HOUSTON PLANNING COMMISSION

AGENDA

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

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

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

CALL TO ORDER

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

I. Platting Activity (Subdivision and Development Plats)

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

II. Establish a public hearing date of January 22, 2026

a. Centenario Homes at Farmer
b. CyFair Fire Station no 15
c. Homewood Estates
d. Morse Street Living
e. Newhaven Villas
f. Plaza Estates at Noble
g. Shadow Creek Estates Lago Woods Sec 1 partial replat no 1
h. Swiftwater Estate
i. Wroxton Estates

III. Consideration of an Off-Street Parking Variance for 5317 Inker Street (Ed Buckley)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block for East Sunnyside Court Subdivision Section 3 – MLS 889 (Tonya Sawyer)

V. Public Comment

VI. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 4 DECEMBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:32 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 at 2:35 during Chair's Report
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	Present
Juliet Serem	Present
Dekecha Shepherd	Present
Megan R. Sigler	*Absent*
Mark Sikes	Present
Meera D. Victor	*Absent*
Scott Cain for Commissioner James Noack	*Absent*
Hugo Sanchez for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Adrian Garcia	Present at 2:36 during Director's Report
Vonn Tran, Secretary	Present

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, we are pleased to announce, Ms. Arva Howard's return to assist as legal counsel for this Commission. Many of our commissioners may remember her from previous years. She brings a great deal of experience from her time in the City's Legal Department, and we are grateful to have her support while we work to fill the in-house position.

Second, Reminder, our final Commission meeting of the year will be 18 December.
Lastly, the Planning Department is always looking for ways to improve our services. There is a QR code on the sign-up table please take a moment and provide your input.

Approval of Minutes

Consideration of November 13, 2025, Planning Commission Meeting Minutes
Commission action: Approved.
Motion: Mares Second: Garza Vote: Unanimous

Items I. and II. were taken together with one vote

I. Presentation and consideration of the 2026 Planning Commission meeting dates

II. Presentation and consideration of the 2026 Chapter 26 submittal dates

Commission action: Approved.
Motion: Porras-Pirtle Second: Sikes Vote: Unanimous

III. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-46)
b. Replats (47-85)

Staff recommendation: Approve Item No's. **1 – 85**, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 2, 3, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 32, 33, 42, 45, 51, 52, 53, 54, 57, 58, and 84 which were removed by abstaining commissioners. Item(s) 17 was removed for separate consideration.
Motion: Baldwin Vote: Carried
Second: Hines Abstaining: Heisch, Mares, Shepherd, Pierce

Consideration for abstained Items above.
Staff recommendation: Approve Item No's 2, 3, 10, 11, 12, 13, 14, 15, 16, 20, 21, 22, 23, 32, 33, 42, 45, 51, 52, 53, 54, 57, 58, and 84 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.
Motion: Porras-Pirtle Vote: Carried
Second: Hines Abstaining: Heisch, Mares, Shepherd, Pierce

Item(s) No. 17 was removed for separate consideration and will be voted on with Item No. 98

17. Fairbanks Landing Sec 1

c. Replats requiring Public Hearings with Notification

86 Aztlan Places
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.
Speaker(s): None
Motion: Garza Second: Mares Vote: Unanimous

87 Colonial Heights Annex
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: Shepherd Vote: Unanimous

88 Lockett Manor
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Vote taken to move Item later in the agenda, after Section D.
Motion: Baldwin Second: Garza Vote: Unanimous

89 Luo Estate
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant – available for questions
Motion: Garza Second: Jones Vote: Unanimous

90 Marino Place replat no 1
Staff recommendation: Disapprove.
Commission action: Disapproved of the 30-day extensions and disapproved of the application.
Speaker(s): Richard Ojeda, applicant
Motion: Baldwin Second: Mares Vote: Unanimous

91 Riverwood on East TC Jester Blvd partial replat no 1
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Baldwin Second: Hines Vote: Carried Abstaining: Carroll

92 Wroxton City Homes
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Vote taken to move Item later in the agenda, after Section D.
Motion: Baldwin Second: Porras-Pirtle Vote: Unanimous

d. Subdivision Plats with Variance Requests

93 Cooper Reserve
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Ballard Second: Baldwin Vote: Unanimous

94 North Airport Logistics Center
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Sikes Second: Mandapaka Vote: Unanimous

95 South Airport Logistics Center
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: Unanimous

96 Victory Villas
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: Pham Vote: Unanimous

Item 88 was heard at this time.
88 Lockett Manor
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: No action taken- Deferred, continued until 18 December.
Speaker(s): Alfonso Pico, Vinay Chandraker, Glrardo Gaythan, Daniel Goldberg, Jill Yaziji – opposed
Motion: Baldwin Second: Pham Vote: Unanimous

Item 92 was heard at this time.
92 Wroxton City Homes
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Denied the application.
Speaker(s): Ray Frierson, Michael Massey, Victor Loos, Charlene Caid, Michael B., Gorge Galvan, applicant
Motion: Baldwin Second: Sikes Vote: Carried Opposed: Garza

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

97 Bonita Grand
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Baldwin Second: Jones Vote: Unanimous

Item(s) 17 and 98 were taken together

17. Fairbanks Landing Sec 1
98 Fairbanks Landing GP
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mandapaka Second: Porras-Pirtle Vote: Unanimous

99 Katy Aquatic Team for Youth Inc.
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): Andrew Alleman, applicant, Paul Travis Sandifer – supportive
Motion: Garza Second: Hines Vote: Unanimous

100 McKay Air Center
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mares Second: Serem Vote: Unanimous

g. Extensions of Approval

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

h. Name Changes

117	Rosalynn Trails (prev. Simsbrook Estates)	Approved

i. Certificates of Compliance – None

j. Administrative - None

Staff recommendation: Approve staff recommendations for G and H, Item(s)101 – 117.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Porras-Pirtle Second: Pham Vote: Carried Abstaining: Heisch 105, 108
Shepherd 105

k. Development Plats with Variance Requests

118 2250 Bartlett Street
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): Jenifer Pool, applicant – available for questions
Motion: Baldwin Second: Mares Vote: Unanimous

119 12230 Boheme Drive
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): None
Motion: Jones Second: Pham Vote: Unanimous

120 459 Faust Lane
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): Jennifer Pool, applicant – available for questions
Motion: Pham Second: Mares Vote: Unanimous

121 5343 Inker Street
Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None
Motion: Baldwin Second: Garza Vote: Unanimous

122 519 W 30th Street
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): Joyce Owens, applicant – available for questions
Motion: Baldwin Second: Garza Vote: Unanimous

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

Commission action: Accepted the January 8 public hearing date for Item IV, a-k.
Speaker(s): None

Motion: Heisch	Vote: Unanimous
Second: Porras-Pirtle	Opposed: None

V. Consideration of an Off-Street Parking Variance for 5317 Inker Street

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): DelMarco Howard, applicant, supportive, Renisha Cobb, Erik Kim, opposed

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

VI. Consideration of an Off-Street Parking Variance for 10750 Westview Drive

Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): Adam Barnes, applicant – available for question

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

VII. Public Hearing and Consideration of a Special Minimum Lot Size Block Re-Establishment for Washington Terrace Subdivision, Ordinance 2005-1287 – MLS 129REN

Staff recommendation: Forward application to City Council for approval.
Commission action: Supports staff's recommendation to forward application to City Council for approval.
Speaker(s): LeRoy Johnson, applicant, Earnest Johnson – supportive

Motion: Shepherd	Vote: Unanimous
Second: Ballard	Opposed: None

VIII. Public Hearing and Consideration of a Special Minimum Lot Size Block for East Sunnyside Court Subdivision Section 3 – MLS 889

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

Motion: Garza
Second: Hines

Vote: Unanimous
Opposed: None

IX. Public Comment – None

X. Adjournment

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:39 PM.

_____
Lisa M. Clark, Chair

_____
Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Ariunbaatar Truck Stop	C2	
2	Avvento	C3P	
3	Bissonnet MUD Water Plant no 2	C2	
4	Cedar Rock Reserve	C3F	
5	Colonial Green	C3F	
6	Edgewood Village East Sec 3	C3P	
7	Faith Life Church	C2	
8	GCW Industrial Park Expansion	C2	
9	Generation Park East Sec 1	C3F	
10	HCMUD No 25 Water Plant	C2	
11	Holderrieth Corner	C2	
12	Hufsmith Kohrville Estates	C2	
13	Jubilee Baethe Road Street Dedication Sec 1 and Reserves	C3F	
14	Jubilee Warrenville Lane Street Dedication Sec 1 and Reserves	C3F	
15	Kuykendahl Village Sec 1	C3F	
16	Lone Wolf Water Treatment Plant	C2	
17	Luo Estates	C3F	
18	Northbank West	C3F	
19	Northwest 99 Business Park Sec 4	C3F	
20	Oakhill Reserve Sec 3	C3F	
21	Olympia Fields Sec 3	C3P	
22	Park Ten Trails	C3F	
23	Precision Tomball	C2	
24	Prince Gardens	C3F	
25	Quitman Court	C3F	
26	Redbud Sec 3	C3P	
27	Redbud Sec 6	C3P	
28	Reserve at Boudreaux	C2	
29	Rolling Fork PUD Water Plant	C3F	
30	Shops at Stockdick	C2	
31	Stallion Lakes Sec 2	C3F	
32	Sundance Brook Drive Street Dedication Sec 1	SP	
33	Sundance Cove Sec 17	C3P	
34	Tidwell Lakes Sec 7	C3F	DEF1
35	Tidwell Lakes Sec 8	C3F	DEF1
36	Villas at Scott	C3F	
37	Wheatley Urban Residences	C3F	
B. Replats			
38	Addorah Villa	C2R	
39	Aldine Food Mart	C2R	
40	Algregg Cottages	C2R	

41	AQMS Development	C2R
42	Bear Creek Plantation Sec 2 partial replat no 2	C2R
43	Broad Oaks Grove	C3R
44	Buck Square	C2R
45	Burnside Estates	C2R
46	Burr Residences	C2R
47	Cannon Street Development	C2R
48	Chabad Lubavitch Campus	C2R
49	Clover Castles	C2R
50	Cristo Rey Jesuit College Preparatory School of Houston replat no 1	C2R
51	Crosby ISD 6th Grade Center	C2R
52	Dumble Residences	C2R
53	Edison Estates	C2R
54	Emkay Enterprises Plaza	C2R
55	Evergreen Enclave	C2R
56	Fiveway Homes at Baer Street	C2R
57	Fuller Properties	C2R
58	Grove At Mason Park	C2R
59	Gulf Bank Commons	C3R
60	Houston AAA Estates at South Lane	C2R
61	Kenton Collection	C2R
62	Levant at Allston	C2R
63	Long Meadow Town Center Sec 2 replat no 1	C2R
64	Mallow Estates	C2R
65	Mendoza Estates	C2R
66	Miren Properties	C2R
67	Navigation Residence	C2R
68	Noah Residences	C2R
69	Palmsprings Estates	C2R
70	Parkhurst Cove	C2R
71	Petty Villa	C2R
72	Pine Tree Villas	C2R
73	Plaza Estates at Pardee	C2R
74	Plaza Estates at Russell	C2R
75	Rebecca Square	C2R
76	Reeveston Industrial Site	C2R
77	Seaton Estates	C2R
78	Taft Country Estates	C2R
79	Taylor Place on Brownie Campbell	C2R
80	Tippett Estates	C2R
81	Tran Arcola	C3R
82	UPI at Fuqua Street	C3R
83	UrbanNav	C2R
84	Venegas Properties	C2R
85	Wallisville Business Park replat no 1	C2R
86	West 17th Street Grove	C2R
87	West 20th Street Landing	C2R

88	West Lake Church Campus	C2R	
89	Westfield Estates Lift Station Replat	C2R	

C. Replats requiring Public Hearings with Notification

90	Aztlan Places	C3N	DEF1
91	Caddo Pines	C3N	
92	Gateway Villas	C3N	
93	Lockett Manor	C3N	DEF2
94	Oakview Farm Estates	C3N	
95	Riverwood on East TC Jester Blvd partial replat no 1	C3N	DEF1

D. Subdivision Plats with Variance Requests

96	Cooper Reserve	C2R	DEF1
97	Kuykendahl Village Sec 2	C3P	
98	Lawndale Reserve	C2R	
99	Layette Landing	C3R	

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

100	Azalea District Sec 8	C3P	
101	Blue Creek Trails Sec 5	C3P	
102	Flightline South	C2	
103	Synova East GP	GP	

G. Extension of Approval

104	Bridgecreek Commercial Sec 3	C2	
105	Forestwood Sage Sec 2	C2	
106	Northpark Enclave	C3F	
107	Northpointe East Business Park	C3F	
108	Porter Road Office Warehouses	C2	
109	Solugen	C2R	
110	Sundance Bend Drive Street Dedication Sec 2	SP	
111	Synova Sec 9	C3F	
112	Woodlands Village of Creekside Park Sec 41	C3R	

H. Name Changes

113	Thornton Ridge Heights (prev. Thornton Springs)	C3F	

I. Certificates of Compliance

114	20136 and 20140 Ada Lane	COC	

J. Administrative

None

K. Development Plats with Variance Requests

115	511 Cordell Street	DPV	
116	1132 E 6th ½ Street	DPV	
117	1402 Glourie Drive	DPV	
118	5343 Inker Street	DPV	DEF1
119	4022 Navigation Blvd	DPV	
120	240 N York Street	DPV	

Off-Street Parking with Variance Requests

III	5317 Inker Street	PV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
A. Consent Subdivision Plats											
1	Ariunbaatar Truck Stop	2025-1928	C2	Harris	ETJ	498F	6.94	6.94	0	Wilson Engineering Company, PLLC	Doucet & Associates, Inc.
2	Avvento	2025-2204	C3P	Harris	City	491Y	8.20	8.20	81	Contempo Builder	Windrose
3	Bissonnet MUD Water Plant no 2	2025-2164	C2	Harris	ETJ	528Q	1.00	1.00	0	Bissonnet Municipal Utility District	Quiddity Engineering
4	Cedar Rock Reserve	2025-2161	C3F	Harris	ETJ	324M	3.71	1.06	21	To be determined	SEM SERVICES
5	Colonial Green	2025-2122	C3F	Harris	ETJ	445W	9.37	1.85	127	City Choice Group, LLC	City Choice Group, LLC
6	Edgewood Village East Sec 3	2025-2124	C3P	Harris	ETJ	457G	5.76	0.75	29	Woodmere Development Co., LTD.	IDS Engineering Group
7	Faith Life Church	2025-2182	C2	Harris	ETJ	407U	2.24	2.24	0	6300 Queenston	South Texas Surveying Associates, Inc.
8	GCW Industrial Park Expansion	2025-2115	C2	Harris	ETJ	405V	27.00	26.25	0	Pinpoint Commercial	The Pinnell Group, LLC
9	Generation Park East Sec 1	2025-2158	C3F	Harris	ETJ	417L	28.00	25.27	0	MRA NORTHEAST, L.P.	IDS Engineering Group
10	HCMUD no 25 Water Plant	2025-2163	C2	Harris	ETJ	409R	1.03	1.03	0	Harris County Municipal Utility District No. 25	Quiddity Engineering
11	Holderrieth Corner	2025-2169	C2	Harris	ETJ	287S	1.74	1.74	0	CBA Realtors	Windrose
12	Hufsmith Kohrville Estates	2025-2185	C2	Harris	ETJ	329A	4.47	4.47	0	Survey 1, Inc.	Survey 1, Inc.

13	Jubilee Baethe Road Street Dedication Sec 1 and Reserves	2025-2101	C3F	Harris	ETJ	324Q	19.52	8.33	0	290 WR Holdings LP	LJA Engineering, Inc.- (Houston Office)
14	Jubilee Warrenville Lane Street Dedication Sec 1 and Reserves	2025-2104	C3F	Harris	ETJ	324U	4.45	0.61	0	290 WR Holdings LP	LJA Engineering, Inc.- (Houston Office)
15	Kuykendahl Village Sec 1	2025-2120	C3F	Harris	ETJ	290F	17.26	2.26	135	Meritage Homes	BGE, Inc.
16	Lone Wolf Water Treatment Plant	2025-2172	C2	Harris	ETJ	338Z	0.71	0.71	0	FdR Consulting, LLC	Windrose
17	Luo Estates	2025-2170	C3F	Harris	City	532G	0.29	0.00	1	Chelsea Luo	Owens Management Systems, LLC
18	Northbank West	2025-1966	C3F	Harris	City	492M	4.49	4.49	0	BKR MEMORIAL II, LLC	Tetra Land Services
19	Northwest 99 Business Park Sec 4	2025-2180	C3F	Harris	ETJ	286W	170.47	161.0	0	CLAY PARTNERS - NW PARKWAY LAND #1, L.P.	Quiddity Engineering - Katy
20	Oakhill Reserve Sec 3	2025-2110	C3F	Harris	ETJ	287J	28.42	3.31	127	Toll Southwest LLC	LJA Engineering, Inc.- (Houston Office)
21	Olympia Fields Sec 3	2025-2181	C3P	Fort Bend	ETJ	611N	11.90	2.20	50	Woodmere Developmen t Co., LTD	LJA Engineering, Inc.- (Houston Office)
22	Park Ten Trails	2025-2143	C3F	Harris	City	448W	4.82	0.54	72	Cityside Homes, LLC	Total Surveyors, Inc.
23	Precision Tomball	2025-2208	C2	Harris	ETJ	287K	40.29	40.29	0	Precision Glass Industries	Tetra Land Services
24	Prince Gardens	2025-2121	C3F	Harris	City	452Y	0.14	0.00	2	Sandcastle Homes Inc	MOMENTUM EGINEERING

25	Quitman Court	2025-2174	C3F	Harris	City	493C	0.11	0.00	1	New Horizon Homes LLC	A & M Services
26	Redbud Sec 3	2025-2187	C3P	Harris	ETJ	325D	16.90	3.37	77	Taylor Morrison	Meta Planning + Design LLC
27	Redbud Sec 6	2025-2195	C3P	Harris	ETJ	325C	36.90	7.16	168	Taylor Morrison	Meta Planning + Design LLC
28	Reserve at Boudreaux	2025-2155	C2	Harris	ETJ	328A	9.01	8.90	0	To be determined	SEM SERVICES
29	Rolling Fork PUD Water Plant	2025-2114	C3F	Harris	ETJ	410K	0.41	0.41	0	Rolling Fork Public Utility District	A & S Engineers
30	Shops at Stockdick	2025-2126	C2	Harris	ETJ	445B	2.20	2.04	0	Berger Munson Engineers	Windrose
31	Stallion Lakes Sec 2	2025-2137	C3F	Montgomery	ETJ	285A	52.03	16.82	17	Stallion Lakes, LLC	BGE, Inc.
32	Sundance Brook Drive Street Dedication Sec 1	2025-2112	SP	Harris	ETJ	378R	1.07	0.00	0	EHRA	EHRA
33	Sundance Cove Sec 17	2025-2113	C3P	Harris	ETJ	378P	34.30	9.43	90	Clay Road 628 Development, LP.	EHRA
34	Tidwell Lakes Sec 7	2025-2014	C3F	Harris	ETJ	417W	10.67	1.52	49	Far East Land Limited	RES Development
35	Tidwell Lakes Sec 8	2025-2015	C3F	Harris	ETJ	417W	12.80	2.06	63	Far East Land Limited	RES Development
36	Villas at Scott	2025-2142	C3F	Harris	City	573C	0.15	0.00	4	Asma Haseeba	STUPA INTERNATIONAL LLC
37	Wheatley Urban Residences	2025-2041	C3F	Harris	City	452B	1.84	0.04	31	New Era Development & Land Services	New Era Development & Land Services

B. Replats

38	Addorah Villa	2025-2166	C2R	Harris	City	494B	0.11	0.00	2	Addorah Real Estate and Interior, LLC	Pioneer Engineering, LLC
39	Aldine Food Mart	2025-2129	C2R	Harris	ETJ	413E	0.83	0.83	0	Survey Solutions of Texas	Survey Solutions of Texas
40	Algregg Cottages	2025-2157	C2R	Harris	City	453X	0.12	0.00	2	To be determined	SEM SERVICES
41	AQMS Development	2025-2107	C2R	Harris	ETJ	324E	7.81	7.81	0	Aqms Developer	E.I.C. Surveying Company
42	Bear Creek Plantation Sec 2 partial replat no 2	2025-2200	C2R	Harris	ETJ	406V	2.93	2.93	1	JB Motor Carrier, LLC.	ICMC GROUP INC
43	Broad Oaks Grove	2025-2206	C3R	Harris	City	491G	2.50	0.01	22	Lovett Homes Intown Homes	Tetra Land Services
44	Buck Square	2025-2149	C2R	Harris	City	494F	0.11	0.00	2	New Era Developmen t & Land Services	New Era Development & Land Services
45	Burnside Estates	2025-2138	C2R	Harris	City	450A	0.16	0.00	2	Union Trust	RP & Associates
46	Burr Residences	2025-2153	C2R	Harris	City	494T	0.15	0.00	4	New Era Developmen t & Land Services	New Era Development & Land Services
47	Cannon Street Development	2025-2207	C2R	Harris	City	533T	0.25	0.01	4	CGEA|Planni ng + Design	CGEA|Planning + Design
48	Chabad Lubavitch Campus	2025-2125	C2R	Harris	City	530X	11.71	11.71	0	Harry Gendel Architects	Century Engineering, Inc
49	Clover Castles	2025-2135	C2R	Harris	City	533Z	0.11	0.00	2	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

50	Cristo Rey Jesuit College Preparatory School of Houston replat no 1	2025-2109	C2R	Harris	City	534Y	9.66	9.66	0	Jackson & Ryan Architects	Windrose
51	Crosby ISD 6th Grade Center	2025-2177	C2R	Harris	ETJ	419L	20.97	20.97	0	Auric Engineers	West Belt Surveying, Inc.
52	Dumble Residences	2025-2150	C2R	Harris	City	533R	0.11	0.00	2	New Era Development & Land Services	New Era Development & Land Services
53	Edison Estates	2025-2139	C2R	Harris	City	453Y	0.13	0.00	2	NDH 001, LLC	AAB Homes, LLC
54	Emkay Enterprises Plaza	2025-2192	C2R	Harris	ETJ	323C	4.91	4.91	0	M Lanza Engineering, PLLC	Century Engineering, Inc
55	Evergreen Enclave	2025-2136	C2R	Fort Bend	ETJ	611T	0.48	0.00	1	None	Texas Land Maps
56	Fiveway Homes at Baer Street	2025-2168	C2R	Harris	City	494J	0.11	0.00	3	5Way Homes LLC	Pioneer Engineering, LLC
57	Fuller Properties	2025-2152	C2R	Harris	City	454T	0.22	0.00	2	New Era Development & Land Services	New Era Development & Land Services
58	Grove at Mason Park	2025-2123	C2R	Harris	City	572Y	0.61	0.04	6	Green Valley Construction, LLC	The Interfield Group
59	Gulf Bank Commons	2025-2024	C3R	Harris	City	411Q	5.32	1.02	58	HIMOUNT PARTNERSHIP GROUP, LTD	MOMENTUM EGINEERING
60	Houston AAA Estates at South Lane	2025-2103	C2R	Harris	City	412T	0.17	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
61	Kenton Collection	2025-2140	C2R	Harris	City	455P	0.63	0.03	6	Q & G Investment Group, LLC	AAB Homes, LLC
62	Levant at Allston	2025-2037	C2R	Harris	City	492D	0.30	0.00	4	LEVANT HOMES	RSG Engineering

63	Long Meadow Town Center Sec 2 replat no 1	2025-2175	C2R	Fort Bend	ETJ	525V	1.42	1.42	0	SMSP Investments, LLC	Conley Land Services, LLC
64	Mallow Estates	2025-2156	C2R	Harris	City	574A	0.29	0.01	4	To be determined	SEM SERVICES
65	Mendoza Estates	2025-1945	C2R	Harris	City	453Z	0.11	0.00	3	Mendoza Home Builders LLC	RP & Associates
66	Miren Properties	2025-2184	C2R	Harris	ETJ	371Q	3.18	3.18	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
67	Navigation Residence	2025-2159	C2R	Harris	City	495S	0.29	0.00	4	To be determined	SEM SERVICES
68	Noah Residences	2025-2176	C2R	Harris	City	533Q	0.18	0.00	3	Indus Oak Homes	Chesterfield Development Services
69	Palmsprings Estates	2025-2199	C2R	Harris	City	576Q	0.29	0.00	3	CGEA|Planning + Design	CGEA|Planning + Design
70	Parkhurst Cove	2025-2119	C2R	Harris	City	455E	0.29	0.00	5	None	Texas Land Maps
71	Petty Villa	2025-2189	C2R	Harris	City	492C	0.11	0.00	1	Jake Patrick	Patrick Planning Services, LLC
72	Pine Tree Villas	2025-1957	C2R	Harris	City	413V	0.20	0.00	2	Jose Rocha	PLS CONSTRUCTION LAYOUT, INC
73	Plaza Estates at Pardee	2025-2154	C2R	Harris	City	455T	0.20	0.00	2	New Era Development & Land Services	New Era Development & Land Services
74	Plaza Estates at Russell	2025-2151	C2R	Harris	City	454T	0.17	0.17	0	New Era Development & Land Services	New Era Development & Land Services

75	Rebecca Square	2025-2191	C2R	Harris	City	453K	0.50	0.01	12	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
76	Reeveston Industrial Site	2025-2128	C2R	Harris	ETJ	373Y	2.86	2.86	0	Black Lable Commercial	South Texas Surveying Associates, Inc.
77	Seaton Estates	2025-2075	C2R	Harris	City	533U	0.21	0.00	2	None	Tetra Land Services
78	Taft Country Estates	2025-2028	C2R	Harris	City	493J	0.32	0.32	0	CAC Specialty	South Texas Surveying Associates, Inc.
79	Taylor Place on Brownie Campbell	2025-2167	C2R	Harris	ETJ	371U	1.00	0.00	2	Owner	Conley Land Services, LLC
80	Tippett Estates	2025-2193	C2R	Harris	City	412T	0.46	0.00	8	CGEA|Planning + Design	CGEA|Planning + Design
81	Tran Arcola	2025-2029	C3R	Fort Bend	ETJ	651G	1.97	0.00	4	Pedraza Surveying LLC	Pedraza Surveying, LLC
82	UPI at Fuqua Street	2025-2081	C3R	Harris	City	574S	4.81	0.99	74	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
83	UrbanNav	2025-2145	C2R	Harris	City	494P	0.82	0.82	0	VJE.A, LLC & VJEA LLC	Dart Land Services LLC
84	Venegas Properties	2025-1937	C2R	Harris	ETJ	323C	4.20	4.20	0	Titlan Enterprises LLC	ESOR Consulting Engineers, Inc.
85	Wallisville Business Park replat no 1	2025-2203	C2R	Harris	City	455Z	18.29	18.29	0	Everwood Wallisville LLC, a Delaware limited liability company	Quiddity Engineering - Katy
86	West 17th Street Grove	2025-2147	C2R	Harris	City	452Y	0.17	0.00	2	Mazzarino Construction	Total Surveyors, Inc.

