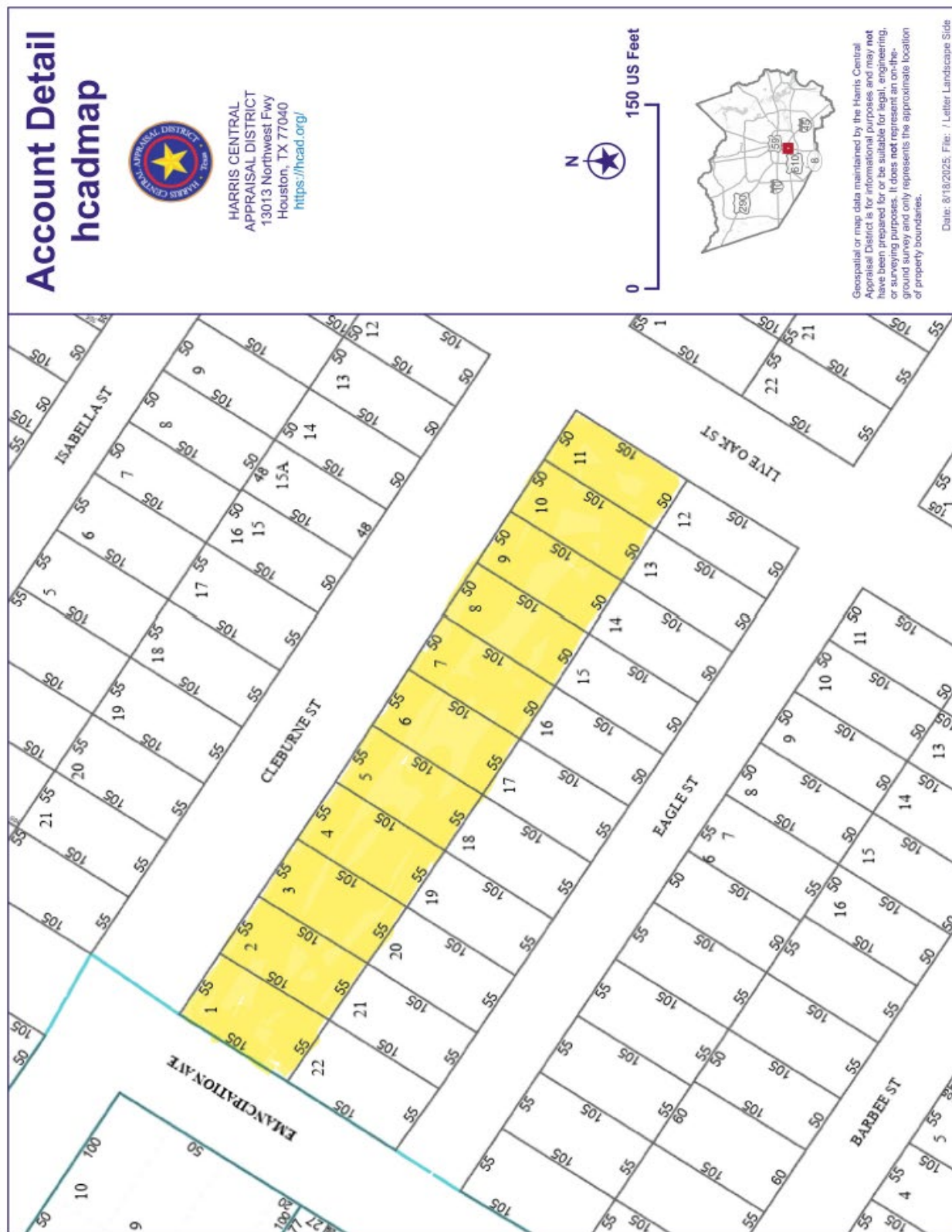
Phone: [Redacted] En [Redacted]

Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: 129
File Number renewed: _____
City Council District: D

Super Neighborhood: MacGregor Greater Third Ward
Planner Assigned: Jacinta Davis



AGENDA: VIII.