87	West 20th Street Landing	2025-2146	C2R	Harris	City	452U	0.25	0.00	6	TOMO Development, LLC	Total Surveyors, Inc.
88	West Lake Church Campus	2025-2201	C2R	Harris	ETJ	376M	7.99	7.86	0	West Lake Church	Windrose
89	Westfield Estates Lift Station Replat	2025-1998	C2R	Harris	ETJ	413V	0.32	0.32	0	CobbFendley	CobbFendley

C. Replats requiring Public Hearings with Notification

90	Aztlan Places	2025-1840	C3N	Harris	City	415Z	0.40	0.03	5	aztlan ventures	Houston Platting
91	Caddo Pines	2025-1881	C3N	Harris	City	415X	0.16	0.00	2	KA Housing & Development, LLC	AAB Homes, LLC
92	Gateway Villas	2025-1925	C3N	Harris	City	534Y	0.29	0.00	2	AAB Homes, LLC	AAB Homes, LLC
93	Lockett Manor	2025-1853	C3N	Harris	City	533K	0.18	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
94	Oakview Farm Estates	2025-1910	C3N	Harris	ETJ	290J	0.63	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
95	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

D. Subdivision Plats with Variance Requests

96	Cooper Reserve	2025-2035	C2R	Montgomery	ETJ	258P	1.90	1.90	0	Heights Engineering, LLC	Century Engineering, Inc
97	Kuykendahl Village Sec 2	2025-2173	C3P	Harris	ETJ	290F	16.97	6.57	113	Meritage Homes	BGE, Inc.
98	Lawndale Reserve	2025-2031	C2R	Harris	City	494X	0.37	0.34	0	5200 Lawndale LLC	Windrose

99	Layette Landing	2025-2095	C3R	Harris	City	452A	2.92	0.43	35	Green Valley Construction, LLC	The Interfield Group

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

100	Azalea District Sec 8	2025-2178	C3P	Montgomery	ETJ	296A	3.70	0.17	21	Signorelli Company	Meta Planning + Design LLC
101	Blue Creek Trails Sec 5	2025-2198	C3P	Fort Bend	ETJ	525R	30.78	5.97	109	Taylor Morrison	Meta Planning + Design LLC
102	Flightline South	2025-1862	C2	Harris	City	375E	35.18	35.18	0	WGA	Windrose
103	Synova East GP	2025-2111	GP	Harris	ETJ	379S	102.40	0.00	0	Friendswood Development Company	Meta Planning + Design LLC

G. Extension of Approval

104	Bridgecreek Commercial Sec 3	2024-2510	C2	Harris	ETJ	405D	9.53	9.53	0	99 WEST 570 PARTNERS LLC	Civil-Con Consultants, LLC
105	Forestwood Sage Sec 2	2024-2513	C2	Harris	City/	456R	21.55	21.55	0	Western Hwy 90 Property Owner LLC	Quiddity Engineering
106	Northpark Enclave	2024-2413	C3F	Montgomery	ETJ	296T	10.95	2.23	100	Lennar Homes of Texas Land and Construction, LTD. A Texas Limited Partnership, DBA Friendswood	EHRA
107	Northpointe East Business Park	2025-0097	C3F	Harris	ETJ	329E	6.39	4.56	0	Northpointe Blvd. 17, LLC	IDS Engineering Group

108	Porter Road Office Warehouses	2025-0337	C2	Harris	ETJ	445N	12.26	12.26	0	MATERIALS TECH LLC	Civil-Surv Land Surveying LLC
109	Solugen	2024-2526	C2R	Harris	City	570M	13.31	13.24	0	Solugen, Inc.	GBI Partners
110	Sundance Bend Drive Street Dedication Sec 2	2025-0075	SP	Harris	ETJ	378R	2.53	0.00	0	Clay Road 628 Development, LP., A Texas Limited Partnership	EHRA
111	Synova Sec 9	2024-2418	C3F	Harris	ETJ	378Q	22.78	2.66	108	Jen Holdco 23 LLC, A Delaware Limited Liability Company	EHRA
112	Woodlands Village of Creekside Park Sec 41	2024-2309	C3R	Harris	ETJ	250R	8.52	1.21	56	Howard Hughes	LJA Engineering, Inc.- (Houston Office)

H. Name Changes

113	Thornton Ridge Heights (prev. Thornton Springs)	2025-1882	C3F	Harris	City	452M	1.00	0.01	21	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC

I. Certificates of Compliance

114	20136 and 20140 Ada Lane	25-0029	COC	Montgomery	ETJ	257M					Marco A. Lopez

J. Administrative

None

K. Development Plats with Variance Requests

115	511 Cordell Street	25108552	DPV	Harris	City	453X					Greater Houston Rehabbers
116	1132 E 6th ½ Street	25020438	DPV	Harris	City	492G					

117	1402 Glourie Drive	25106504	DPV	Harris	City	451W		The Interfield Group
118	5343 Inker Street	25086724	DPV	Harris	City	492G		Pioneer Engineering LLC
119	4022 Navigation Blvd	24091611	DPV	Harris	City	494P		A&M Services
120	240 N York Street	25090979	DPV	Harris	City	494N		Tristan Designs & Permits LLC

Off-Street Parking with Variance Requests

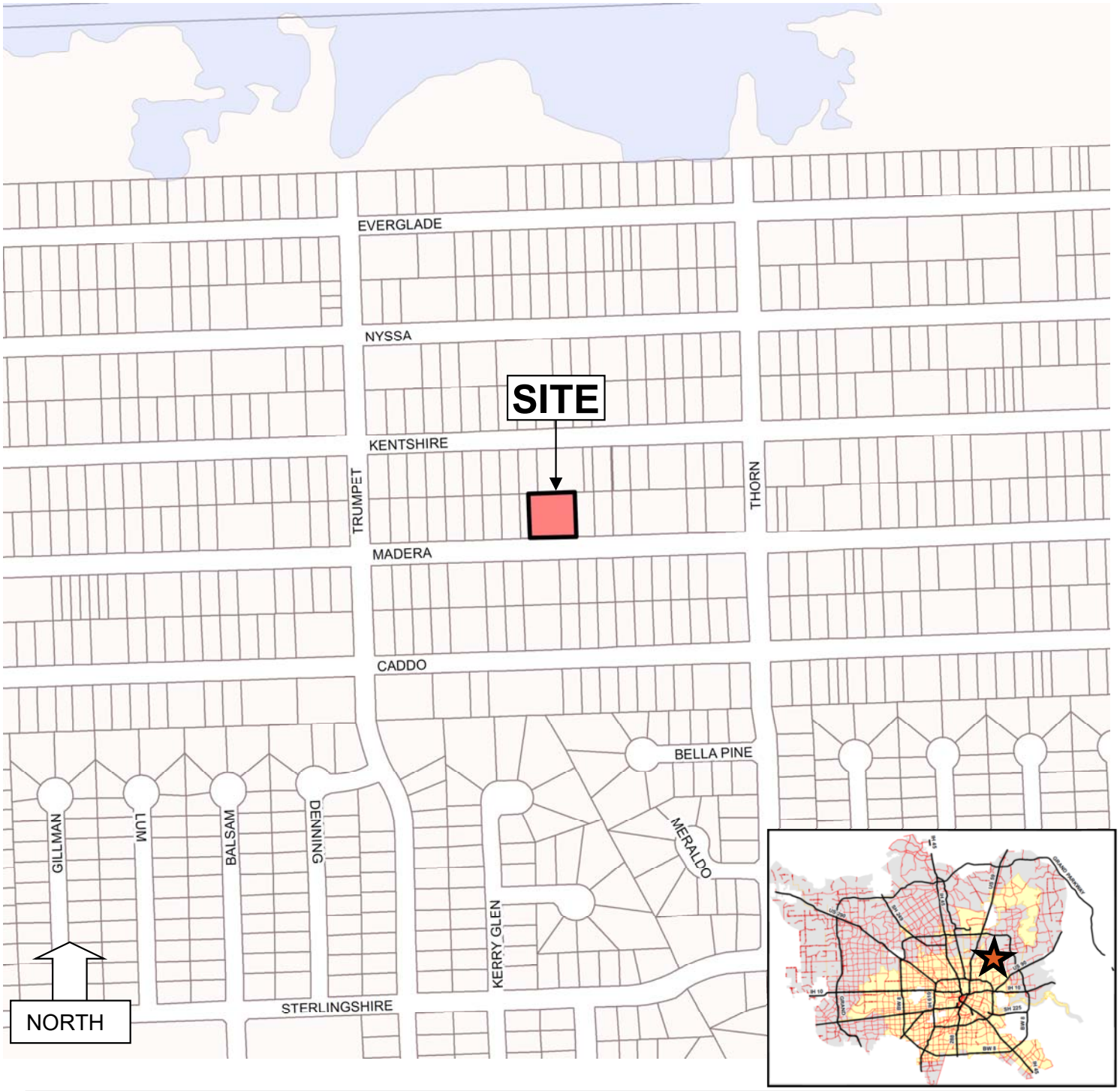
III	5317 Inker Street		PV	Harris	City	492G	DeMarco Howard	The ARTZ

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Aztlan Places (DEF 1)

Applicant: Houston Platting



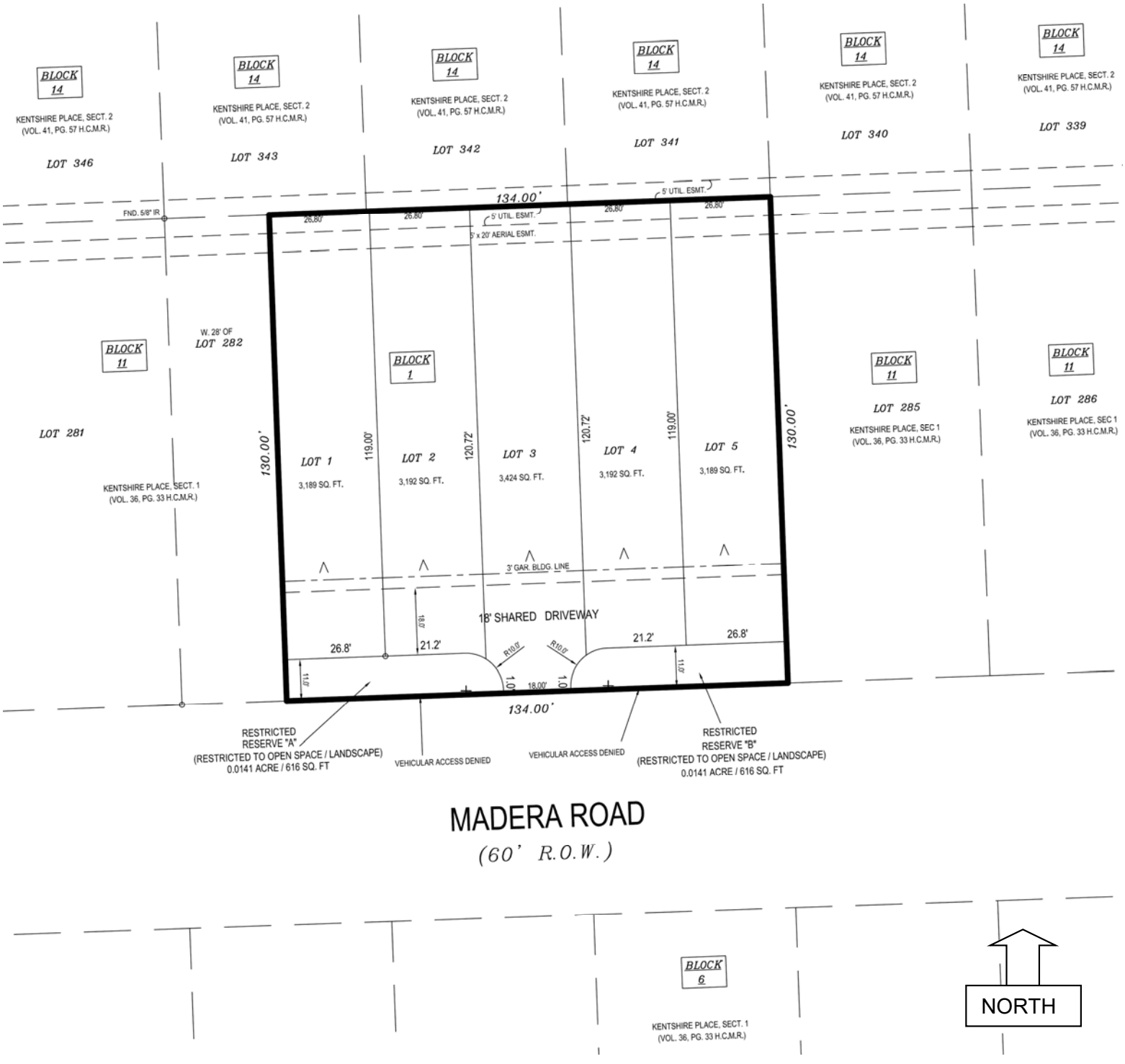
C – Public Hearings Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Aztlan Places (DEF 1)

Applicant: Houston Platting



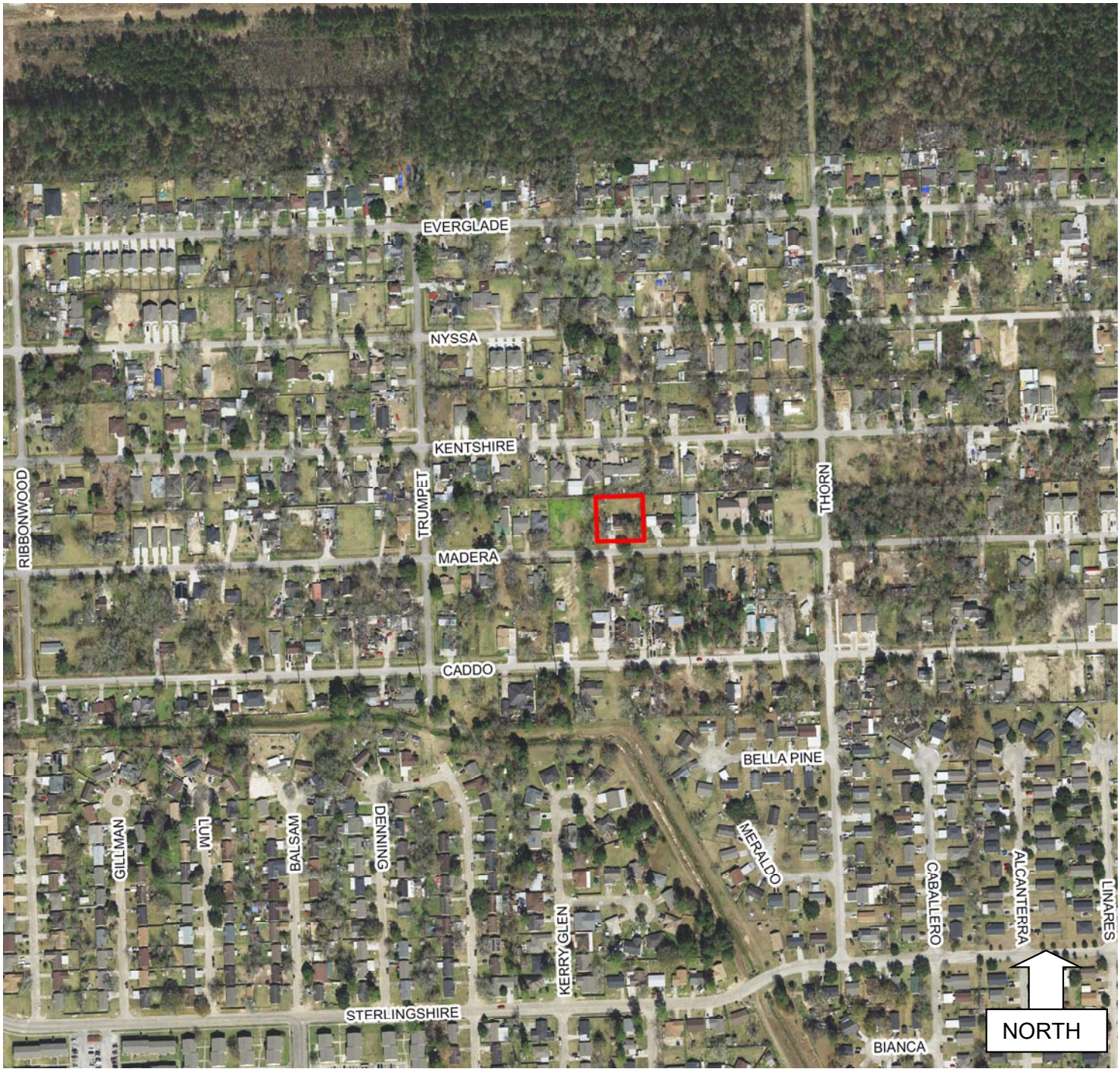
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Aztlan Places (DEF 1)

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.

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

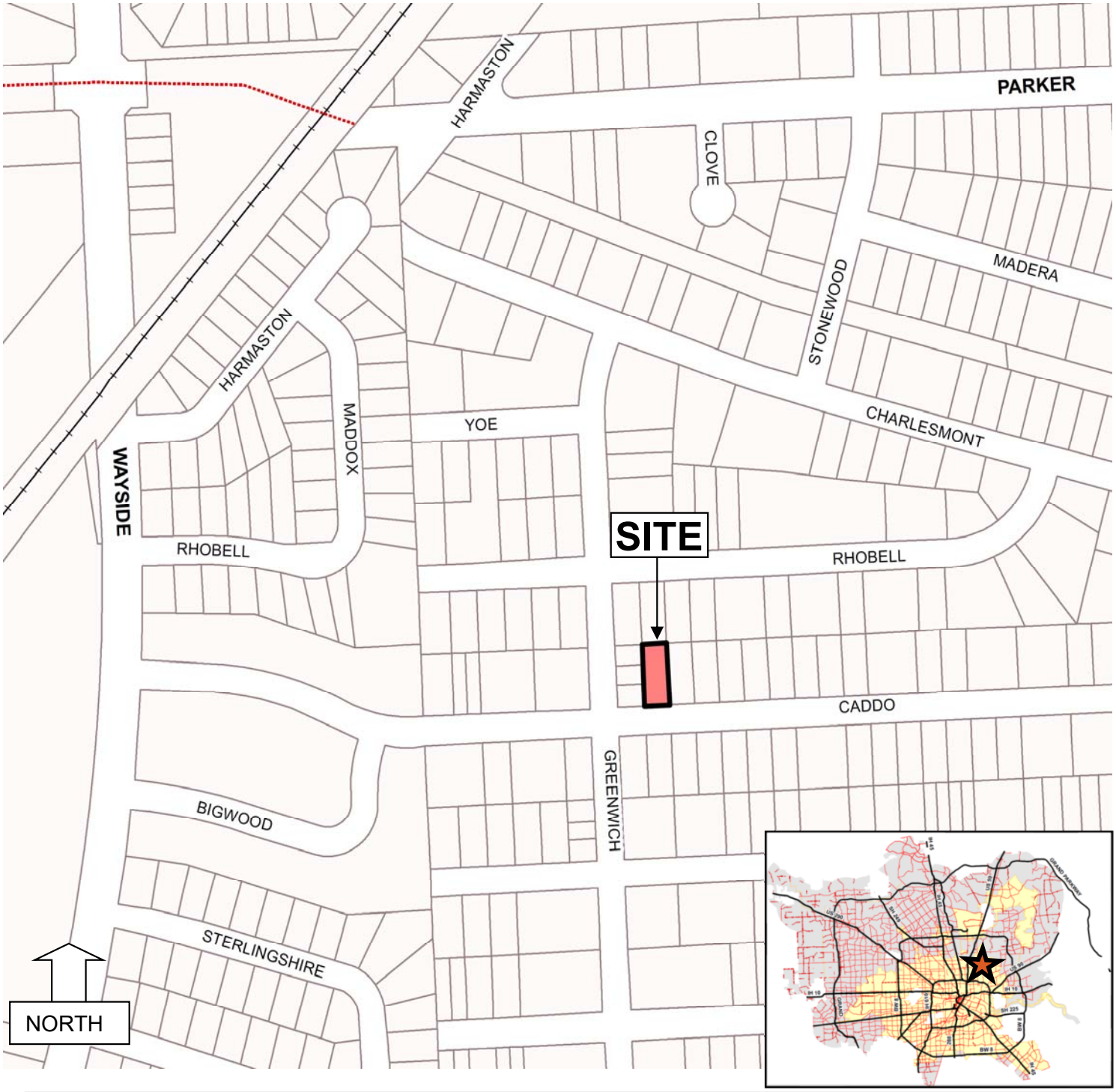
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Caddo Pines

Applicant: AAB Homes, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Caddo Pines

Applicant: AAB Homes, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Caddo Pines

Applicant: AAB Homes, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 7, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1881

PLAT NAME：Caddo Pines

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Melbourne Place Sec 2 being Lot 310, Block 22, as recorded in Volume 42, Page 51 of the Harris County Map Records. The property is located at north along Caddo Street between Greenwich Street and Wiloak 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,Arica Bailey, with AAB Homes, LLC, on behalf of the developer, can be contacted at 832-606-7202 for additional information regarding this project. You may also contact the review planner Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call (832) 393-6625.

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

PLANNING COMMISSION MEETING INFORMATION:

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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TERMINOLOGY

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- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

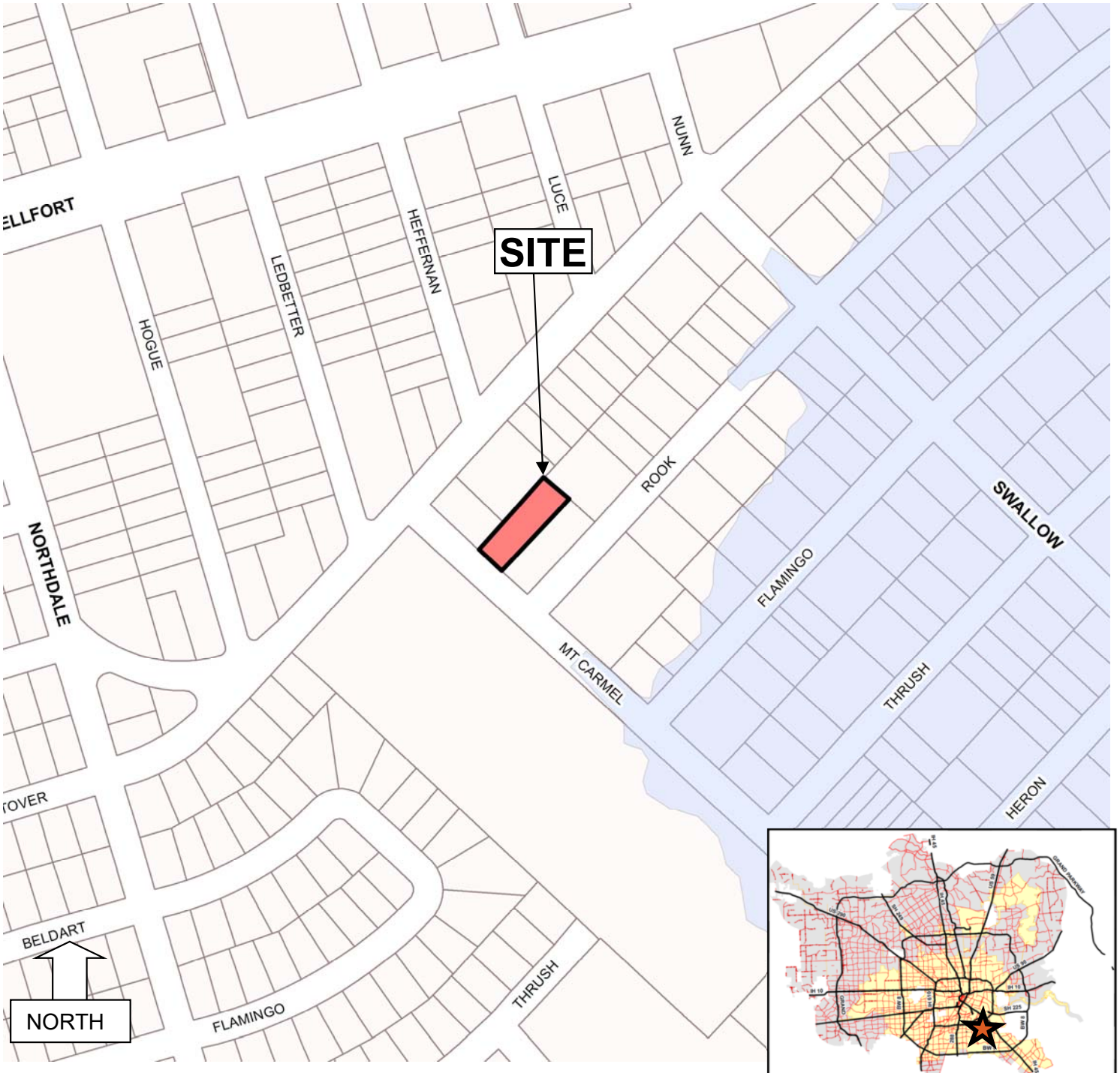
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Gateway Villas

Applicant: AAB Homes, LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Gateway Villas

Applicant: AAB Homes, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Gateway Villas

Applicant: AAB Homes, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

November 7, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1925

PLAT NAME：Gateway Villas

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Bayou Oaks being West 200' of the South 62.40' of Reserve F, Block 1, Vol 26, pg. 14 of the HCMR. The property is located at 6717 Mount Carmel Street, north along Carmel Street east of Rook Boulevard. The purpose of the replat is to create 2 single-family residential lots.

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

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The applicant,Arica Bailey, with AAB Homes, LLC, on behalf of the developer, can be contacted at 832-606-7202 for additional information regarding this project. You may also contact the review planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice via email at Dorianne.Powe@houstontx.gov or call (832) 393-6570.

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PLANNING COMMISSION MEETING INFORMATION:

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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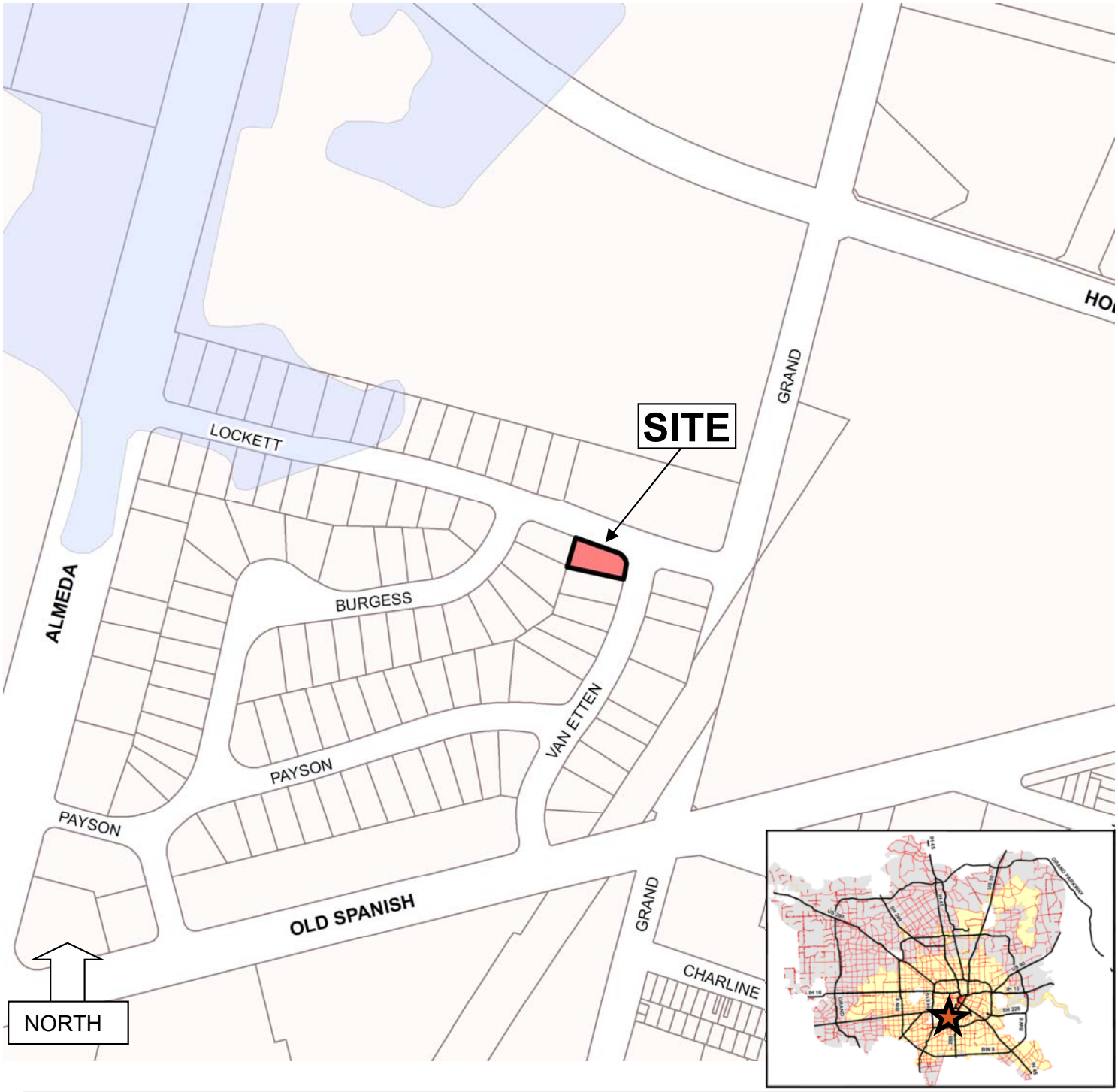
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Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Lockett Manor (DEF 2)

Applicant: CE Engineers & Development Consultants, INC



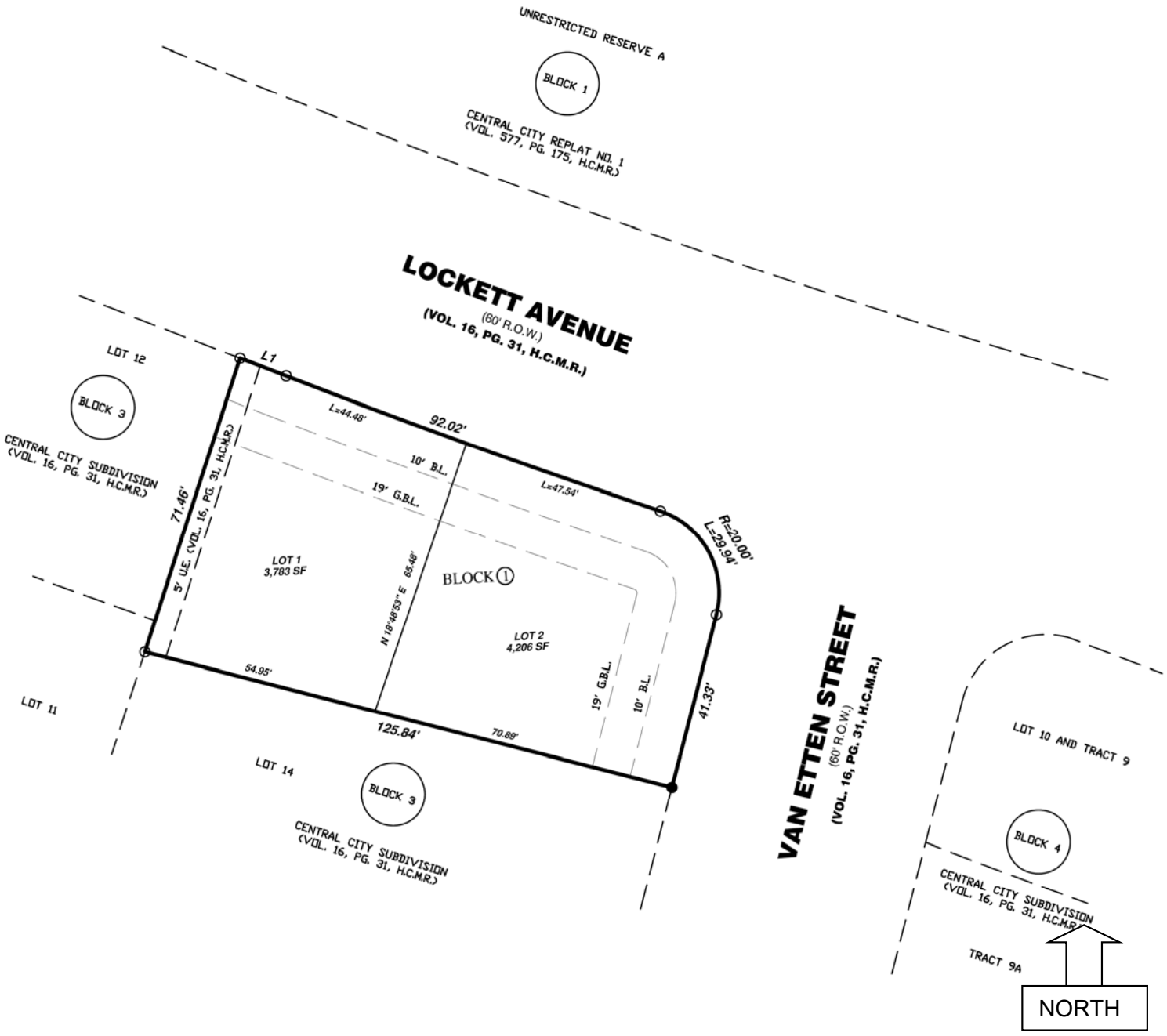
C – Public Hearings Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 12/18/2025**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Lockett Manor (DEF 2)

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

October 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1853

PLAT NAME：Lockett Manor

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Central City Subdivision being Lot 13, Block 3, as recorded in Vol. 16, Pg. 31 of the Harris County Map Records. The property is located at at the southwest intersection of Lockett Street and Van Etten Street.. The purpose of the replat is to create two single-family residential lots.

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

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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 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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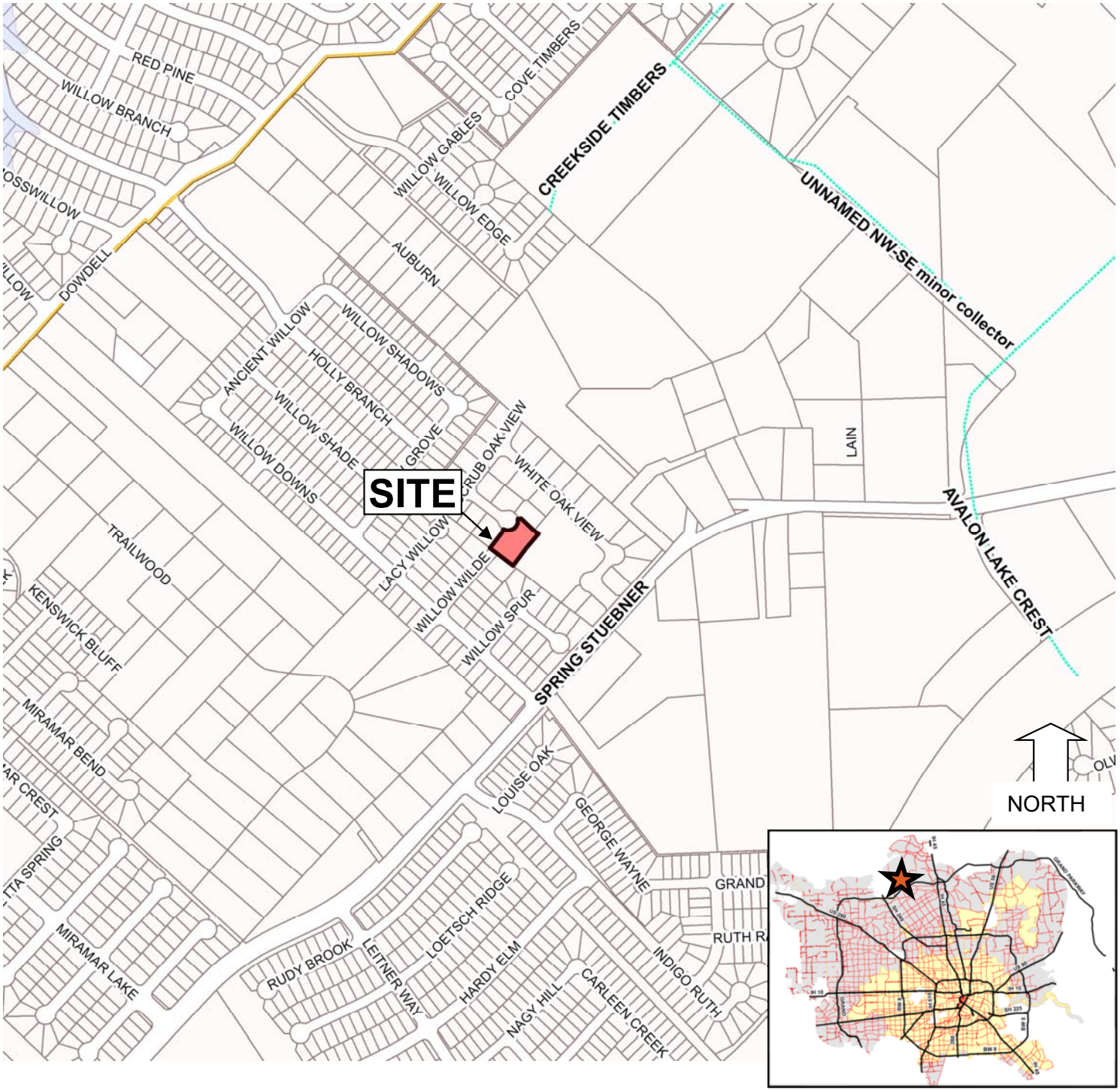
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Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Oakview Farm Estates

Applicant: PLS Construction Layout, Inc



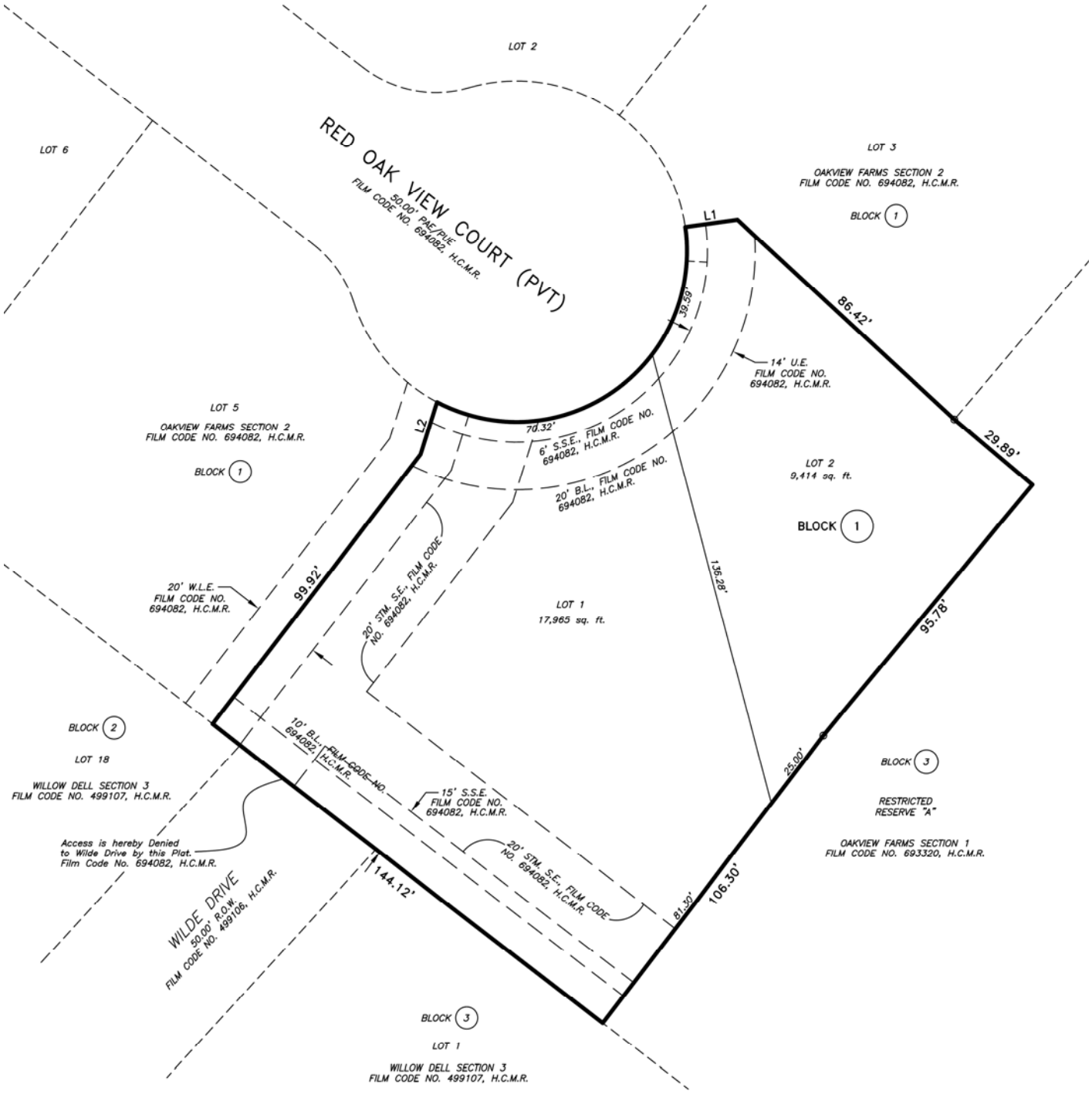
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Oakview Farm Estates

Applicant: PLS Construction Layout, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Oakview Farm Estates

Applicant: PLS Construction Layout, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

November 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1910

PLAT NAME：Oakview Farm Estates

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Oakview Farms Sec 2 being Lot 4, Block 1, as recorded at Film Code No. 694082 of the Harris County Map Records. The property is located at 0 Red Oak View Ct (PVT); north of Spring Stuebner Rd and west of Kuykendahl Rd. 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.

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The applicant,URIEL FIGUEROA, with PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, can be contacted at 713-480-4075 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

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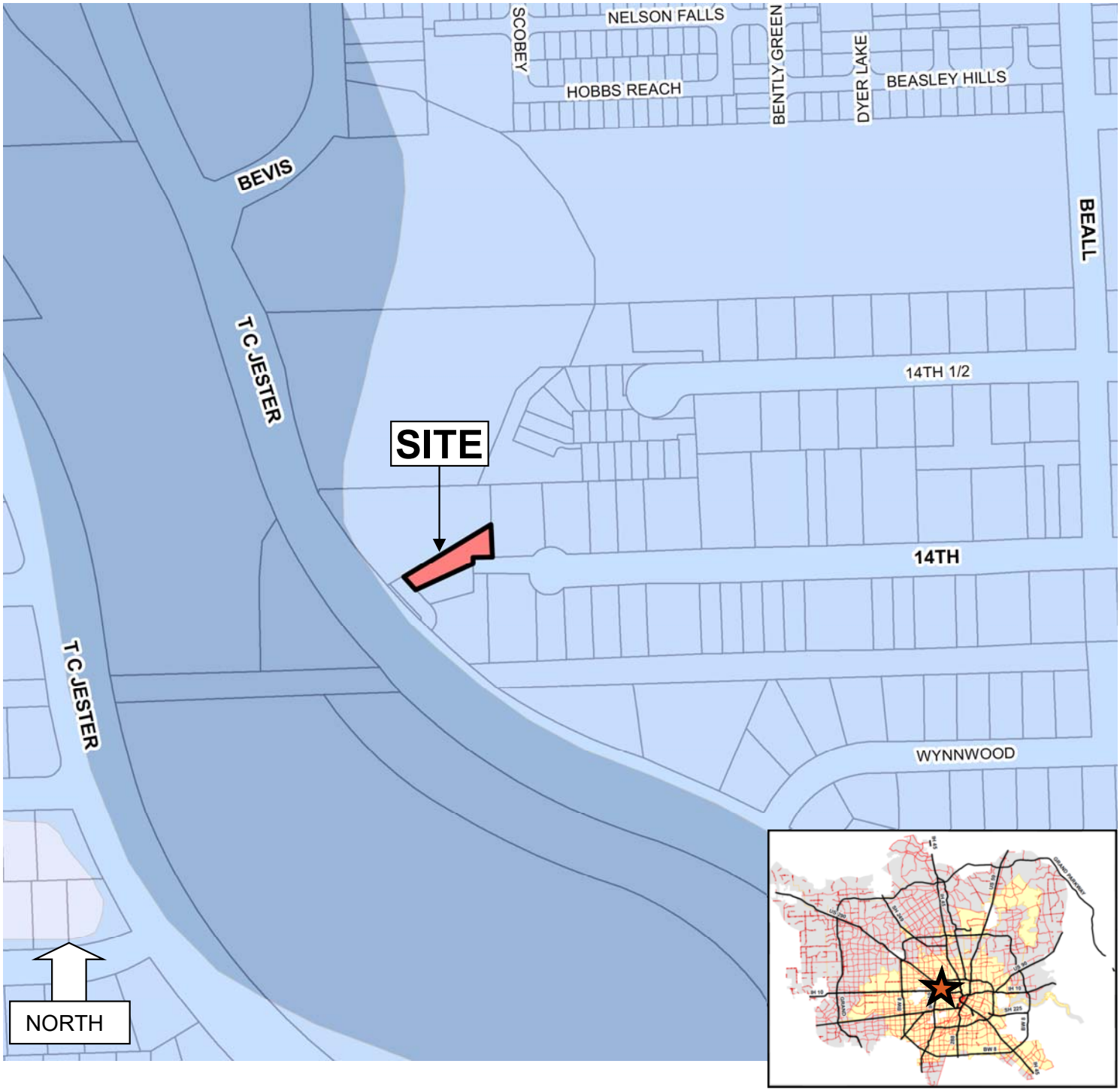
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Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 12/18/2025**

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

Applicant: Patrick Planning Services, LLC



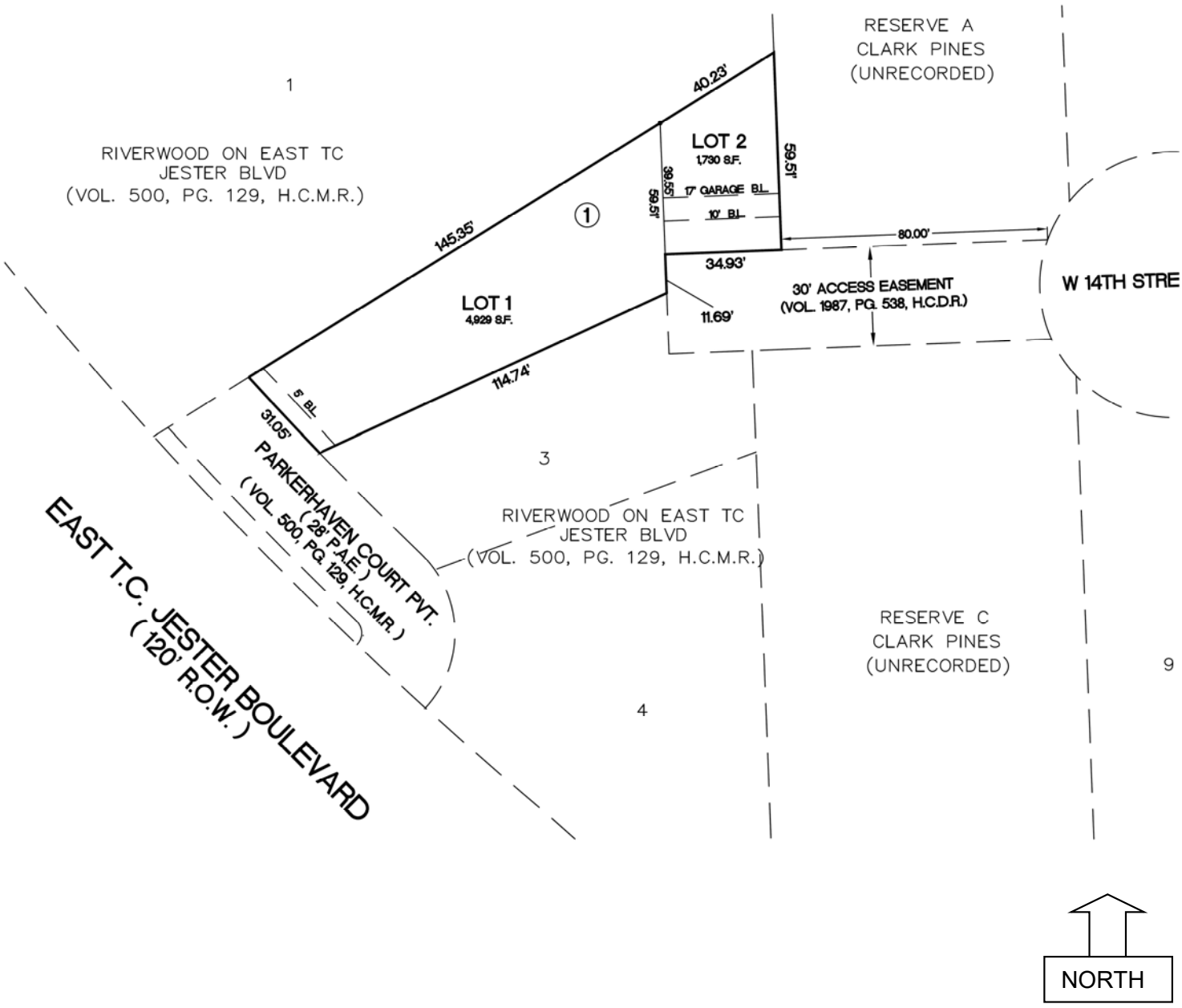
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 12/18/2025**

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

Applicant: Patrick Planning Services, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 12/18/2025**

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

Applicant: Patrick Planning Services, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

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

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：2025-1764

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 Boluevard 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.

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.
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- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- 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

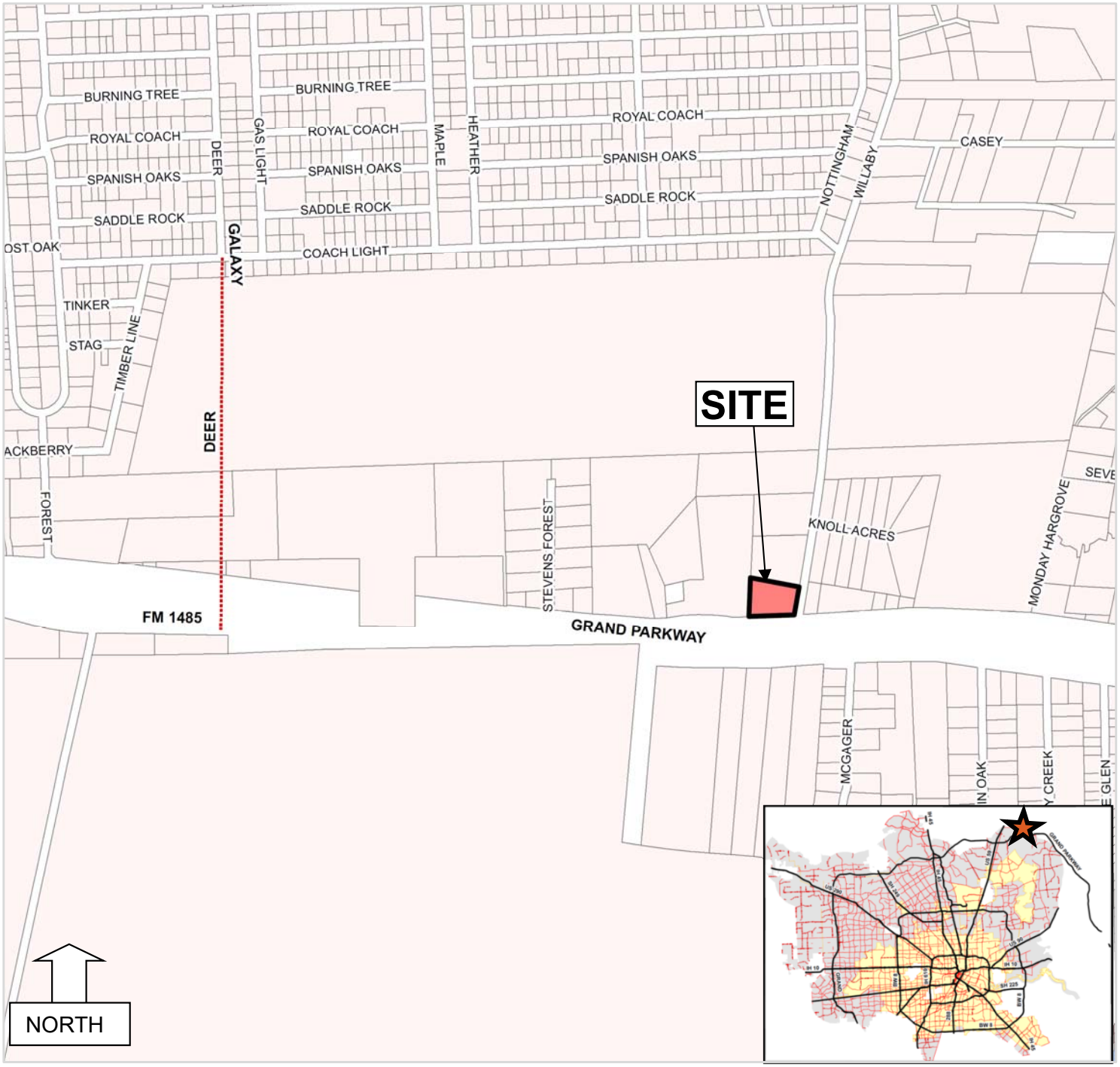
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Cooper Reserve (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

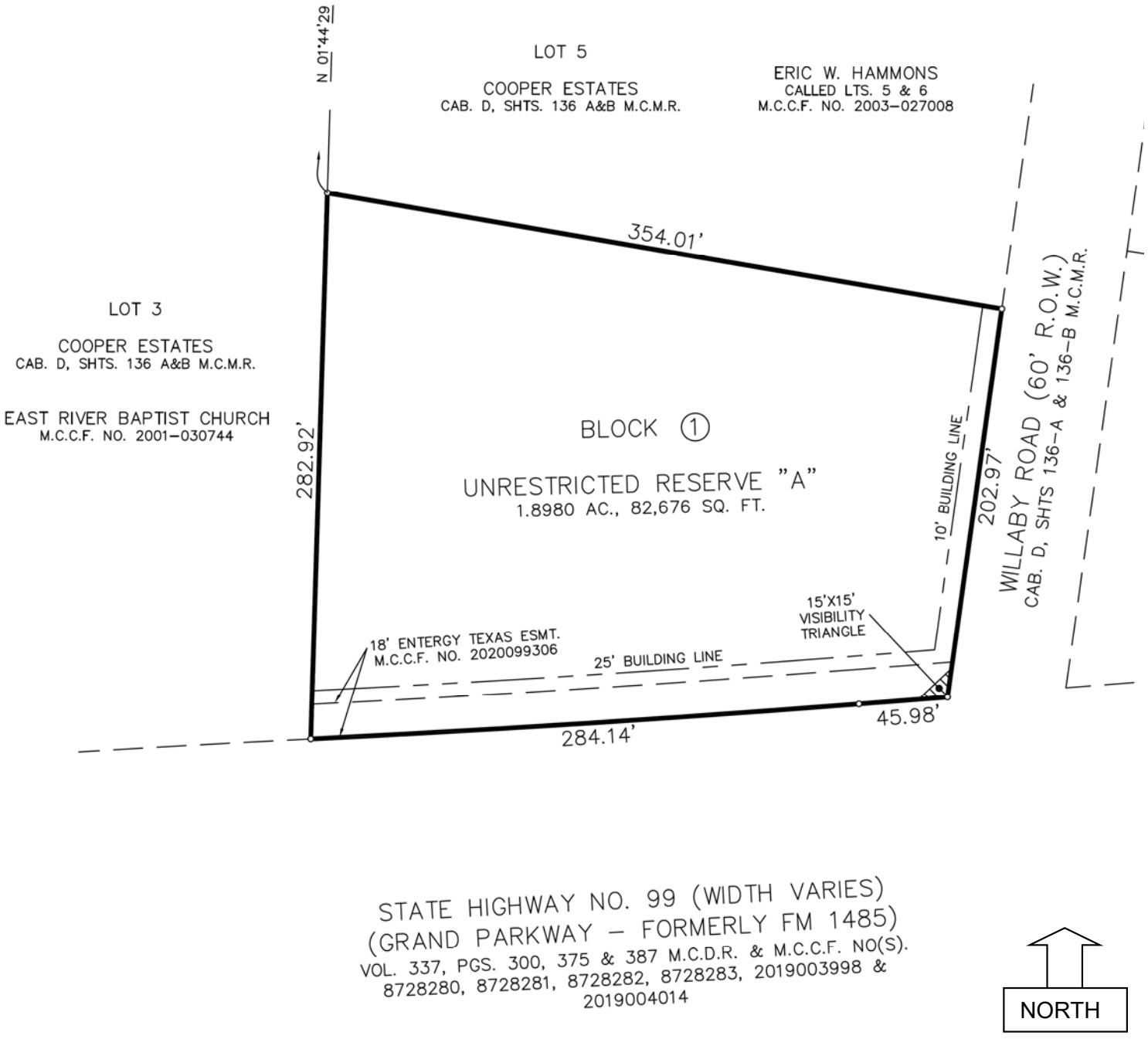
Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Cooper Reserve (DEF 1)

Applicant: Century Engineering, Inc



D – Variances **Subdivision**

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Cooper Reserve (DEF 1)

Applicant: Century Engineering, Inc



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

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.