SMLSB Application No. 889: 4900 - 5000 block of Mayflower Street, north and south sides, between Coffee and Chain Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 4900 - 5000 block of Mayflower Street, north and south sides, between Coffee and Chain Streets. Analysis shows that a minimum lot size of 6,947 sf exists for the blockface. A petition was signed by the owners of 46% of the property within the proposed Special Minimum Lot Size Block. No protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes twenty-three (23) lots along the 4900 - 5000 block of Mayflower Street, north and south sides, between Coffee and Chain Streets.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises one blockface, the north and south sides of Mayflower Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of twenty (20) of twenty-three (23) single-family residential properties (representing 87% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained ten (10) of twenty-three (23) signatures of support from property owners in the proposed SMLSB (owning 46% of the total area). There was no protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 6,947 sf exists on twenty-three (23) lots in the blockface.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted in 1906. The houses originate from the 1960s and 1970s. The establishment of a 6,947 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Fourteen (14) out of twenty-three (23) lots (representing 61% of the application area) are at least 6,947 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK			
Application No.	889		
Date Received:	9/2/2026	Date Complete:	9/25/2026
Street(s) Name:	Mayflower	4900 - 5000 block of Mayflower Street	
		Lot(s)	
Cross Streets:	Coffee St	and	Chain St
Side of street:	North & South		
SPECIAL MINIMUM LOT SIZE:			
<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
4903 (LT 32 & W 12 FT OF LT 31, BLK 3)	SFR		8,250
4911 (W 30 FT of LT 20 & E 45 FT OF LT 31, BLK 3)	SFR	Y	8,250
4915 (W 48 FT of LT 29 & E 27 FT of LT 30, BLK 3)	SFR		8,250
4919 (W 48 FT of LT 28 & E 9 FT of LT 29, BLK 3)	SFR	Y	6,270
4921 (E 55 FT OF LT 27 & E 9 FT OF LT 28, BLK 3)	SFR	Y	7,040
4925 (LT 26 & W 35 FT OF LT 25 & E 2 FT OF LT 27, BLK 3)	SFR		10,340
4939 (LT 24 & W 16 FT of LT 23 & E 22 FT of LT 25, BLK 3)	SFR	Y	10,450

Special Minimum Lot Size Block

Planning and Development Department

5025 (LTS 21,22, & 23 & W 5.35 FT of LT 20 TR 20 B, BLK 3)	SFR		15,163
5027 (W 11 FT of LT 19 & E 51.65 FT OF LT 20, BLK 3)	SFR		6,947
5027 (W 6 FT of LT 18 & E 46 FT of LT 19, BLK 3)	VAC		5,720
5035 (LT 17 & E52 FT of LT 18, BLK 3)	SFR	Y	12,870
7603 (LT 1, BLK 6)	SFR		6,930
0 (LT 2, BLK 6)	VAC		6,270
4910 (LT 3, BLK 6)	SFR		6,270
4922 (LT 4, BLK 6)	VAC	Y	6,270
4922 (LT 5 & PT LT 6 TR 6A, BLK 6)	SFR	Y	11,990
4926 (LT 7 & E FT of LT 6, BLK 6)	SFR		6,820
4930 (LTS 8 & 9, BLK 6)	SFR	Y	12,540
5002 (LT 10 & ADJ W 48' OF LT 11, BLK 6)	SFR	Y	11,550
5014 (LT 12 & E 9 FT OF LT 11 & W 12 FT of LT 13, BLK 6)	SFR		7,700
5018 (E 45 FT OF LT 13 & W 7 FT of LT 14, BLK 6)	SFR	Y	5,720
5028 (E 50 FT of LT 14 LT 15 & W 6 FT of LT 16, BLK 6)	SFR		12,540
5022 (E 57 FT of LT 16, BLK 6)	SFR		6,270

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **200,420** Square Feet in the Proposed Application Area **92,950** Square Feet are Owned by Property Owners Signing in Support of the Petition = **46%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