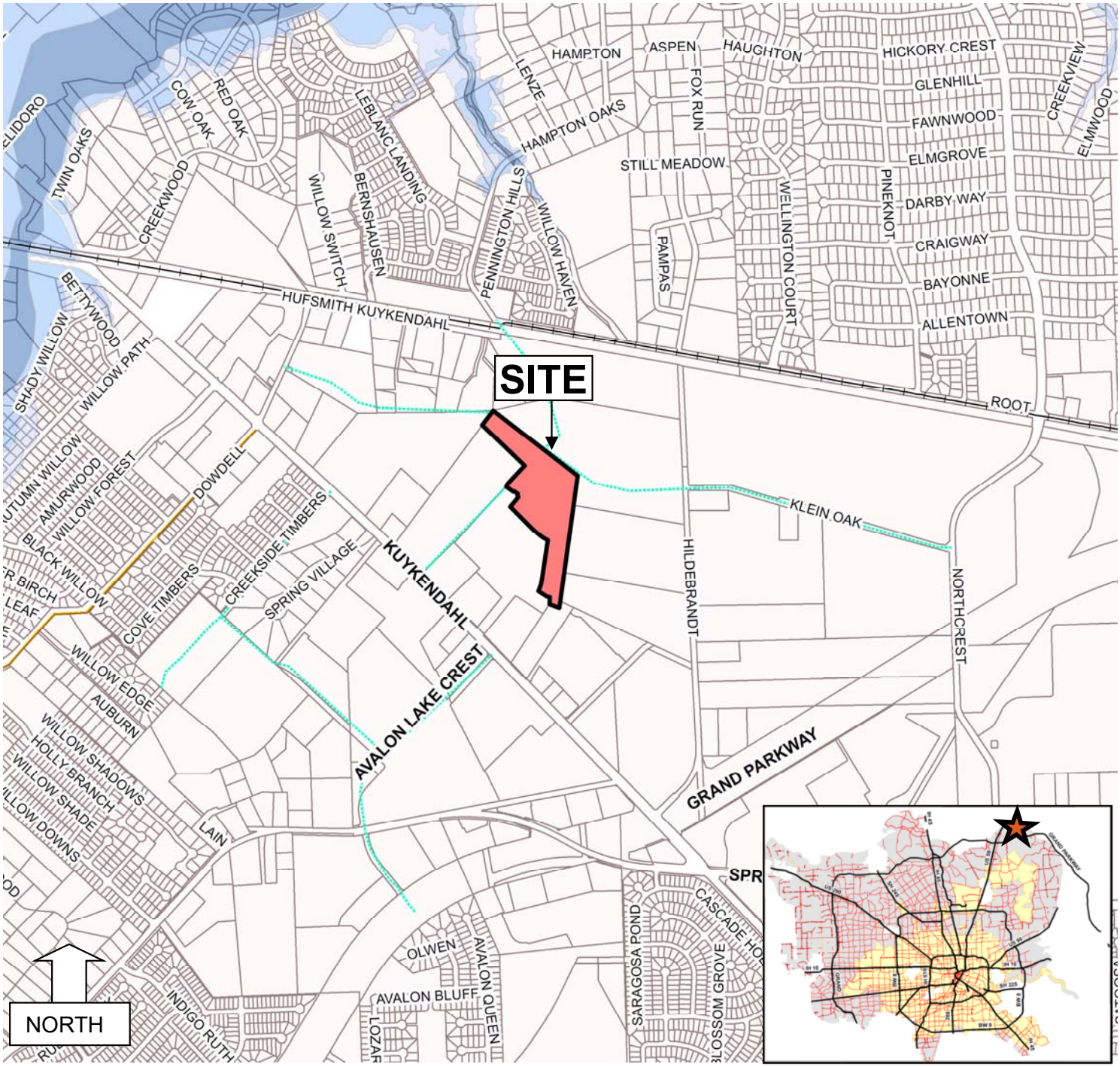
(5) Economic hardship is not the sole justification of the variance.
With the widening and construction of Grand Parkway this area is no longer suitable for residential use.

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Kuykendahl Village Sec 2

Applicant: BGE, Inc.



D – Variances

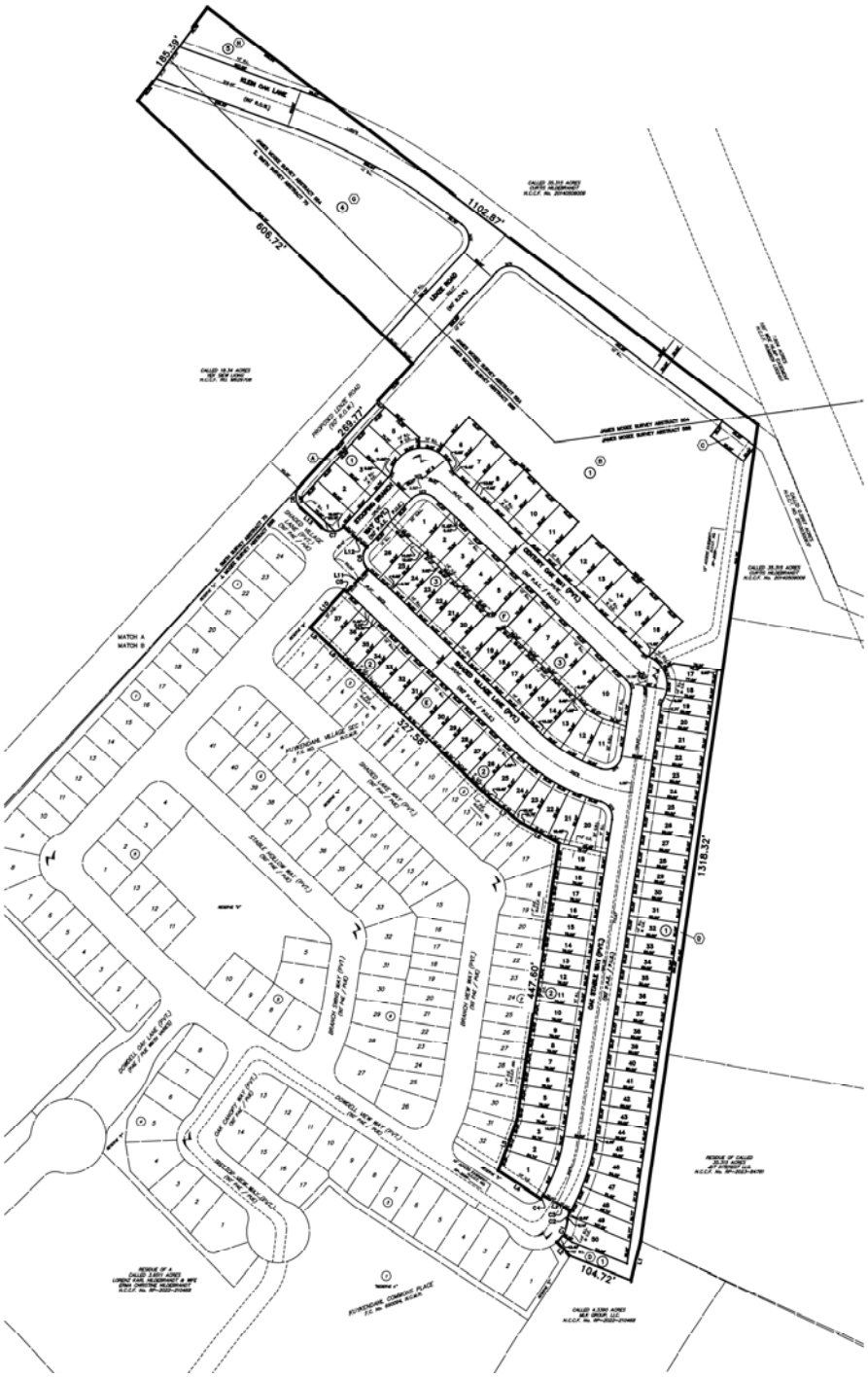
Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Kuykendahl Village Sec 2

Applicant: BGE, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Kuykendahl Village Sec 2

Applicant: BGE, Inc.



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-2173
Plat Name: Kuykendahl Village Sec 2
Applicant: BGE, Inc. Ralph Lopez - Gerald Grissom
Date Submitted: 12/8/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 30’ access easement to serve as a second point of access.

Chapter 42 Section: 189

Chapter 42 Reference:
Sec 42-189. – Points of access.

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

Statement of Facts
(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
Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston Extraterritorial Jurisdiction (ETJ) located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The site is bounded by proposed minor collector Lenze Road to the west and proposed minor collector Klein Oak Lane to the north. The General Plan (GP) aligns with the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane.

When the Kuykendahl Village General Plan was submitted on January 27, 2025, a 50’ Private Access Easement / Public Utility Easement (PAE/PUE) was proposed in the current location of the subject 30’ access easement to provide the subject site with a second point of access to Kuykendahl Road. After coordination with City of Houston and Harris County staff during the deferral period, the proposed 50’ PAE/PUE was replaced by the current 30’ access easement in response to Harris County concerns regarding intersection spacing along major thoroughfare Kuykendahl Road. With this revision, the anticipated second point of access for the subject site was the connection to proposed Lenze Road along the western boundary. At the time, it was expected that proposed Lenze Road would be constructed prior to the development of the subject site, which would have provided the required second point of access. However, the construction timeline for proposed Lenze Road is now uncertain and will likely extend beyond the timeline of the subject site.

With the submittal of the Kuykendahl Village Sec 2 preliminary plat, the number of proposed lots within the GP exceeds the 150-lot threshold (totaling 248 lots), triggering a variance request to allow the 30' access easement that connects to Kuykendahl Road to be used as a second point of access for the subject site. The 30' access easement will be gated and will operate as an exit-only route for residents and provide ingress/egress for 911 emergency vehicles. This is consistent with the previously contemplated function of the former 50' PAE/PUE. The proposed configuration ensures public safety and sufficient circulation during the interim period between the development of the subject site and the future construction of Lenze Road.

(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;
Dependence on the construction timeline of proposed Lenze Road for a second point of access is a consequential outcome of collaborating with City of Houston and Harris County to address concerns over intersection spacing along Kuykendahl Road. Therefore, 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 overall circulation of the subject site and surrounding area is provided by proposed minor collectors, existing streets, and the Grand Parkway, and internal circulation is provided by the proposed local street system with three proposed external connections, thereby preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The proposed local street system within the subject site in addition to the existing and proposed external streets will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

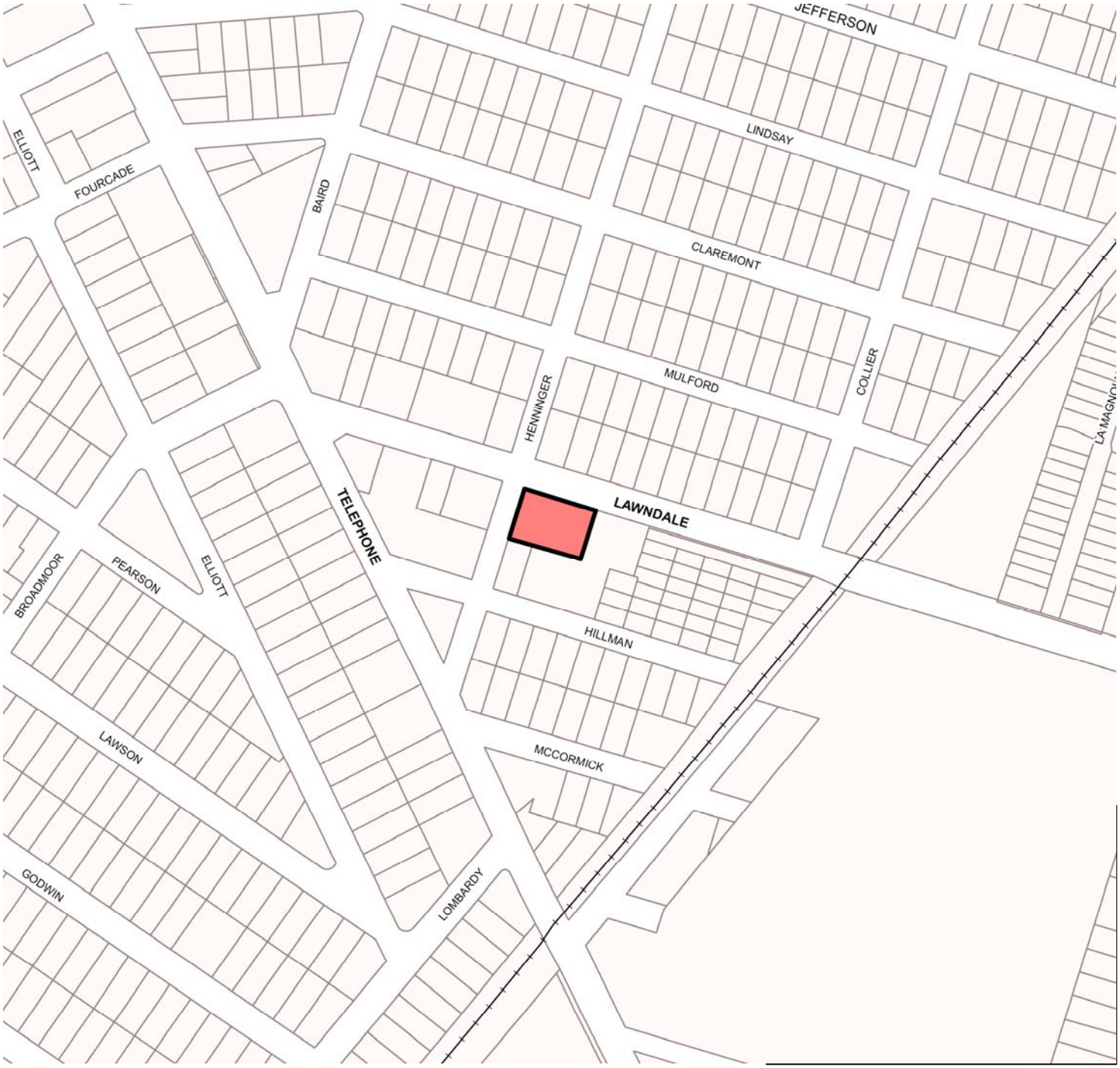
(5) Economic hardship is not the sole justification of the variance.
The constraints established through collaboration with City of Houston and Harris County staff create a limitation for providing two points of access within the subject site as required by Chapter 42. Therefore, economic hardship is not the sole justification of the variance request.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Lawndale Reserve

Applicant: Windrose



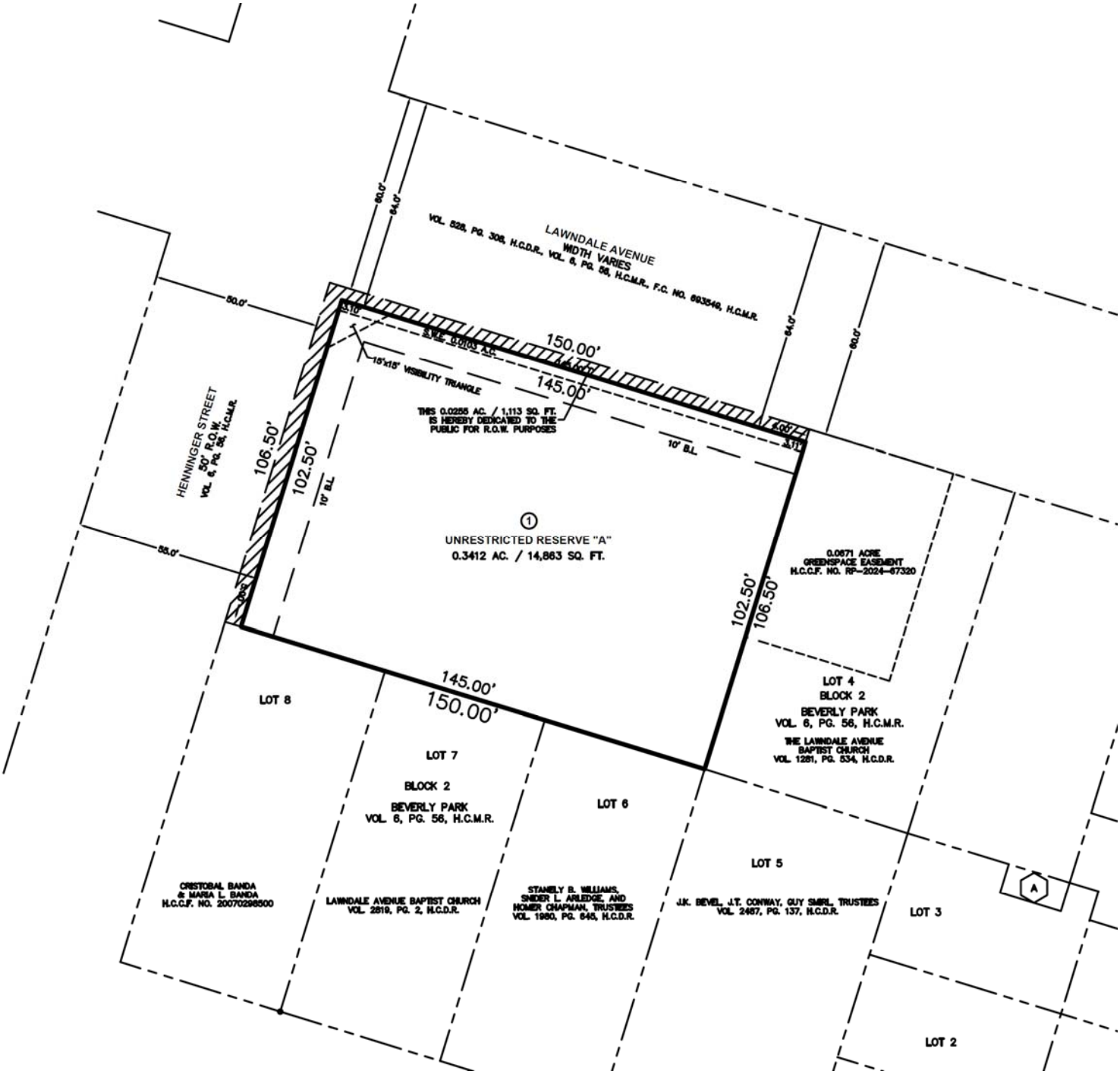
D – Variances Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Lawndale Reserve

Applicant: Windrose



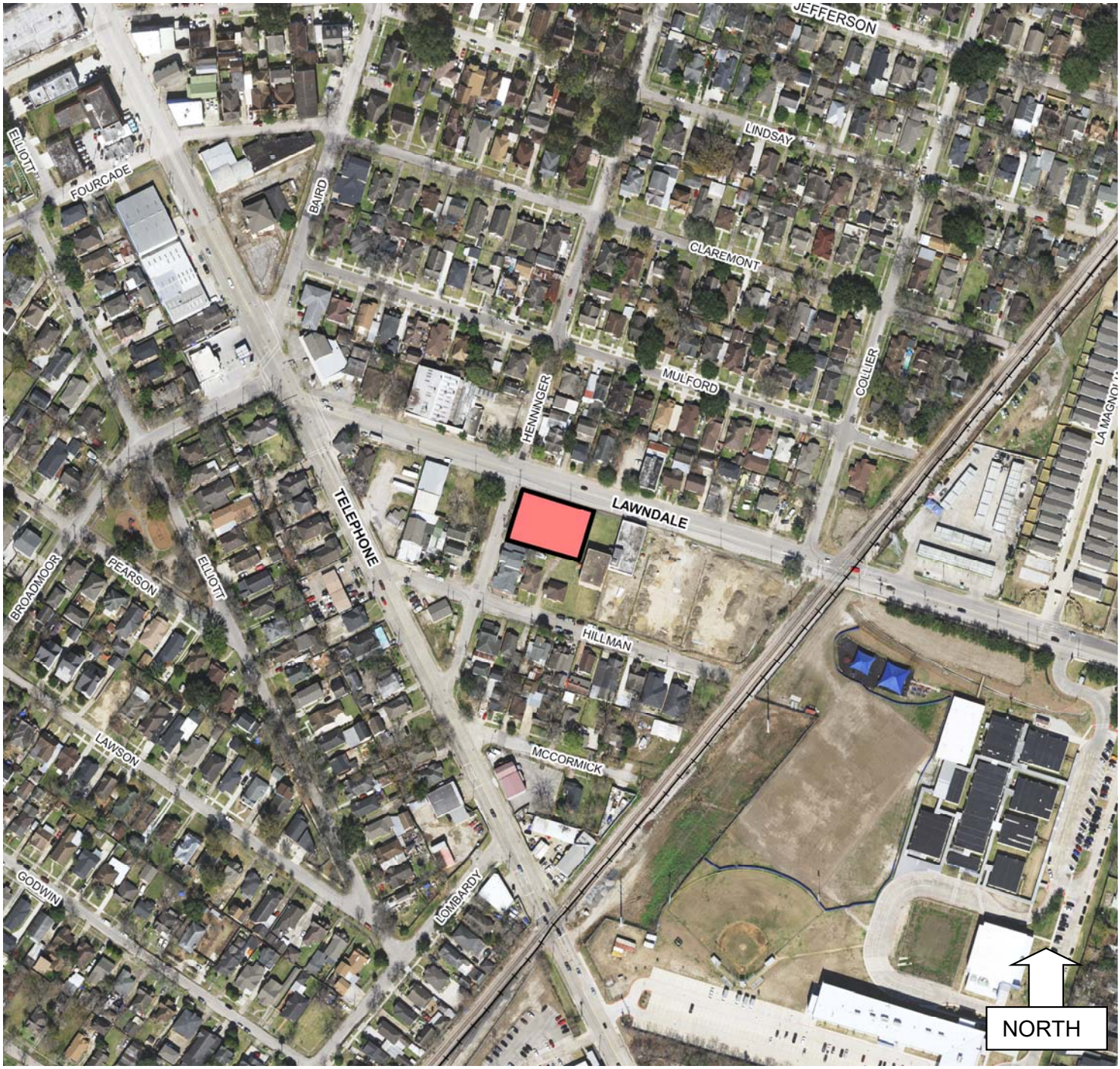
D – Variances Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Lawndale Reserve

Applicant: Windrose



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-2031
Plat Name: Lawndale Reserve
Applicant: Steven Henderson
Date Submitted: 11/14/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
to have a reduced building line of 10’ along Lawndale Avenue.

Chapter 42 Section: 150

Chapter 42 Reference:
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."

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The proposed development at 5200 Lawndale Avenue is an 18-unit multifamily building located at the intersection of Lawndale Avenue and Henninger Street in the Greater East End. The site currently consists of 15,975 square feet of unimproved land. The design team respectfully requests a variance to permit a 10-foot building line along Lawndale Avenue.
Lawndale Avenue is a 60-foot major thoroughfare with a planned future right-of-way of 68 feet. The plat proposes to dedicate 4 feet of additional right-of-way, and the requested 10-foot building line is measured from this new property line.
The project has been designed to substantially meet the requirements outlined in Section 42-153(a)(1)–(10). These optional performance standards are intended to enhance the pedestrian realm, improve neighborhood compatibility, and support high-quality urban infill. The proposed development generally satisfies these criteria, demonstrating that a reduced building line is appropriate and aligned with the intent of Chapter 42.

Granting this variance will enable a model infill project that transforms a vacant lot into sustainable, pedestrian-oriented multifamily housing. The project advances the goals of Chapter 42, aligns with City and community priorities, and demonstrates how thoughtful, small-scale urban housing can enhance public welfare and strengthen neighborhood character.

Strict application of Chapter 42 would render the proposed development infeasible due to the site's limited depth and the required right-of-way dedication. With the variance, the building's depth along Lawndale will be 23.5 feet—just sufficient for a viable and functional apartment layout. Without the variance, the building depth would be reduced to 18.5 feet, an impractically shallow dimension that would make the project nonviable.

The proposed design represents a "Missing Middle" scale of housing—three-story, high-quality, small-scale multifamily that bridges the gap between single-family homes and large apartment complexes and meets the intent of Houston's Livable Places initiative. This scale is rare in contemporary Houston development but is critical for achieving diverse, walkable, and affordable neighborhoods.

Alternative configurations such as podium-style structures are theoretically possible but economically infeasible and inconsistent with the neighborhood character. A townhome configuration would yield fewer, less affordable units and would not meaningfully advance the City's goals for housing diversity.

The proposed building advances public policy objectives by:

- Providing energy-efficient, high-quality housing certified to the Passive House standard — potentially the second such project in Houston.
- Delivering superior indoor air quality, exceptional energy performance, and long-term affordability for residents.
- Enhancing the pedestrian realm with new public improvements: a 5-foot landscaped safety buffer (1 foot wider than required), a new 6-foot sidewalk along the full 150-foot Lawndale frontage, and street trees with a minimum 3-inch caliper.
- Including a 5-foot decorative fence with an integrated pedestrian gate to connect the sidewalk and building entry, improving safety, privacy, and walkability.

The project has earned letters of support from Council Member Joaquin Martinez and the President of the East End District, both recognizing its alignment with community priorities and its potential to help revitalize the Lawndale corridor.

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

The site's dimensions, required right-of-way dedication, parking requirements, and character of the surrounding neighborhood are realities beyond the applicant's control. The requested variance is a reasonable and necessary adaptation to those conditions to enable a project that benefits both residents and the broader community.

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

Chapter 42 seeks to ensure that development promotes public safety, health, and welfare while contributing to a vibrant urban environment with diverse housing supply.

This project advances those objectives. For Pedestrian Safety, the proposed plan will provide a new 6-foot sidewalk and 5-foot landscaped buffer enhance safety and comfort for pedestrians. For Public Health and Sustainability, the project's Passive House certification ensures exceptional energy performance and indoor air quality.

For Neighborhood Character, the project will provide a three-story garden-style form that complements surrounding context and adds a missing housing type. For Community Vibrancy, the project will provide 10-foot setback creates a human-scaled streetscape that encourages activity and “eyes on the street.”
These improvements demonstrate that the variance preserves the intent of Chapter 42 while enhancing public benefit.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The proposed variance will enhance, not harm, public health, safety, and welfare. The proposed plan improves pedestrian safety through the addition of a wider safety buffer, new sidewalk, and street trees. The building’s energy performance and air quality standards far exceed code minimums, advancing sustainability and occupant wellbeing. The plan will provide activation of the Lawndale frontage and promote a safer, more vibrant corridor.

(5) Economic hardship is not the sole justification of the variance.
While economic factors influence feasibility, the variance is fundamentally about advancing public objectives. The proposed plan will deliver high-quality, energy-efficient housing that supports the City’s climate and livability goals. The plan will promote affordable housing diversity in the East End and demonstrate responsible, community-enhancing urban design.

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 21, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-2031

PLAT NAME：Lawndale Reserve

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located 5200 Lawndale Street, at the southeast intersection of Landale Street and Henninger Street. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance To have a reduced building line of 10' along Lawndale Avenue. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Steven Henderson, with Windrose, on behalf ofthe developer, can be contacted at 832-982-2401 for additional information regarding this project.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

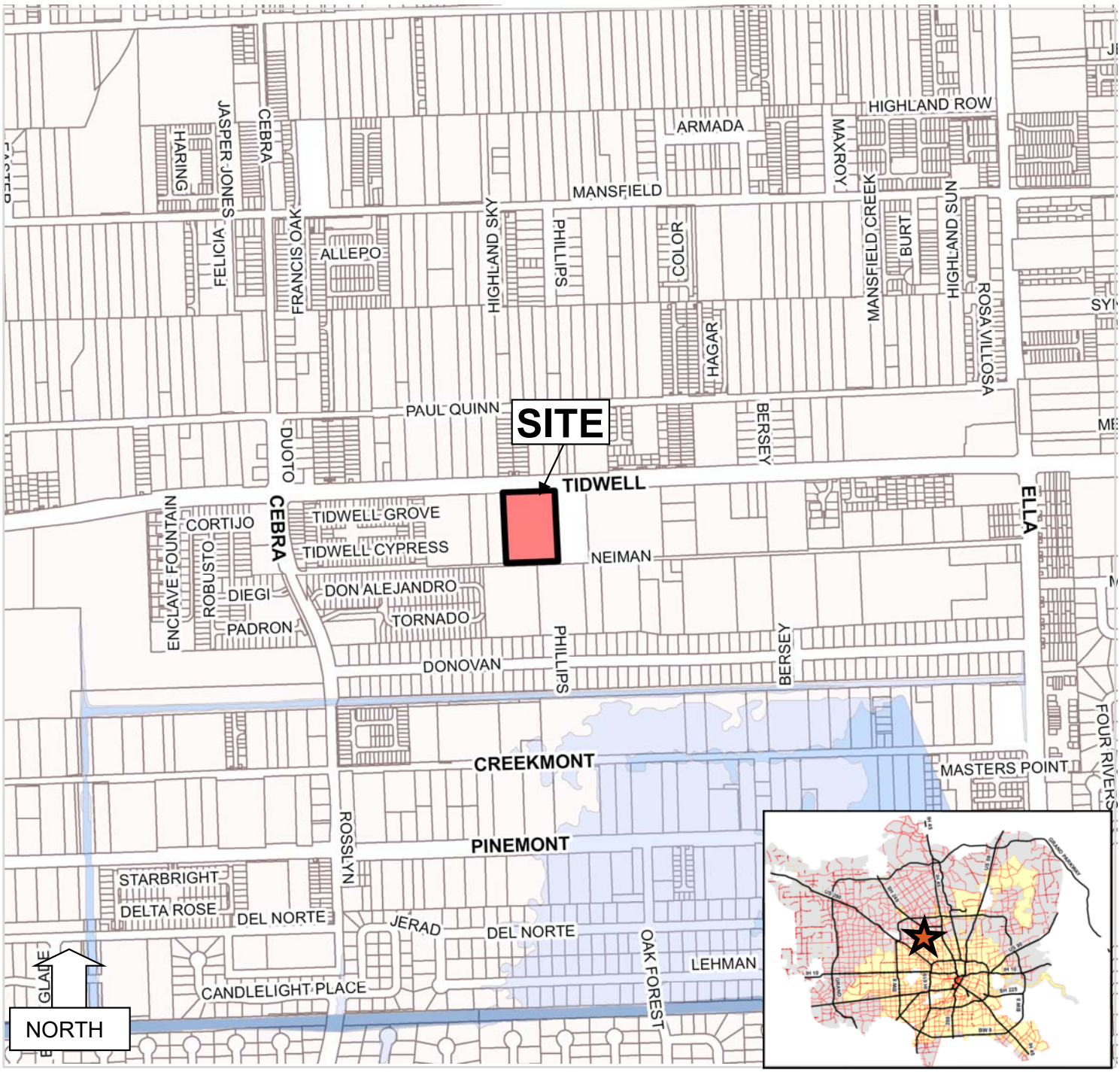
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Layette Landing

Applicant: The Interfield Group



D – Variances

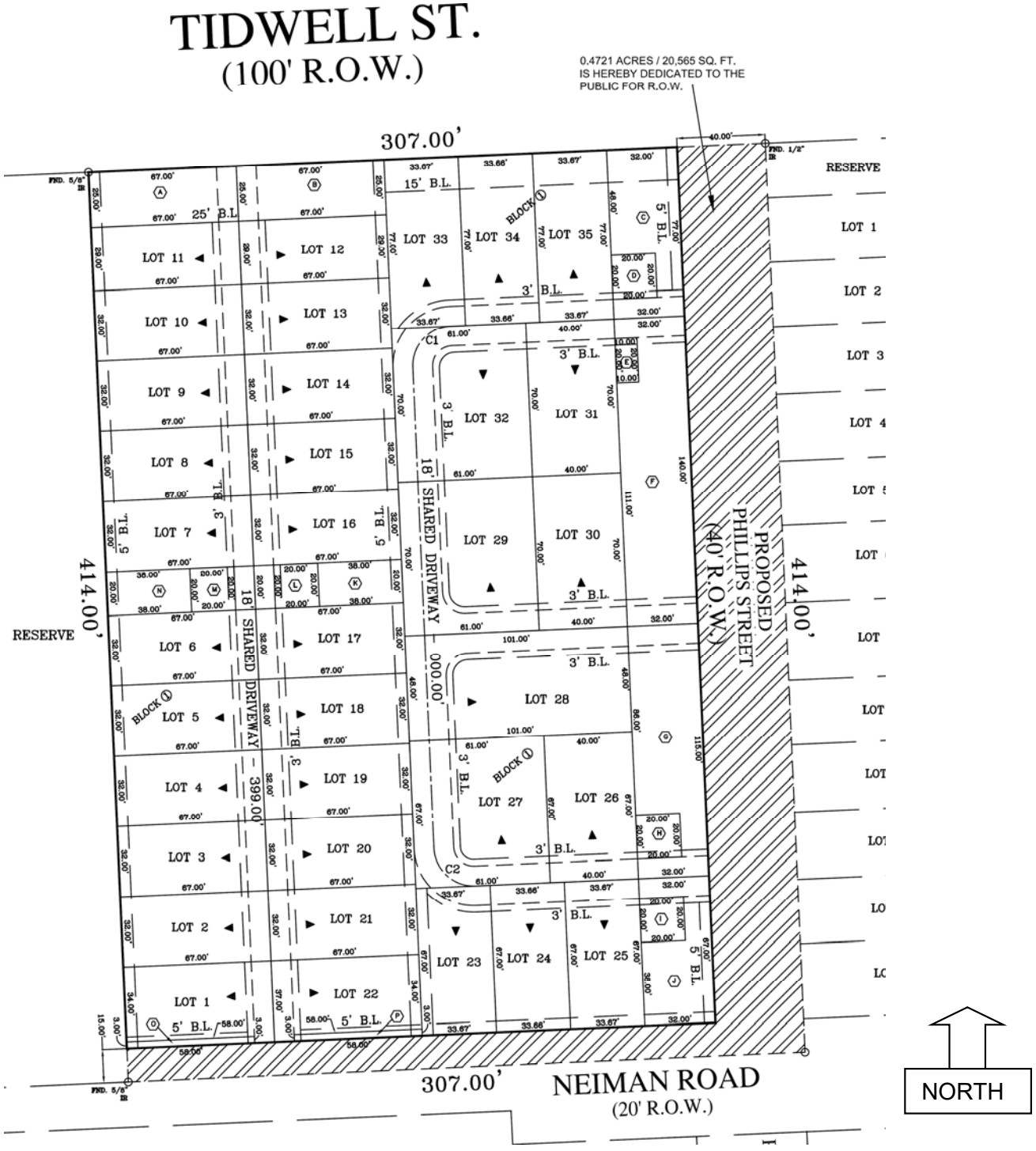
Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Layette Landing

Applicant: The Interfield Group



D – Variances **Subdivision**

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Layette Landing

Applicant: The Interfield Group



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-2095
Plat Name: Layette Landing
Applicant: Mary Villareal
Date Submitted: 11/17/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Specific variance is being sought and extent of the variance is to allow a 40' right-of-way, instead of a 50' right-of-way.

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

Chapter 42 Reference:
Sec. 42-122. – Right-of-way widths - The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: LOCAL STREETS (1) 50 FEET IF ADJACENT TO EXCLUSIVELY SINGLE-FAMILY RESIDENTIAL LOTS;

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Layette Landing is located south of W. Tidwell Road, east of Rosslyn Road, north of W Donovan Street (at Phillips Street) and west of Bersey Lane. The proposed development consists of new residential development.
Layette Landing and Willow Parrish consists of two (2) tracts of land separated by the unimproved 20' ROW of Neiman Lane. Neiman Lane is partially improved to the east but not fully dedicated to 50' along most tracts to the east. There were two (2) recent subdivisions created to the west, with only one dedicating to Neiman Lane, and both subdivisions are restricted to access a public street though shared accesses already designated along other public streets. There are still a few tracts to the west that have not been dedicated to Neiman Lane. Therefore, it is not expected that Neiman Lane will be improved or utilized in those areas in the near future.
The plat of Tidwell Landing North (Film Code No. 710832) that abuts Layette Landing to the East will likely only utilize W. Tidwell, since developers may not have an incentive to improve Neiman Lane. Therefore, the 40' right-of-way proposed by Layette Landing will likely primarily be utilized by its residents.
Developer is coordinating with City's Public Works for the improvement within both

the portion of Phillips Street created by Layette Landing and portion of Neiman Lane dedicated by Layette Landing and Willow Parrish plats.
The dedicated 40' wide north/south public street and 15' dedication for the widening of the unimproved right-of-way of Neiman land deny owner of a 0.5816-acres (25,335 SF) strip of land.
The requirement for a 50' public street would further deny the development of land area needed to make this development feasible for the developer. We are hoping that Staff and Planning Commission can see what a devastating situation the public street requirement and dedication to widen the unimproved right-of-way causes this development. The additional width would further burden the developer. We request that you consider allowing this development dedicate a 40' right-of-way, instead of 50'.
Developer is having to extend water, sanitary sewer and storm utilities through the new dedicated public street and unimproved portion of Neiman Lane.

Layette Landing will provide a pedestrian realm along W. Tidwell, proposed Phillips Street and portion of unimproved Neiman Lane, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following:

a. Proposed development will include a 6-foot sidewalk along W Tidwell Road and 5' sidewalk along proposed Phillips Street
b. 4' pedestrian buffers
c. 3" caliper trees
d. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

We hope Staff and Planning Commission will take all matters into consideration, to allow a 40' right of way, instead of 50'. Thank you

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:

1. Proposed development will include a 6-foot sidewalk along W Tidwell Road and 5' sidewalk along proposed Phillips Street
2. 4' pedestrian buffer
3. 3" caliper trees
4. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(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. Instead, will beautify the block face, without in any way compromising public health or safety.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and beautification of the block face.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-2095
Plat Name: Layette Landing
Applicant: Mary Villareal
Date Submitted: 11/17/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Specific variance is being sought and extent of the variance is to allow a 15' building line along a portion of W. Tidwell, instead of a 25'.

Chapter 42 Section: Sec. 42-152. – Building Line Requirements

Chapter 42 Reference:
Sec. 42-152. – Building Line Requirements
Major Thoroughfares In general 25 feet
Single-family residential backing on a major thoroughfare 10 feet, if the lot meets the standards of section 42-152(b)

Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 15 feet, if the reserve meets the standards of section 42-153

Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 5 feet, if the reserve meets the standards of section 42-154(a)

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

(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;
Layette Landing is located south of W. Tidwell Road, east of Rosslyn Road, north of W Donovan Street (at Phillips Street) and west of Bersey Lane. The proposed development consists of new residential development.
Layette Landing and Willow Parrish consists of two (2) tracts of land separated by the unimproved 20' ROW of Neiman Lane. Neiman Lane is partially improved to the east but not fully dedicated to 50' along most tracts to the east. There were two (2) recent subdivisions created to the west, with only one dedicating to Neiman Lane, and both subdivisions are restricted to access a public street though shared accesses already designated along other public streets. There are still a few tracts to the west that

have not been dedicated to Neiman Lane. Therefore, it is not expected that Neiman Lane will be improved or utilized in those areas in the near future.
The plat of Tidwell Landing North (Film Code No. 710832) that abuts Layette Landing to the East will likely only utilize W. Tidwell, since developers may not have an incentive to improve Neiman Lane. Therefore, the 40' right-of-way proposed by Layette Landing will likely primarily be utilized by its residents.
Developer is coordinating with City's Public Works for the improvement within both the portion of Phillips Street created by Layette Landing and portion of Neiman Lane dedicated by Layette Landing and Willow Parrish plats.
The dedicated 40' wide north/south public street and 15' dedication for the widening of the unimproved right-of-way of Neiman land deny owner of a 0.5816-acres (25,335 SF) strip of land. A 25' building line will deny owner of an additional 0.070-acres (3,070 SF) of land. Allowing a 15' building line along a portion of W. Tidwell will assist in making the project feasible for the developer. Residences will be 26.2' from the back of curb.
The requirement for a 50' public street would further deny the development of land area needed to make this development feasible for the developer. We are hoping that Staff and Planning Commission can see what a devastating situation the public street requirement and dedication to widen the unimproved right-of-way causes this development. The additional width would further burden the developer. We request that you consider allowing this development dedicate a 40' right-of-way, instead of 50'.
Developer is having to extend water, sanitary sewer and storm utilities through the new dedicated public street and unimproved portion of Neiman Lane.

Layette Landing will provide a pedestrian realm along W. Tidwell, proposed Phillips Street and portion of unimproved Neiman Lane, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following:

a. Proposed development will include a 6-foot sidewalk along W Tidwell Road and structures will have a private sidewalk that connects to the public sidewalk.
b. 5' sidewalk along proposed Phillips Street
c. 4' pedestrian buffers
d. 3" caliper trees
e. A wrought iron/semi opaque will be installed along W. Tidwell
f. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

We hope Staff and Planning Commission will take all matters into consideration, to allow a 15' B.L., instead of 25' along a portion of W. Tidwell frontage.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:

1. Proposed development will include a 6-foot sidewalk along W Tidwell Road and structures will have a private sidewalk that connects to the public sidewalk.
2. 5’ sidewalk along proposed Phillips Street
3. 4’ pedestrian buffers
4. 3” caliper trees
5. A wrought iron/semi opaque will be installed along W. Tidwell
6. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face

(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. Instead, will beautify the block face, without in any way compromising public health or safety.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and beautification of the block face.

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 21, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-2095

PLAT NAME：Layette Landing

Dear Property Owner:

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

The applicant is requesting a variance to allow a 40’ right-of-way, instead of a 50’ right-of-way and to allow a 15’ building line along a portion of W. Tidwell, instead of a 25 ’. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Mary Villareal, with The Interfield Group, on behalf of the developer, can be contacted at 713-780-0909 for additional information regarding this project.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Azalea District Sec 8

Applicant: Meta Planning + Design LLC



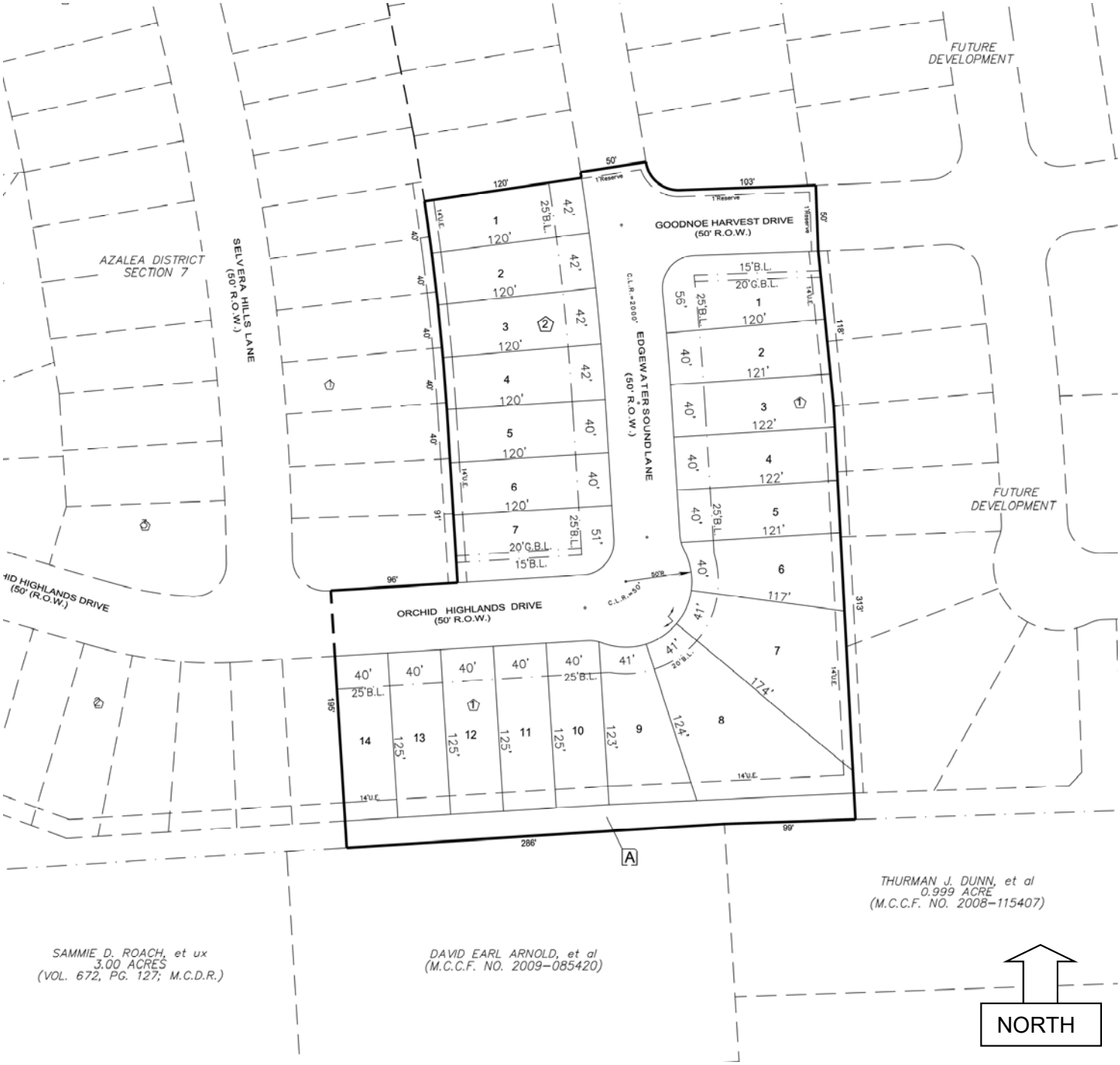
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Azalea District Sec 8

Applicant: Meta Planning + Design LLC



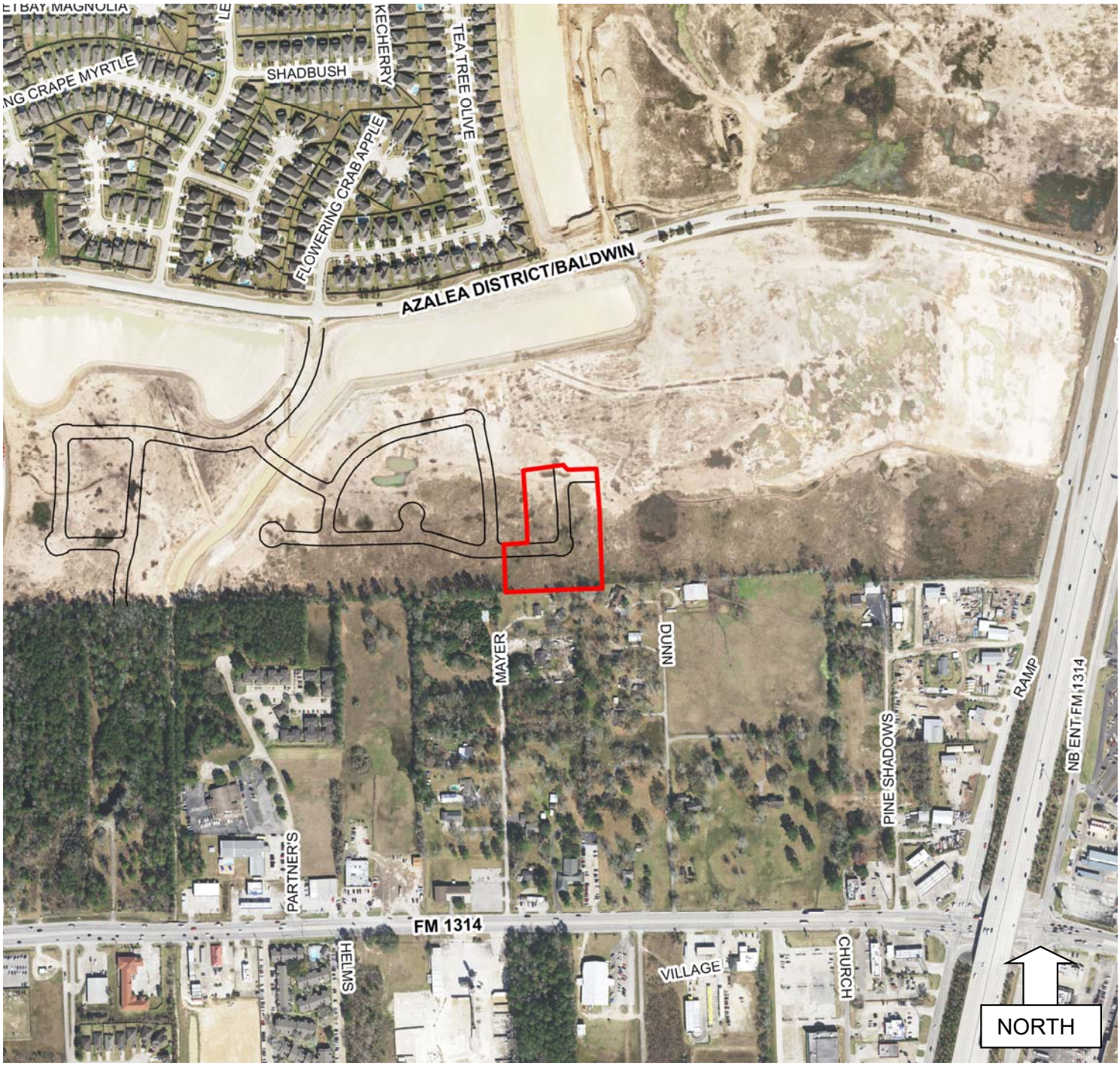
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Azalea District Sec 8

Applicant: Meta Planning + Design LLC



F- Reconsideration of Requirements Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-2178
Plat Name: Azalea District Sec 8
Applicant: Jacob Guerrero
Date Submitted: 12/8/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To temporarily exceed the points of access requirement by allowing 156 lots to have a single point of access to a public right-of-way, until future sections extend the street pattern to provide a second point of access.

Chapter 42 Section: 189

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

Statement of Facts:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-2178
Plat Name: Azalea District Sec 8
Applicant: Jacob Guerrero
Date Submitted: 12/8/2025

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

Chapter 42 Section: 189

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

Statement of Facts:
(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
The Azalea District is a proposed ±212.4-acre development located in the northeastern portion of Houston's ETJ, within Montgomery County. It lies west of I-69 (also known as Highway 59 and/or the Eastex Freeway), east of Valley Ranch Parkway, a major thoroughfare, and north of F.M. 1314, another primary roadway. The tract is bisected by Azalea Boulevard, a major collector road. The subject site is adjacent to several low-density, unrecorded residential subdivisions to the south.

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

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

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

The proposed access easement has indicated it will only be used by emergency vehicles in the event of an emergency when the entry road, Flowering Crab Apple Drive, is not passable. This easement will be placed over a lot that the developer intends to retain. No house will be built on this lot, and it will not be sold until the easement is released.

Montgomery County Engineer and Fire Marshal have both expressed no objection to the access easement as proposed.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The proposed special exception will allow a minor and temporary 4% increase from the maximum number of lots off of one point of access, which is in keeping with the standards of this Chapter. The proposed future sections will provide ample local traffic circulation within the community and out to the thoroughfare network, at which point there will be three access points.