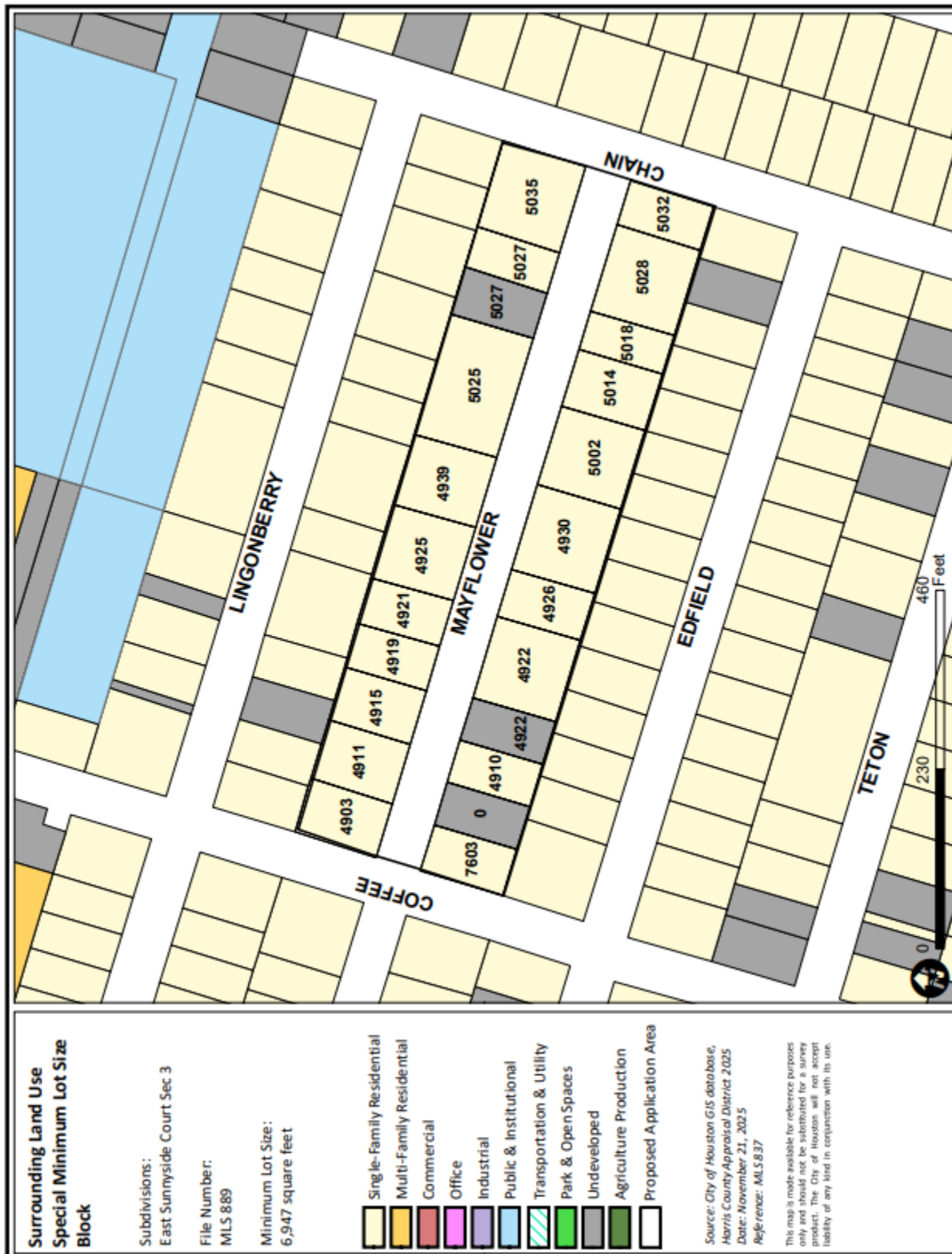
20	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	87%
			20	23	
0	# of Multifamily lots				
0	# of Commercial lots				
3	# of Vacant Lots				
23	Total				

Total # of lots **23** Total sq. ft. = **200,420** / # of lots = **8,714** average sq. ft.
7,700 median sq. ft.

This application qualifies for a **6,947** Square Feet Special Minimum Lot Size











**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Block (SMLSB) Application

Main Applicant Information (required)

Full Name: Erica Soltero Ngwolo Date: 08/26/25

Address: 4911 Mayflower Street

Street Address: _____ Apartment/Unit #: _____

Houston Texas 77033

City: _____ State: _____ ZIP Code: _____

Phone: [REDACTED] Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? _____

Did you have a preliminary meeting with the Planning and Development Department? YES ☒ NO ☐ If yes, what was the date of the meeting? _____

Does the application boundary have deed restrictions? YES ☒ NO ☐ If yes, do they address a Minimum Lot Size? _____

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

4800 to 5000 block of Mayflower North and South side between Calhoun and Chain Street

Signature of applicant:

Erica Soltero Ngwolo

Alternate Applicant Information (optional)

Full Name: ~~ERICA SOLTERO NGWOLO~~ Darlene Habin Date: 8-29-25

Address: 4806 ~~4811~~ MAYFLOWER STREET

Street Address: _____ Apartment/Unit #: _____

Houston TX 77033

City: _____ State: _____ ZIP Code: _____

Phone: [REDACTED] Email: [REDACTED]

Signature of alternate applicant:

Darlene Habin

Application Information (STAFF USE ONLY)

File Number: _____ Super Neighborhood: _____

City Council District: _____ Planner Assigned: _____