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

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

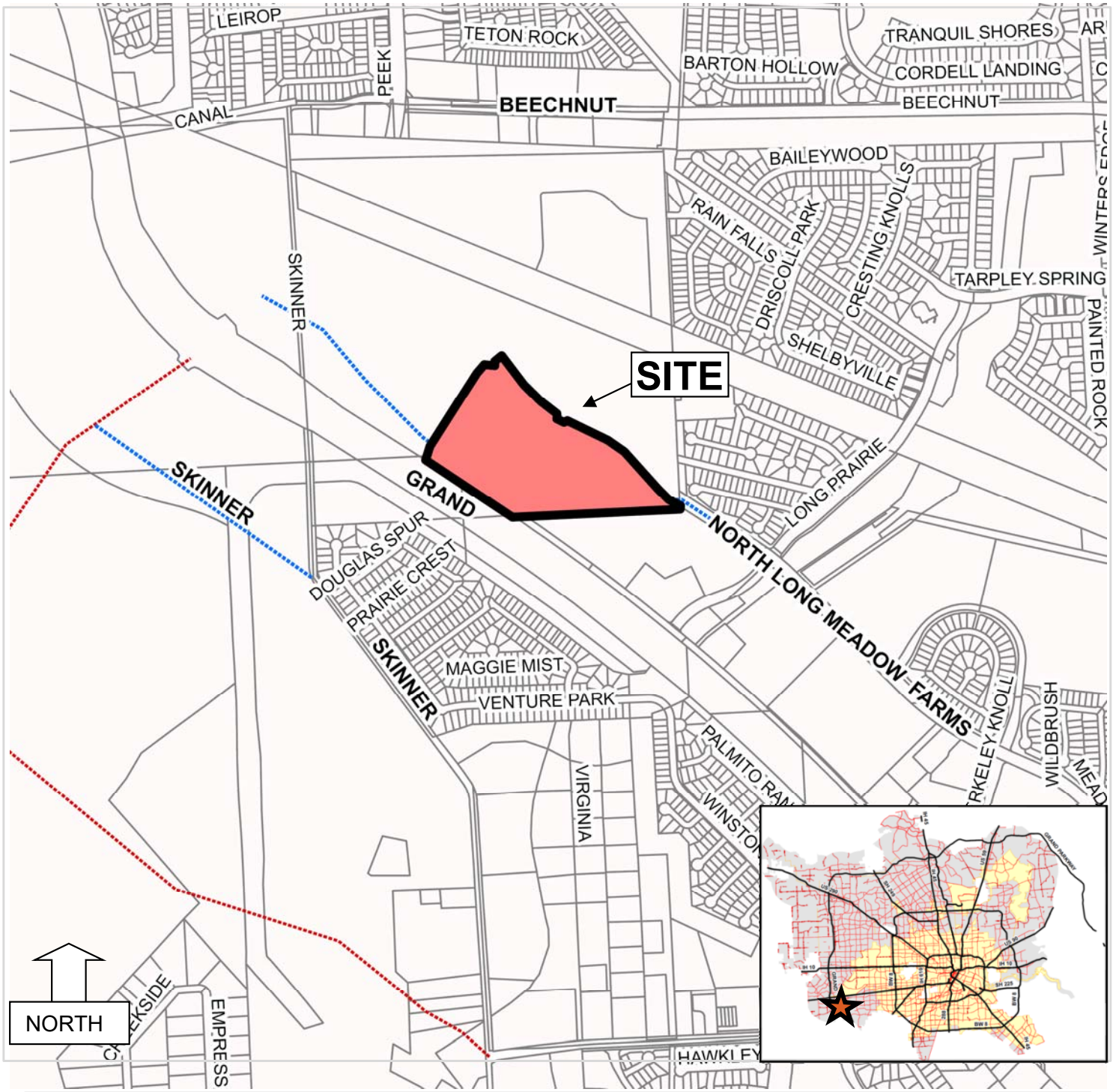
(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare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

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Blue Creek Trails Sec 5

Applicant: Meta Planning + Design LLC



F – Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Blue Creek Trails Sec 5

Applicant: Meta Planning + Design LLC



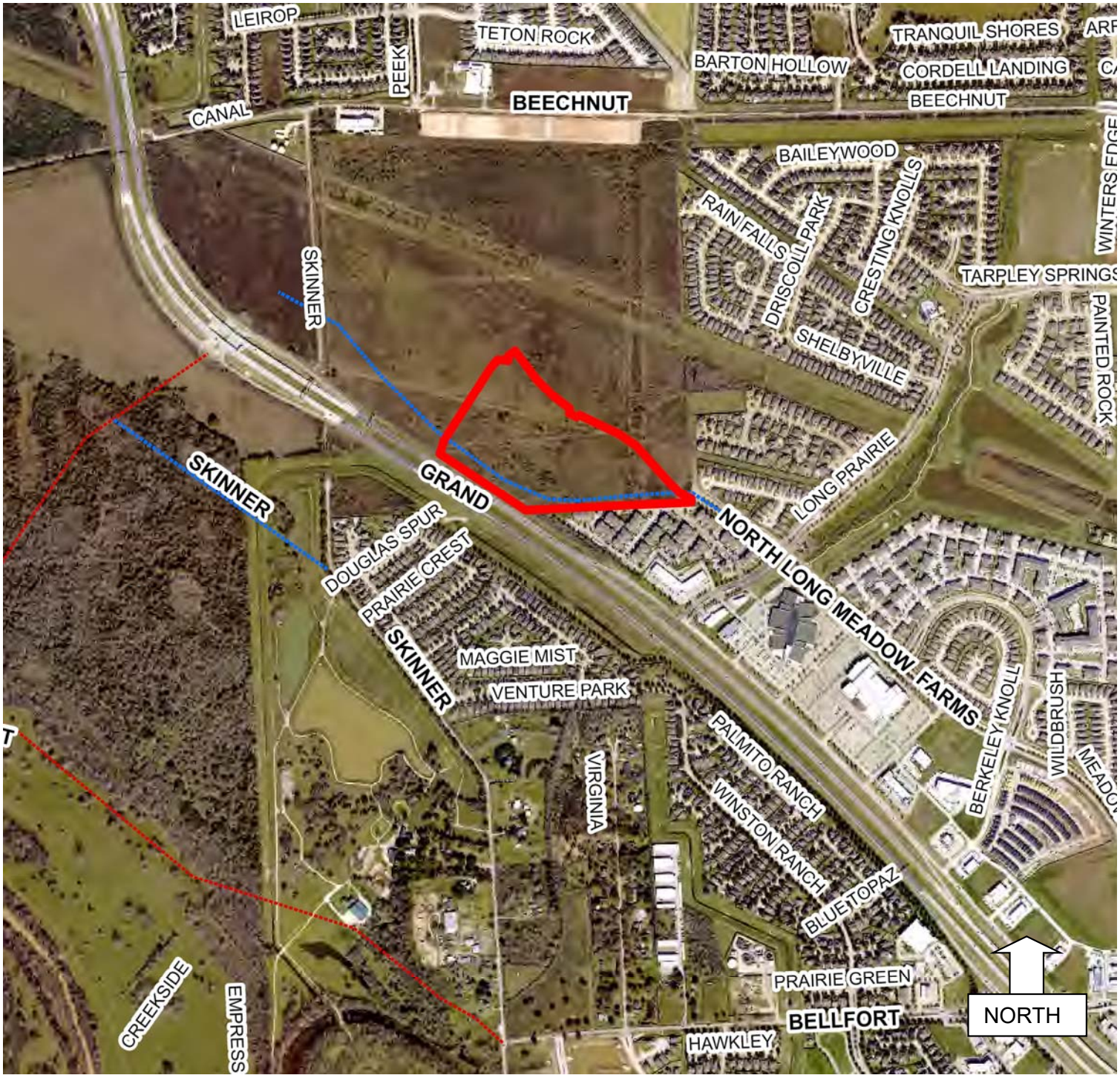
F – Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Blue Creek Trails Sec 5

Applicant: Meta Planning + Design LLC



F – Reconsideration of Requirments **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-2198
Plat Name: Blue Creek Trails Sec 5
Applicant: Jacob Guerrero
Date Submitted: 12/8/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To allow an intersection spacing of ±1,795 feet along the proposed collector, Meadow Ranch Parkway, between the future local roads Clementine Wind Drive and Inman Crest Drive.

Chapter 42 Section: 128

Chapter 42 Reference:
[…] (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet…
(2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-2198
Plat Name: Blue Creek Trails Sec 5
Applicant: Jacob Guerrero
Date Submitted: 12/8/2025

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To allow an intersection spacing of ±1,795 feet along the proposed collector, Meadow Ranch Parkway, between the future local roads Clementine Wind Drive and Inman Crest Drive.

Chapter 42 Section: 128

Chapter 42 Reference:
[…] (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet…
(2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts:
(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
Blue Creek Trails is a proposed development located in the southwest portion of Houston's Extraterritorial Jurisdiction (ETJ) in Fort Bend County. The site is positioned east of the Grand Parkway (TX-99), west of major thoroughfare South Mason Road, and south of Beechnut Street, which transitions from a major thoroughfare to a collector in this area. The site is adjacent to an existing residential subdivision to the east and a multi-family apartment complex to the southeast. The property is bisected by major thoroughfare Peek Road, which intersects the Grand Parkway with an underpass and ramps, but no frontage roads. Additionally, the tract is bisected by a 270-foot-wide CenterPoint Energy corridor running east to west. The intended use of the site is single-family residential development.

Sec 5 is located southwest of the development and abuts a future collector street called Meadow Ranch Parkway. Meadow Ranch Parkway runs parallel to the Grand Parkway between Peek Road and Long Prairie Trace and is designated as major collector on Houston's MTFP map. Per Chapter 42-128, local streets must intersect with another street at least 1,400 feet apart; however, per chapter 42-128(a)(2), the 1,400' does not apply along collector roads. Along Meadow Ranch Parkway, the subject site currently provides approximately 1,795 feet of spacing between the future local roads Clementine Wind Drive and Inman Crest Drive, representing a 28% deviation from the 1,400' intersection spacing but meeting the standard for collector streets.

This deviation is due to several factors. First, there is already a proposed alignment for Attendance Lane, which is planned to intersect Meadow Ranch Parkway. This intersection is positioned approximately midway between Clementine Wind Drive and Inman Crest Drive, providing improved overall vehicular circulation along Meadow Ranch Parkway. Additionally, since Meadow Ranch Parkway is designated as a proposed collector roadway, it is critical to limit the number of access points to enhance safety and maintain efficient traffic flow. This roadway will serve as a primary route for local traffic, particularly for those not utilizing the Grand Parkway as an alternative connection to Peek Road. Reducing multiple intersections along the collector helps minimize potential conflict points, supports smoother travel, and aligns with best practices for roadway hierarchy and connectivity.

The proposed distance between the future local roads Clementine Wind Drive and Inman Crest Drive along Meadow Ranch Parkway is a 395-foot increase from the 1400-foot minimum, representing a 28% deviation from the standard. This deviation is intended to evenly space out the street connections as much as possible, minimizing impacts in both directions. This new street connection will improve vehicular circulation throughout the tract and enhance overall traffic flow in the area. This also meets the intent and compliance of Chapter 42-128(a)(2).

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The proposed special exception is in keeping with the intent of the ordinance by providing a future road that will improve vehicular circulation and maintaining the proposed network of public streets and the proposed internal street pattern. The special exception request is a minor deviation from the standard in both directions and achieves the result contemplated by the ordinance.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The proposed modifications are a 28% deviation from the standard. It complies with Chapter 42-128(a)(2).

(4) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter are preserved and maintained by the existing network of public streets and the proposed internal street pattern. It complies with Chapter 42-128(a)(2).

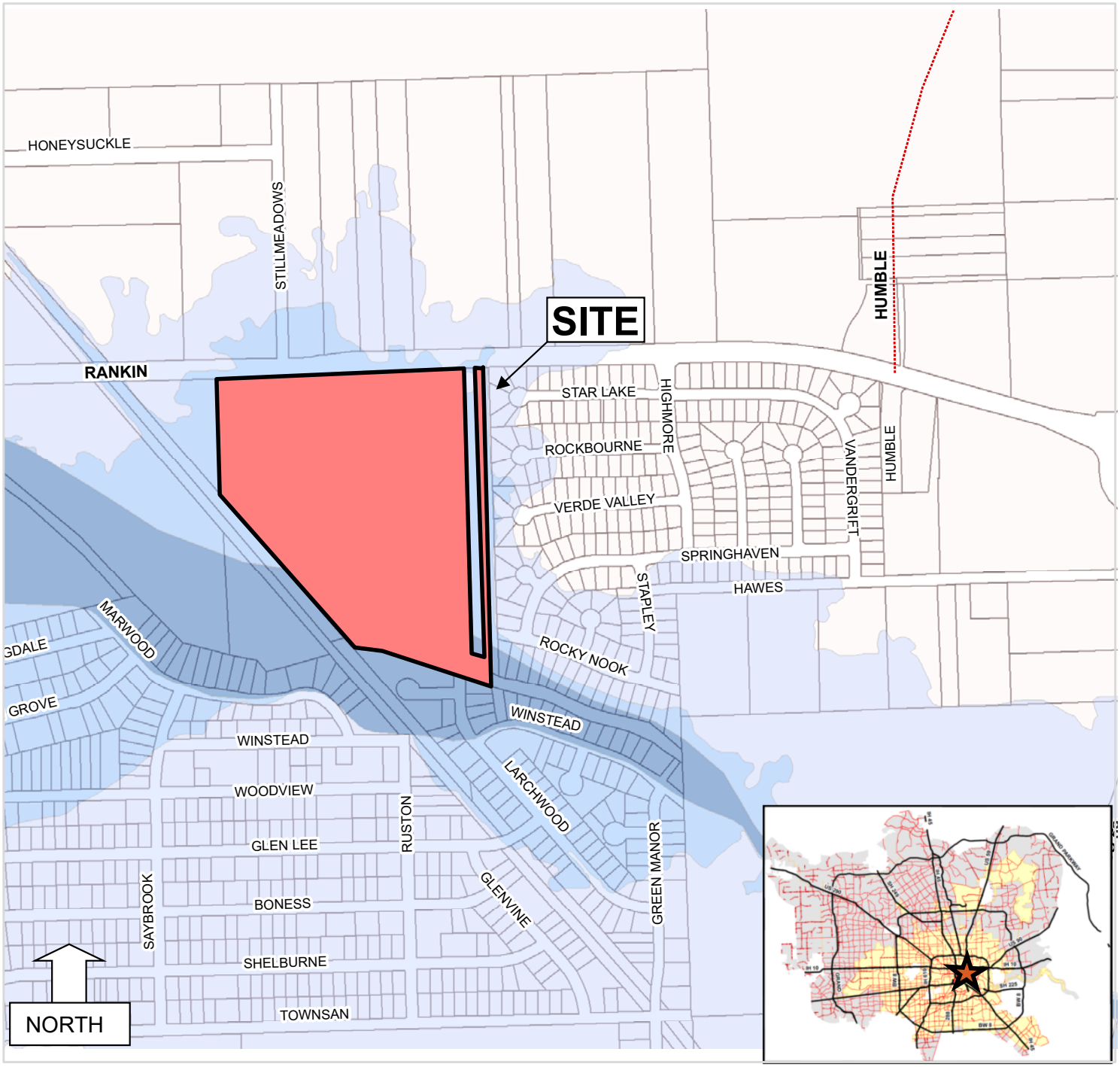
(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community.

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Windrose: Flightline South

Applicant: company



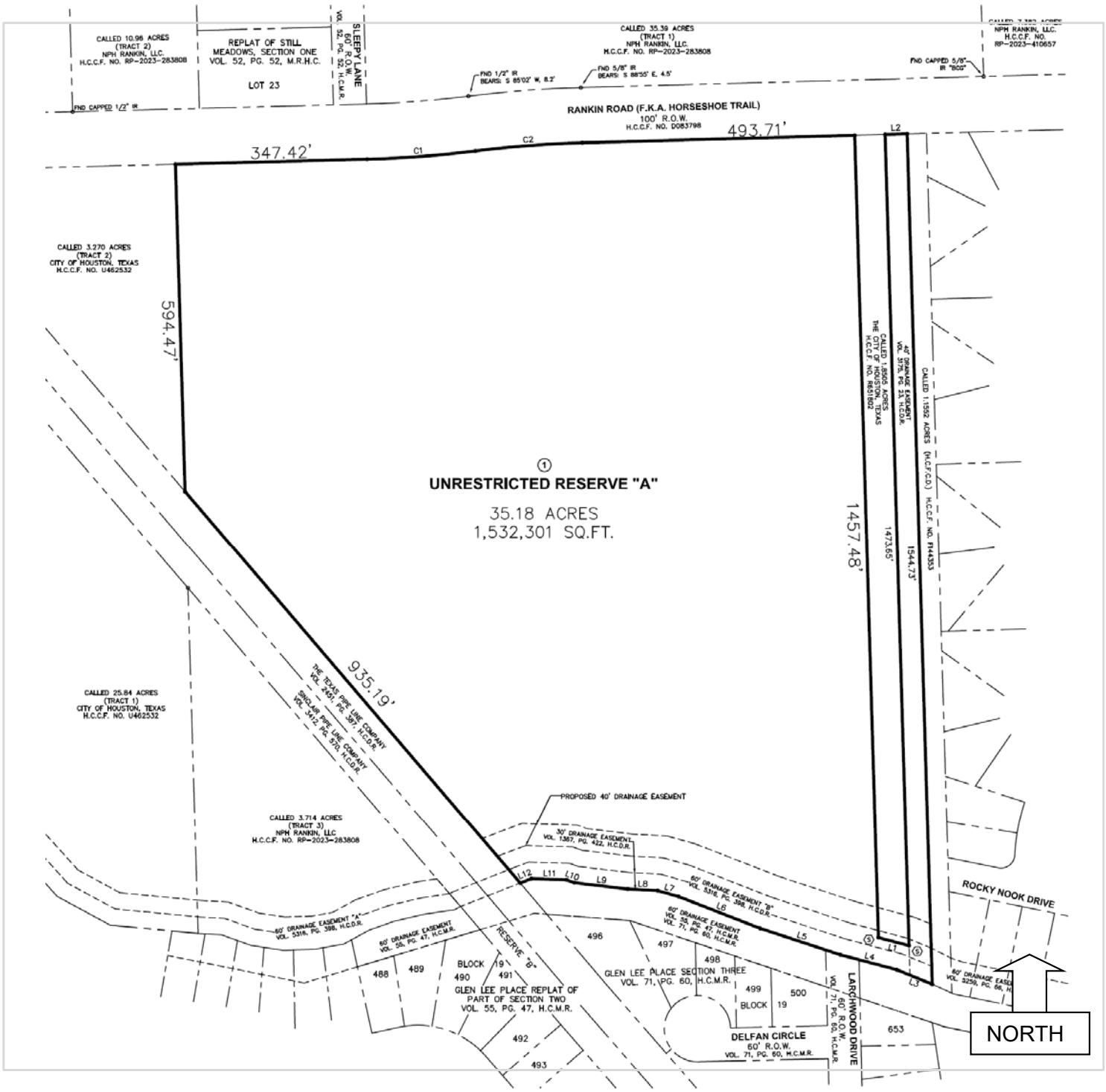
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Windrose: Flightline Southwest

Applicant: Windrose



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Windrose: Flightline Southwest

Applicant: Windrose



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-1862
Plat Name: Flightline South
Applicant: JP Anders
Date Submitted: 10/17/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To not extent stub streets Larchwood Dr. and Rocky Nook Dr.

Chapter 42 Section: 42-134 - Street Extension

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

(1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan;

(2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application;

(3) The existing stub street is only one lot in depth;

(4) The proposed subdivision will not extend residential development; and

(5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

If each of these criteria is met, the stub street is not required to be extended.

Statement of Facts:
See variance request

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1862
Plat Name: Flightline South
Applicant: JP Anders
Date Submitted: 10/17/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extent stub streets Larchwood Dr. and Rocky Nook Dr.

Chapter 42 Section: 42-134. - Street extension

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

(1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan;

(2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application;

(3) The existing stub street is only one lot in depth;

(4) The proposed subdivision will not extend residential development; and

(5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
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. This industrial development meets all other requirements of the development code and offers no benefit to the community by connecting to the residential area. It is our position that forcing the connection between these two types of developments would actually create a negative impact on the surrounding community by increasing industrial traffic through a residential area. Further, the southeast region of the proposed plat contains a 40' drainage easement that would create an unreasonable design situation in order to integrate these street connections into the design.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.This industrial development meets all other requirements of the development code and offers no benefit to the community by connecting to the residential area.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained. Access for this proposed development is located along Rankin Road to along the north side of the tract. This keeps industrial traffic safely out of the nearby residential neighborhoods.

(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. It is our position that forcing the connection between these two types of developments would actually create a negative impact on the surrounding community by increasing industrial traffic through a residential area. Local residents have voiced concern regarding the development other recent plat applications for this area siting noise, traffic and safety concerns. Forcing these street connections would only exacerbate these concerns.

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

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Special Request Notice

ROR

November 19, 2025

NOTICE OF RECONSIDERATION REQUEST WITH VARIANCE

REFERENCE NUMBER : 2025-1862

PLAT NAME: Flightline South

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 south along Ranking road between Highmore Drive and Lee Road. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance To not extent stub streets Larchwood Dr. and Rocky Nook Dr. reconsideration of requirements To not extent stub streets Larchwood Dr. and Rocky Nook Dr. Enclosed are copies of the reconsideration request with a variance, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, JP Anders, with Windrose, on behalf of the developer, can be contacted at 713-458-2281 for additional information regarding this project.

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

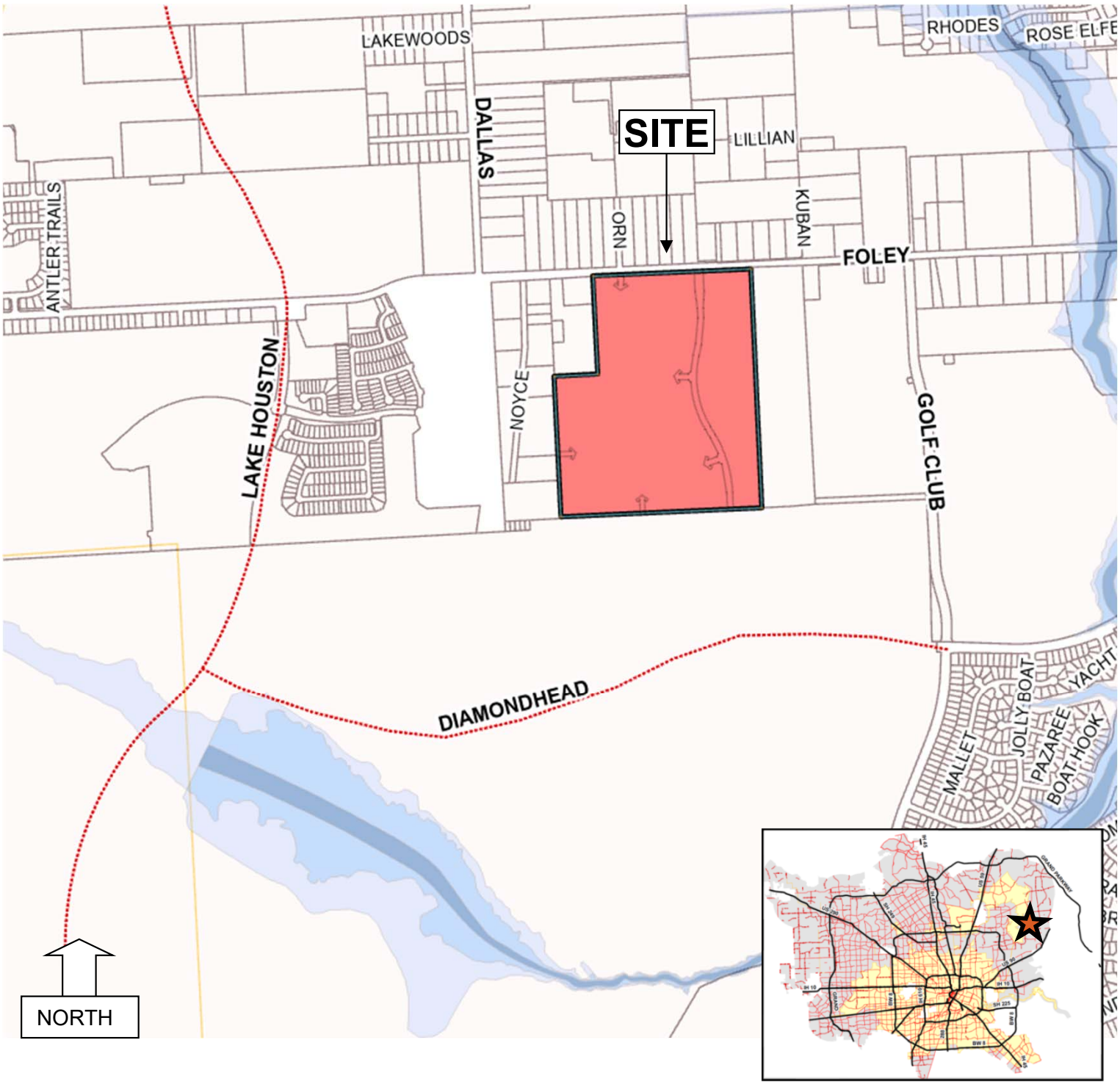
- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Synova East GP

Applicant: Meta Planning + Design LLC



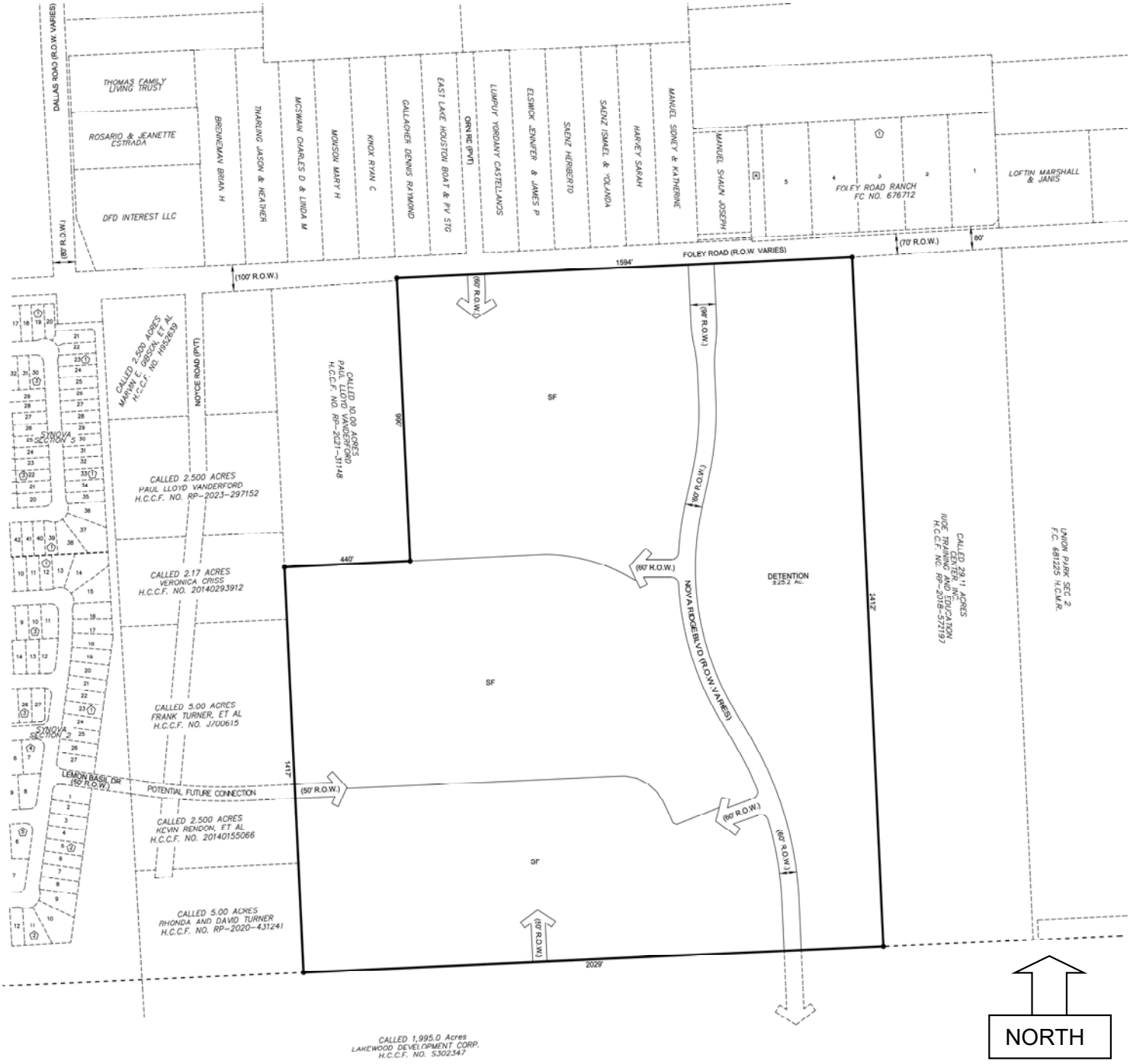
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Synova East GP

Applicant: Meta Planning + Design LLC



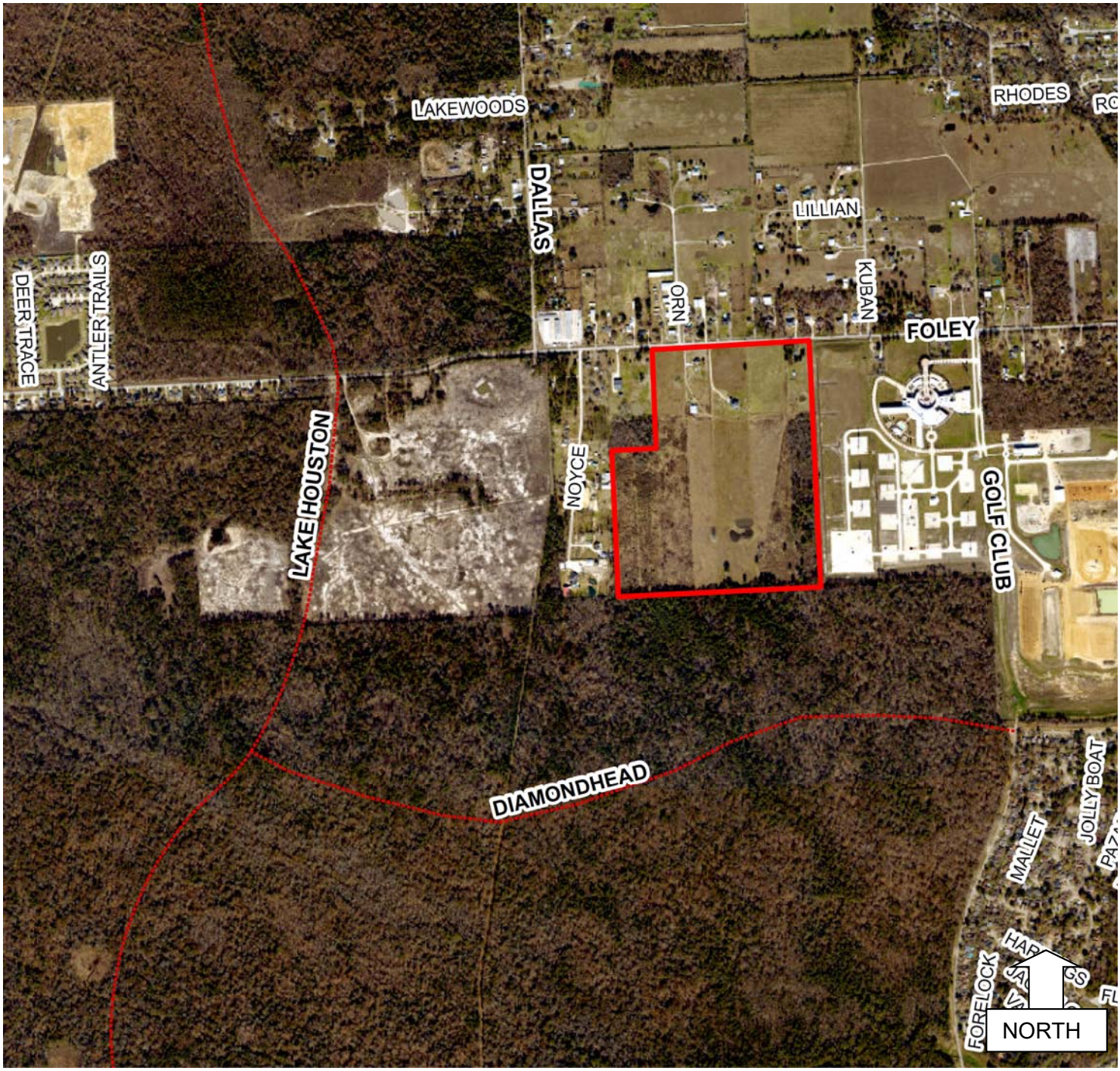
F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 12/18/2025**

Subdivision Name: Synova East GP

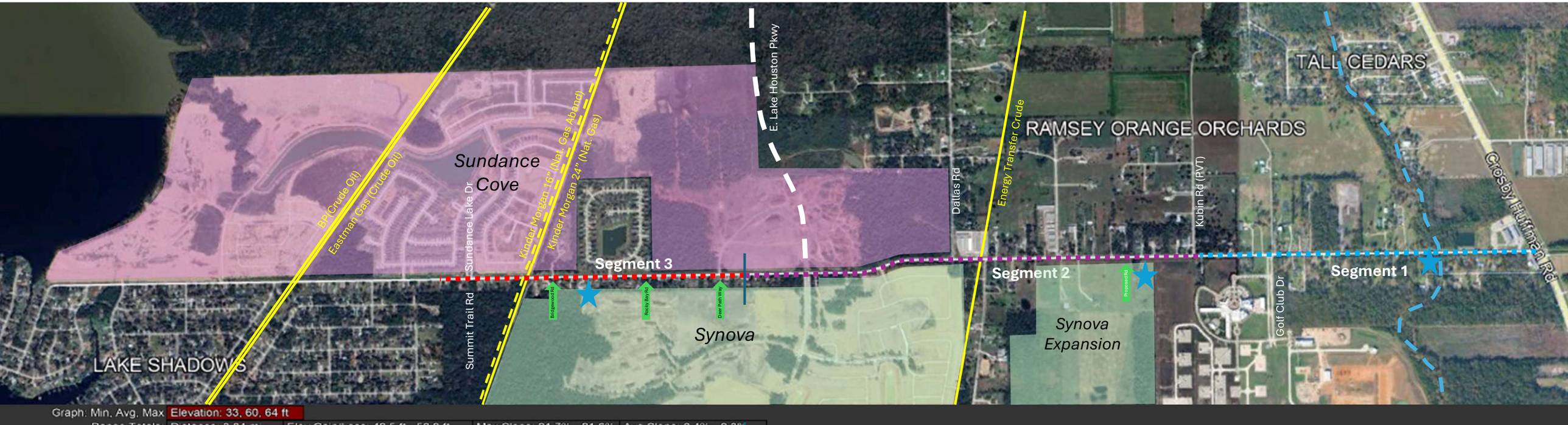
Applicant: Meta Planning + Design LLC

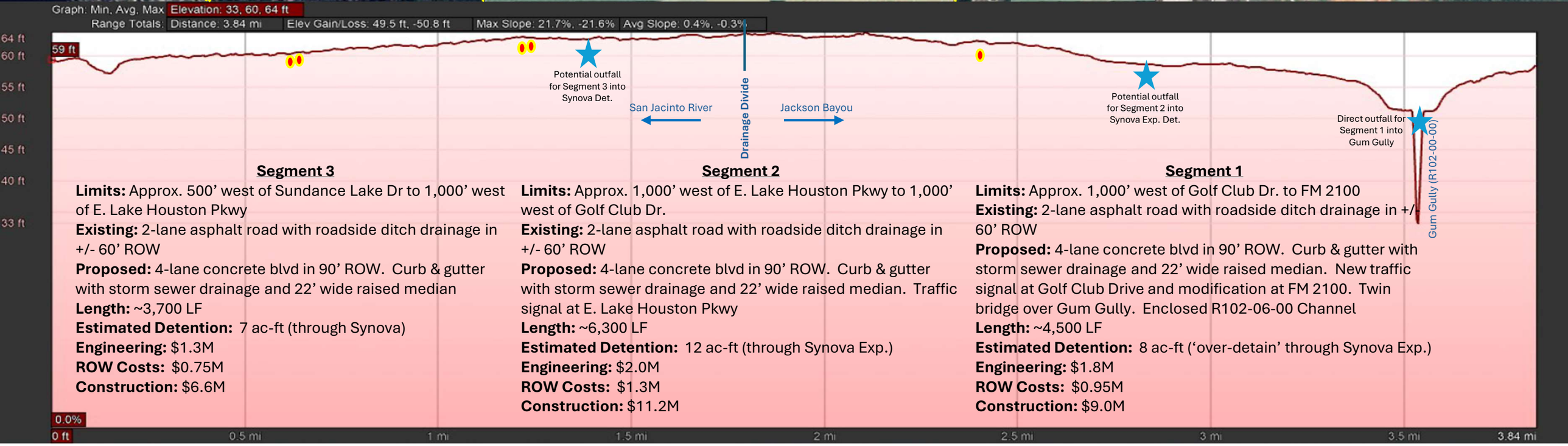


F- Reconsideration of Requirements

Aerial

Foley Road Pre-Planning





Segment 3

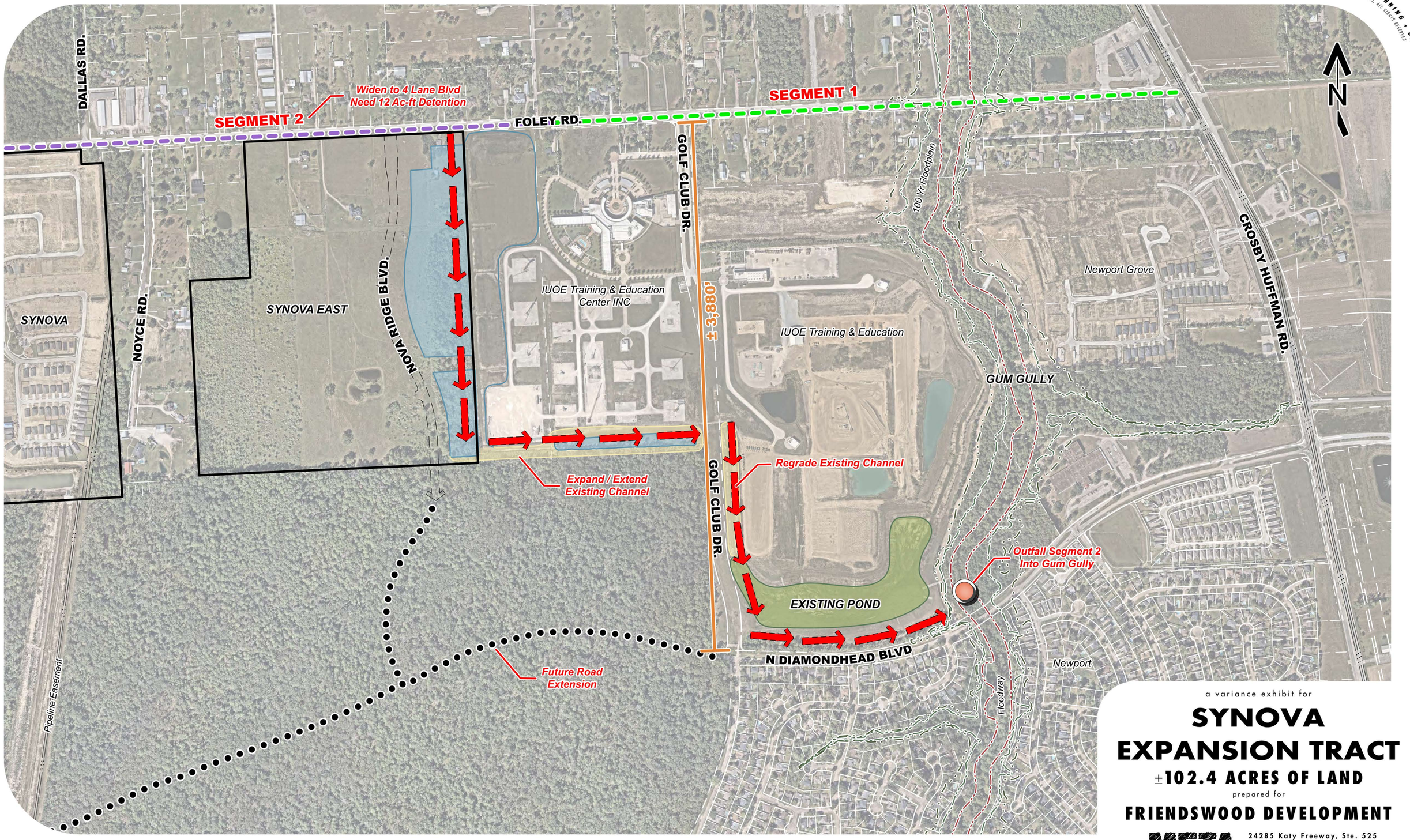
Limits: Approx. 500’ west of Sundance Lake Dr to 1,000’ west of E. Lake Houston Pkwy
Existing: 2-lane asphalt road with roadside ditch drainage in +/- 60’ ROW
Proposed: 4-lane concrete blvd in 90’ ROW. Curb & gutter with storm sewer drainage and 22’ wide raised median
Length: ~3,700 LF
Estimated Detention: 7 ac-ft (through Synova)
Engineering: $1.3M
ROW Costs: $0.75M
Construction: $6.6M

Segment 2

Limits: Approx. 1,000’ west of E. Lake Houston Pkwy to 1,000’ west of Golf Club Dr.
Existing: 2-lane asphalt road with roadside ditch drainage in +/- 60’ ROW
Proposed: 4-lane concrete blvd in 90’ ROW. Curb & gutter with storm sewer drainage and 22’ wide raised median. Traffic signal at E. Lake Houston Pkwy
Length: ~6,300 LF
Estimated Detention: 12 ac-ft (through Synova Exp.)
Engineering: $2.0M
ROW Costs: $1.3M
Construction: $11.2M

Segment 1

Limits: Approx. 1,000’ west of Golf Club Dr. to FM 2100
Existing: 2-lane asphalt road with roadside ditch drainage in +/- 60’ ROW
Proposed: 4-lane concrete blvd in 90’ ROW. Curb & gutter with storm sewer drainage and 22’ wide raised median. New traffic signal at Golf Club Drive and modification at FM 2100. Twin bridge over Gum Gully. Enclosed R102-06-00 Channel
Length: ~4,500 LF
Estimated Detention: 8 ac-ft (‘over-detain’ through Synova Exp.)
Engineering: $1.8M
ROW Costs: $0.95M
Construction: $9.0M



a variance exhibit for

SYNOVA EXPANSION TRACT

±102.4 ACRES OF LAND

prepared for

FRIENDSWOOD DEVELOPMENT

META PLANNING + DESIGN

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

SCALE
0 200 300 800

MTA-4725
DECEMBER 3, 2025

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-2111
Plat Name: Synova East GP
Applicant: Jacob Guerrero
Date Submitted: 12/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To allow for no stub street on the southeastern boundary with a developable distance of ±3,880 feet and to not extend proposed Steam Gauge Way.

Chapter 42 Section: Chapter 42-130(a)(6)

Chapter 42 Reference:
a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require:
(6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 feet

Statement of Facts:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-2111
Plat Name: Synova East GP
Applicant: Jacob Guerrero
Date Submitted: 12/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for no stub street on the southeastern boundary with a developable distance of ±3,880 feet and to not extend proposed Steam Gauge Way.

Chapter 42 Section: Chapter 42-130(a)(6)

Chapter 42 Reference:
a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require:
(6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 feet

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The Synova East development is a single-family residential development located in the northeast portion of Houston's ETJ, just east of Lake Houston and generally northwest of US-90/Crosby Freeway. The tract is adjacent to Foley Road, and east of private street, Noyce Road. The original Synova development is located just west of the subject development, and to the south is a large, undeveloped tract. Immediately to the west are small, unplatted developments located off a private drive (Noyce Road), and directly to the east are Union Park and Union Park West, reserves restricted to school related uses.

The subject request is to allow for no stub street on the southeastern GP boundary and to not extend Steam Gauge Way. The surrounding area has experienced an influx of development recently along major collector, Foley Road. These developments include Lake Shadows, Sundance Cove, Synova, Ramsey Orange Orchards, and most recently the subject tract, Synova East. This increase in development has caused regional traffic and drainage issues to take place along Foley Road. Foley Road needs to be expanded but has no available detention or drainage system to support an expansion. There are no available outfalls for the road runoff to reach nearby waterways, such as Gum Gully, Jackson Bayou, and the San Jacinto River. To fix this issue, the developer and project engineer have coordinated extensively with Harris County Precinct 3, Harris County Engineering, and Harris County Flood Control District, as well as with adjacent property owners such as IUOE, to provide a regional solution for drainage and traffic along Foley Road.

As a part of this regional solution, the developer is providing a surplus of detention within Synova East that is also being used by the adjoining property to the east. The subject tract's proposed detention is designed to connect to a drainage system that runs through the IUOE Training and Education Center to the east and will ultimately outfall into Gum Gully. This surplus detention will serve the County's project to widen Foley Road to a four-lane boulevard.

The adjoining property to the east, IUOE Training and Education, has a detention pond adjacent to the ROW for Steam Gauge Way; this pond will be expanded as part of the new regional drainage system and will utilize the unbuilt road ROW to increase the pond size. The road will not be constructed. A right-of-way abandonment application has been submitted to Harris County to abandon the recorded ROW of Steam Gauge Way within the IUOE property. Therefore, the street will no longer be available for extension into the subject project. A drainage connection to the expanded pond will be provided in place of a street extension; the drainage is of higher priority to the County to allow for expansion of Foley Road rather than a local street connection along Steam Gauge Way, which would not provide the same benefit to regional traffic that is sorely needed in the area.

This plat application has been coordinated with the project engineer that is submitting the ROW abandonment application. Harris County Engineering, HCFCD, and HC Precinct 3 are all in support of this application and are working together to resolve the drainage issues in the area. The subject variance request to not extend proposed Steam Gauge Way would not create a dead-end street, as the existing ROW to the east will be abandoned. With Steam Gauge Way removed, the next possible east-west connection from Golf Club Drive will be North Diamondhead Boulevard, which is approximately ±3,880 feet from Foley Road. North Diamondhead Boulevard and Nova Ridge Boulevard will be able to connect to the southwest, which will create a collector street network between Golf Club Drive and Nova Ridge Boulevard amongst the existing and future developments to allow for regional traffic circulation. This variance request is in line with the work that the surrounding development will contribute to drainage plans working towards fixing traffic and drainage issues along Foley Road.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant, as the detention requirements and outfall locations were identified as the most efficient and effective to ensure the proper expansion of Foley Road. The development must outfall to the southeastern corner of the tract, as the ultimate drainage outfall is Gum Gully and is routed through existing detention facilities to the east.

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

The intent and general purpose of this chapter will be preserved and maintained by the internal circulation shown in the approved section plats as well as the surrounding existing collector system and future connectivity when North Diamondhead Boulevard and Nova Ridge Boulevard connect south of the subject site.

(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 adequate circulation will still be provided throughout the development and around the development due to the existing and future roadway networks, as well as the expansion of Foley Road which is made possible by the regional drainage coordination. Replacing the proposed detention with a road will disrupt drainage circulation and create flooding.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance; drainage issues caused by the expansion of Foley Road needed for the increase in development in the surrounding area support the justification of the variance. The drainage outfall has been determined to be Gum Gully, and placing a stub street crossing the areas dedicated to drainage outfall is not feasible.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 12/18/2025
ITEM: 114

Applicant: MARCO A. LOPEZ
Contact Person: MARCO A. LOPEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0029	77357	5874	257M	ETJ

WEST OF: GALAXY BLVD **NORTH OF:** GRAND PKWY

ADDRESS: 20136 AND 20140 ADA LANE

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 15, BLOCK B, OF THE NEW CANEY HEIGHTS, SECTION 3, AN UNRECORDED SUBDIVISION, SITUATED IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Duplex

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 115

Meeting Date: 12/18/2025

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Greater Houston Rehabbers	Sayak Ghosh	281 220 9767	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
511 Cordell St	25108552	77009	5359D	453X	H

HCAD ACCOUNT NUMBER(S): 0330860000013

PROPERTY LEGAL DESCRIPTION: LT 13 BLK 20 BROOKESMITH

PROPERTY OWNER OF RECORD: JESSICA DOMINGUEZ ET AL,

ACREAGE (SQUARE FEET): 5,000

WIDTH OF RIGHTS-OF-WAY: Cordell Street (50')

EXISTING PAVING SECTION(S): Cordell Stret (17')

OFF-STREET PARKING REQUIREMENT: Satisfied

OFF-STREET PARKING PROVIDED: Satisfied

LANDSCAPING REQUIREMENTS: Satisfied

LANDSCAPING PROVIDED: Satisfied

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,368

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 1,808

PURPOSE OF VARIANCE REQUEST: To allow a 5.5' building line instead of required 20' building line along Cordell Street, a local street.

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

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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APPLICANT'S STATEMENT OF FACTS

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

The request for this variance satisfies condition (1a) and (1b) and conditions 2, 3, 4 & 5.

i. The variance requested will not affect any property other than the subject property
ii. There are properties on the same block that have porches with less than 5' setbacks- 503 and 507 Cordell St, Houston, TX- 77009
iii. There are properties on the same street that have habitable space within 10' of the property line- 601, 607 and 610 Cordell St, Houston, TX- 77009

Google Street View image of Cordell Street on the same block is attached below. 503 and 507 Cordell St are shown with porches withing 5' of property line.

The building line required for a structure per Sec 42-150 of the Code of Ordinances of the City of Houston, is 10'. Adherence to this criterion would prevent building of an appropriate amount of parking that is essential in this block due to the extremely narrow paved street width. Since the main structure is already in existence within 24' of the property line (per survey submitted), the mandated amount of setback cannot be provided for the proposed carport per present regulations.

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

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

The adherence to Sec 42 will also deprive the applicant of the ability to provide safe access to the property and make the house accessible in a safe manner. Present gradient from the sidewalk to the front entrance of the house is around 6%, which is high. The inability to use a reduced building line would prevent an easy access to the front door of the house. To provide safe access, we propose to build a porch and provide steps and that necessitates a reduced setback is necessary.

(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 main structure was constructed in 1936, which predates the present building line requirements. Hence, the imposition of present requirements of Sec 42 of the Code of Ordinances would impose a restriction that is not caused by actions of the present owner and applicant.

DEVELOPMENT PLAT VARIANCE

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

The variance requested serves the intent of the abovementioned Sec 42-150- to ease traffic flow and provide adequate on-site parking. The distance between the proposed porch and the paved section of the R.O.W is going to be over 15', including a 5' wide storm ditch. That is adequate and more than the Section 42 requirement of 10'.

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

The variance requested will not affect any property other than the subject property. All activities will be restricted to the site.

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

There is no economic hardship for which this variance is being requested. The work that will be done per this variance is only going to cost the applicant extra money.

PLANNING & DEVELOPMENT DEPARTMENT

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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

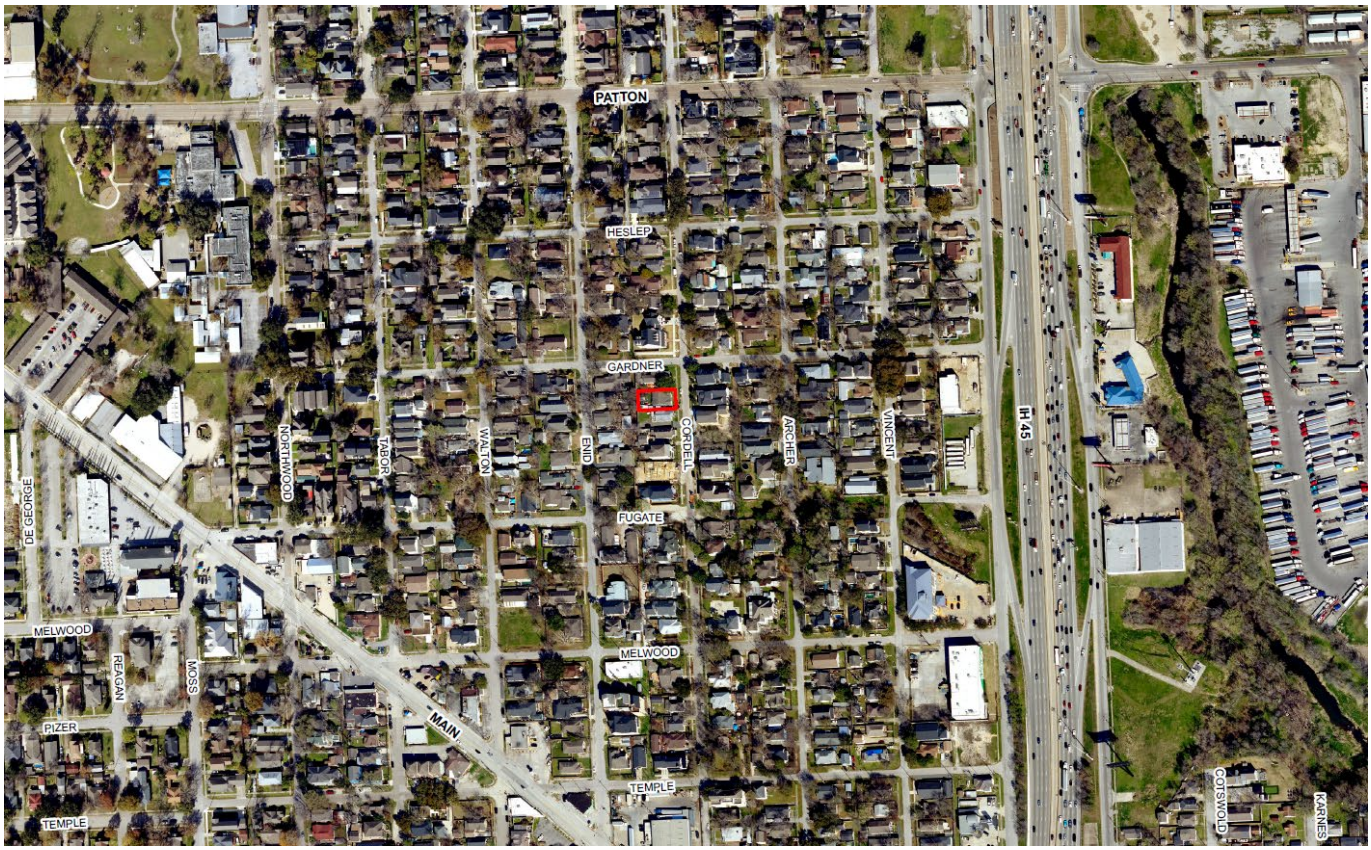
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Aerial Map



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

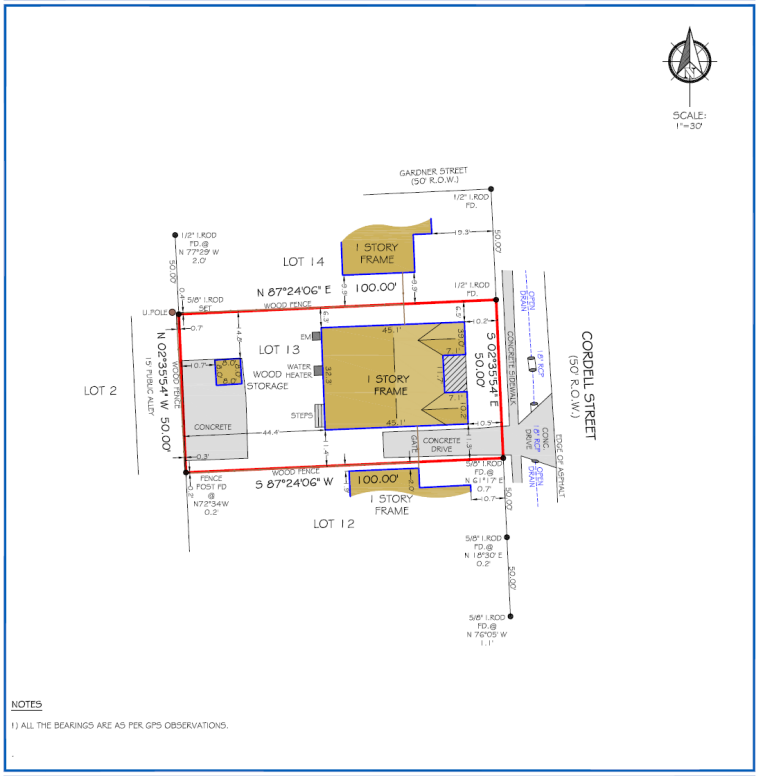
ITEM: 115

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Survey

ADDRESS	: 511 CORDELL STREET HOUSTON, TX 77009
BUYER	: GREATER HOUSTON REHABBERS INC
TITLE CO	: CHICAGO TITLE INSURANCE CO.
GF NO	: CTT25784330A
LENDER	: N/A

A LAND TITLE SURVEY OF
LOT 13, BLOCK 20
BROOKE SMITH
ACCORDING TO THE MAP THEREOF
RECORDED UNDER VOL. 1-A, PG. 129
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



NOTES

1) ALL THE BEARINGS ARE AS PER GPS OBSERVATIONS.

PIOTR A. DEBSKI
1030 DOMINION DR.
KATY TX, 77450

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

FLOOD INFORMATION
*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND IS IN ZONE "X", AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE PANEL NO: 48201C0690N, DATED: 01-06-2017

STATE OF TEXAS REGISTERED PIOTR A. DEBSKI 5902 PROFESSIONAL LAND SURVEYOR

PIOTR A. DEBSKI
R.P.L.S. NO. 5902

JOB NO: 25-05-59
DATE: JUNE 19, 2025

DIR 832-878-6760
piod@sbcglobal.net

DEVELOPMENT PLAT VARIANCE

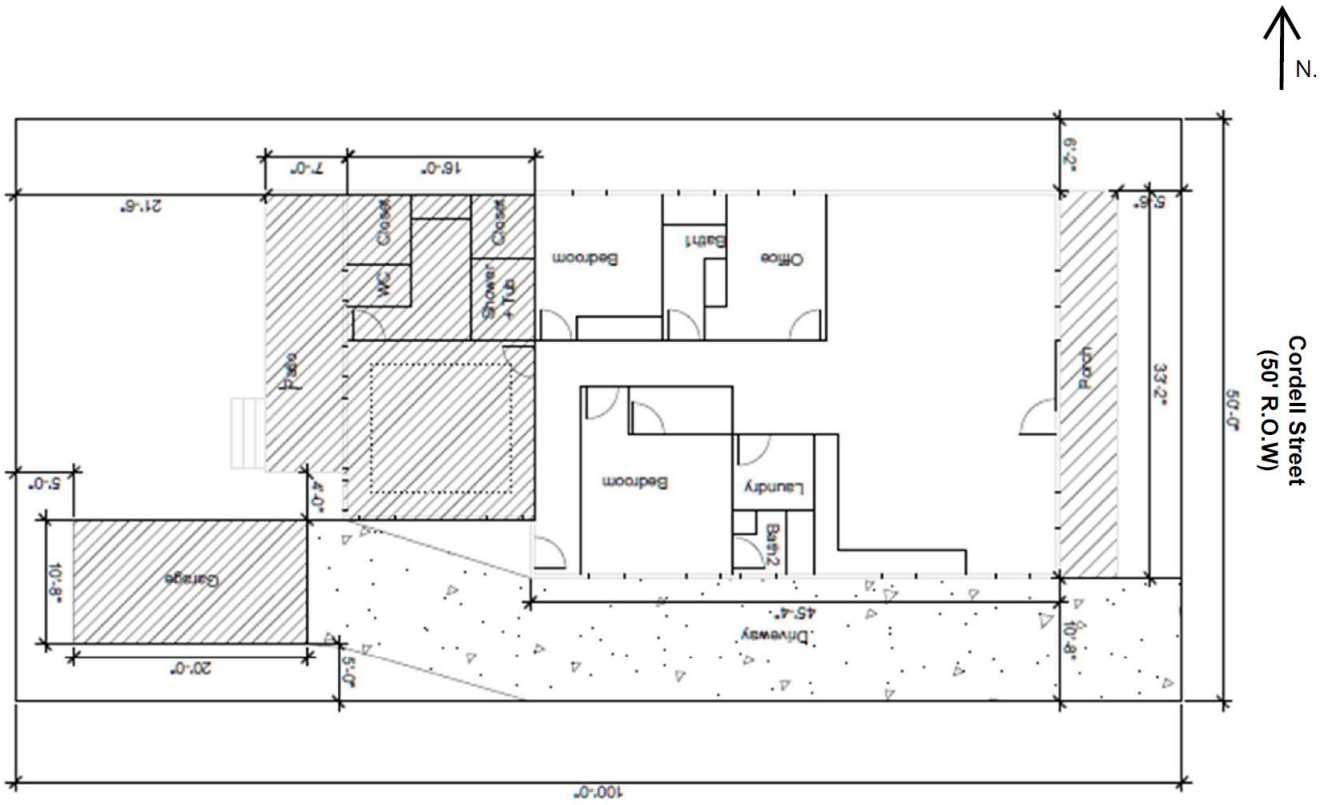
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



DEVELOPMENT PLAT VARIANCE

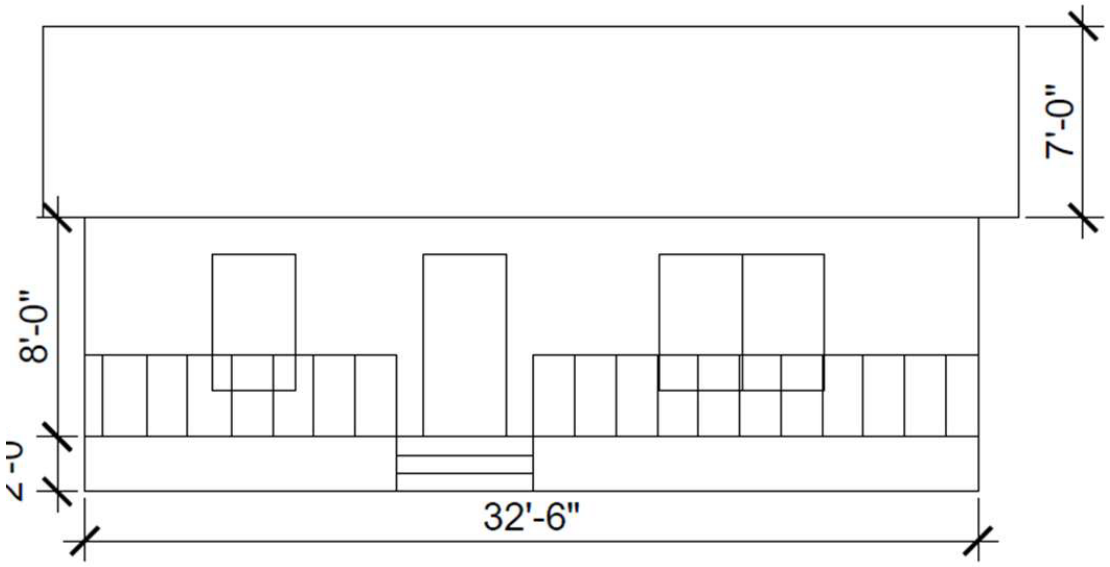
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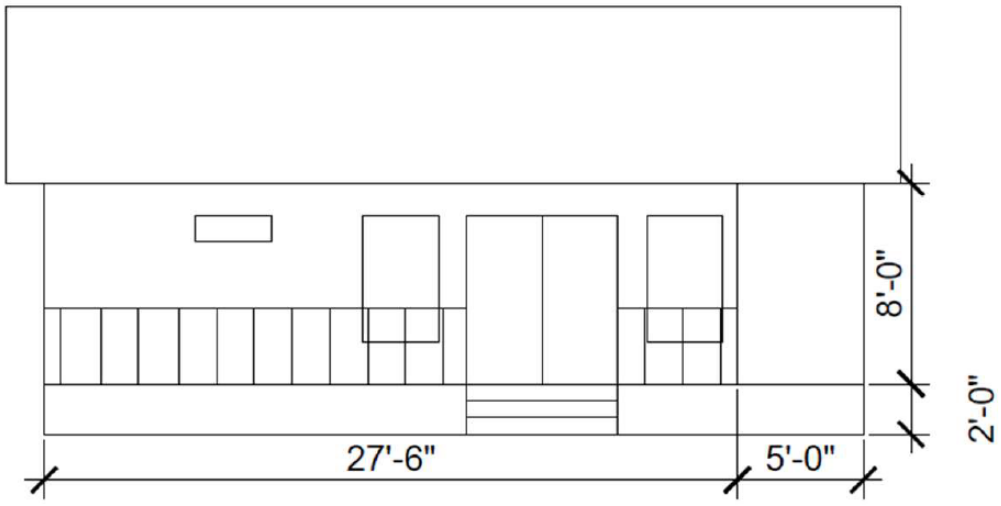
Meeting Date: 12/18/2025

Houston Planning Commission

Elevations



Rear elevation



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 116

Meeting Date: 12/18/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
A & M Services	Arwen McMillan	713-818-4979	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1132 E 6th ½ St	25020438	77009	5358B	493A	H

HCAD ACCOUNT NUMBER(S): 0620750000008/062075000009

PROPERTY LEGAL DESCRIPTION: Norhill Amending Plat No 2

PROPERTY OWNER OF RECORD: Clayton Todd Hamby

ACREAGE (SQUARE FEET): 15,153 sq ft

WIDTH OF RIGHTS-OF-WAY: Studewood St (80') & East 6 ½ St (60')

EXISTING PAVING SECTION(S): Studewood St (60') & East 6 ½ St (30')

OFF-STREET PARKING REQUIREMENT: complies

OFF-STREET PARKING PROVIDED: complies

LANDSCAPING REQUIREMENTS: complies

LANDSCAPING PROVIDED: complies

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

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 7,874 sf

PURPOSE OF VARIANCE REQUEST: 1. To allow the new structure to be built at the 20' deed building line of the instead of the 25' ordinance building line on Studewood Street a Major Thoroughfare 2. To allow the new home to maintain an existing secondary vehicular access to Studewood from a Remodeled existing garage apartment/clubhouse

CHAPTER 42 REFERENCE(S): Sec. 42-152. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. Sec. 42-188. Lot access (a) a single-family residential lot shall not have direct vehicular access to a major thoroughfare.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The request for the Variance is to maintain the 20' building set back set back facing Studewood at the corner of the new home. The New Home faces 6 ½ street with the allocated 20' set back. The existing house is at a 19' set back at the corner and there is an existing garage Apartment to be remodeled at 14' set back facing Studewood. We are also requesting to maintain an existing secondary vehicular access of the existing remodeled garage apt/clubhouse facing Studewood.

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

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or
The rule is implied because Studewood is now a Major thoroughfare but the existing home has been at this same setback since 1926 and the garage apt since 1930 and has not been a negative issue to the chapter thus far. It would seem undue hardship would be created to not allow the existing setback to be maintained and the homeowner have the best use of the land and also keeping integrity of the neighborhood.

(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 granting of the variance is not the result of a hardship simply a request to maintain the existing setbacks as do most homes in the neighborhood and including homes and businesses facing Studewood. The homeowner is requesting this also to maintain the 20' to maintain more green space for his young family on the 6 ½ st side and back yard.

(3) The intent and general purposes of this chapter will be preserved and maintained;
As the setback is complying with deed restriction for Norhill and no setbacks have been established on said plat.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
it is simply requested to maintain the same setback that has existed without incident since 1926.

(5) Economic hardship is not the sole justification of the variance.
The homeowner just wishes to keep the existing set back as is to best allocate the property use for his family; it is not an issue to any public or private entity as it exists.

Location Map

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map

NORTH



DEVELOPMENT PLAT VARIANCE

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DEVELOPMENT PLAT VARIANCE

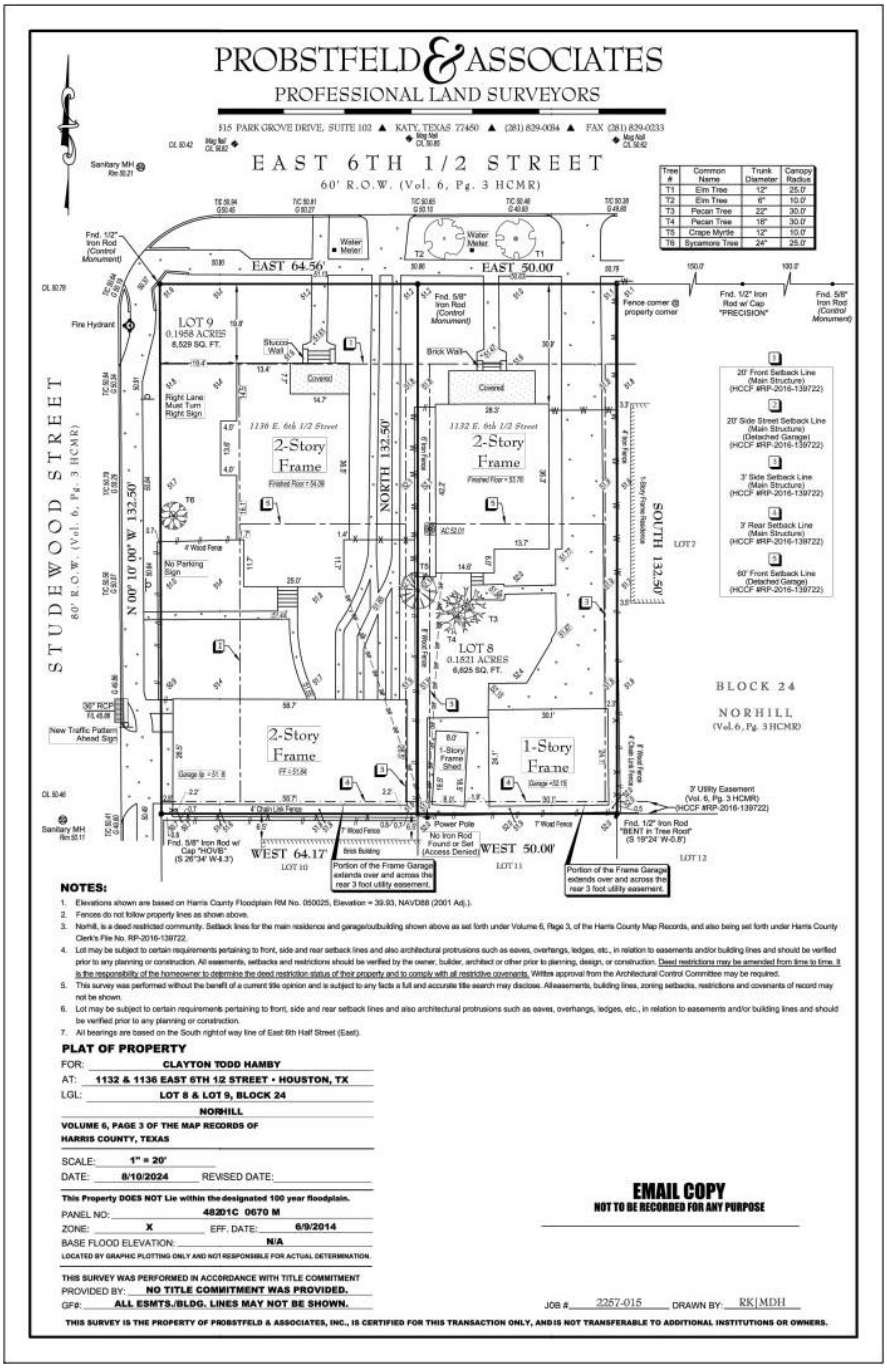
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

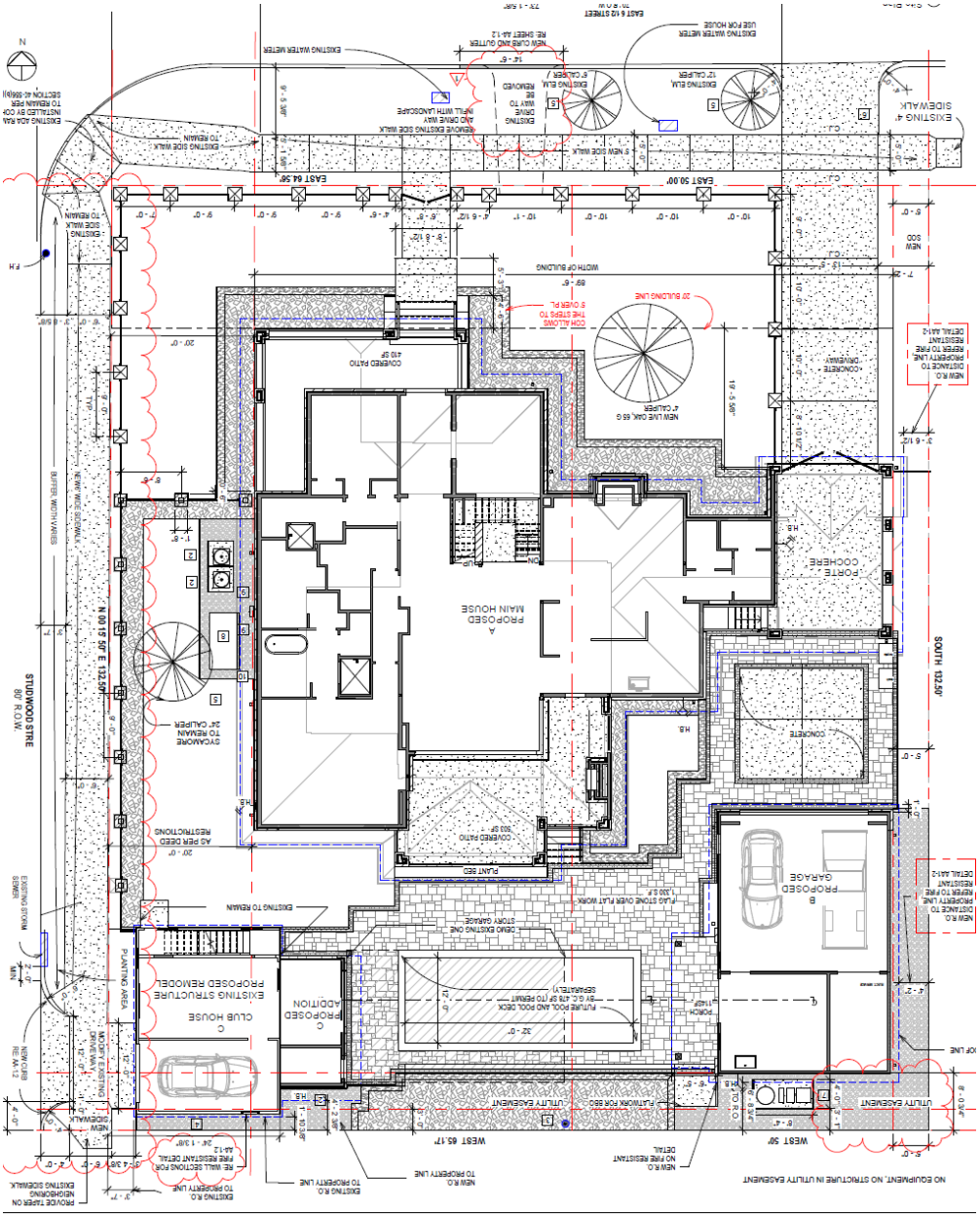
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



DEVELOPMENT PLAT VARIANCE

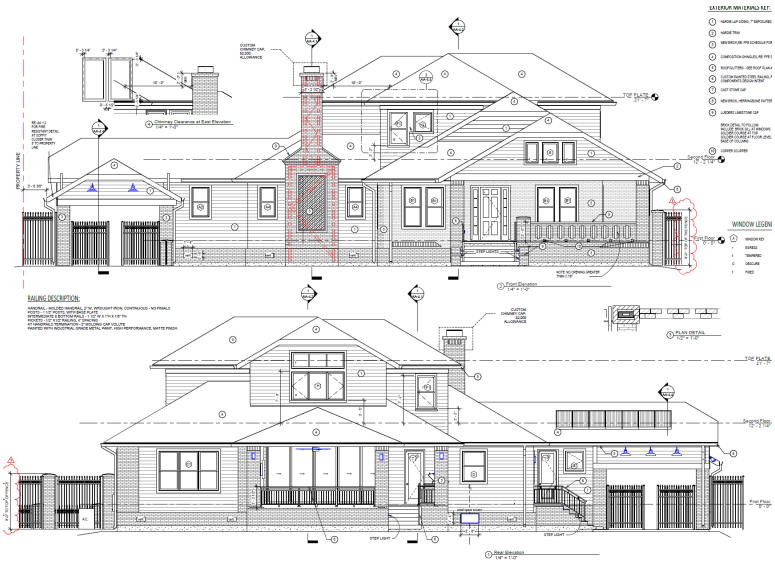
PLANNING & DEVELOPMENT DEPARTMENT

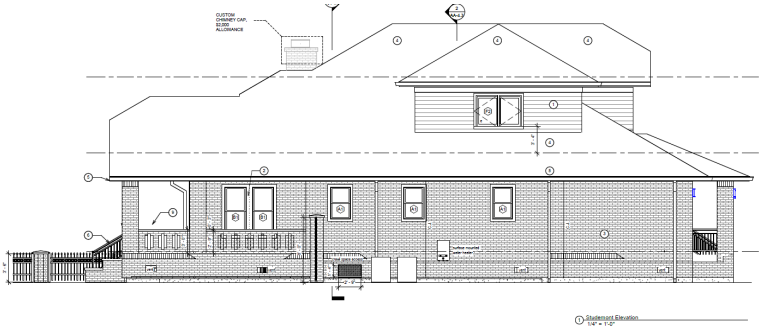
Houston Planning Commission

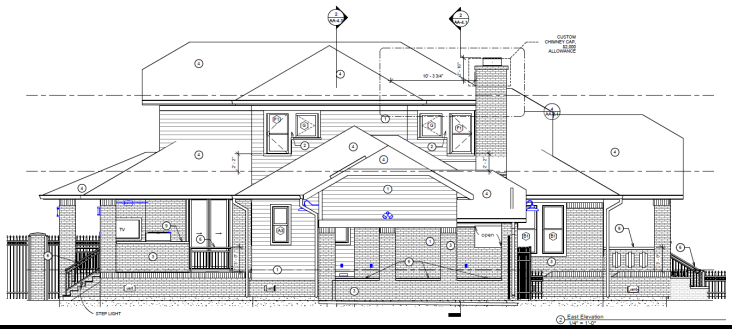
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Elevations







DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 117

Meeting Date: 12/18/2025

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
The Interfield Group	Mary Villareal	713-780-0909	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1402 Glourie Drive	25106504	77055	5158A	451W	A

HCAD ACCOUNT NUMBER(S): 0770590050010

PROPERTY LEGAL DESCRIPTION: Lot 10, Block 5 Glenmore Forest

PROPERTY OWNER OF RECORD: Jessica and Anthony DeDominico

ACREAGE (SQUARE FEET): 0.2162 (9,418 SF)

WIDTH OF RIGHTS-OF-WAY: Glourie Drive (60') and Westview Drive (60')

EXISTING PAVING SECTION(S): Glourie Drive (27') Westview Drive (50')

OFF-STREET PARKING REQUIREMENT: None

OFF-STREET PARKING PROVIDED: None

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

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

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,320 SF 2-story single family residence

PURPOSE OF VARIANCE REQUEST: To allow 10' 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.

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PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

Variance is being requested so that proposed two-story single-family residence may be constructed at the 10' platted building line, as created by the original plat, instead of a 25' building line required by Ordinance.

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

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

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

The proposed residence will be located at 1402 Glourie Drive, south of Wingo Street, west of Glenmore Forest Street, east of Glourie Drive and north of Westview Drive.

Subject property is a corner lot out of Glenmore Forest subdivision, filed in 1950. The plat of Glenmore Forest created a 10' building line along Westview Drive and 25' building line along Glourie Drive. The original residence was built in 1955. There are currently several structures and fencing along Westview Drive which also appear to be built on the 10' building line.

Please note the following:

a) The near vicinity of subject property is substantially residential, well developed and restricted, so density is not expected to increase substantially in the near future.
b) Westview Drive appears to terminate at an industrial area to the east. The north/south streets of Wirt Rd and Antoine Drive are likely the main access to Interstate 10. The traffic pattern in this area is such that these public streets are likely primarily utilized by nearby residents.
c) The pavement sections of Glourie Drive and Westview Drive appear to have sufficient width, so it is not expected that pavement widening will be required in the near future.
d) The distance from Talmadge Drive's back of curb, to proposed residence, is 19.78'.
e) There is an existing median in Westview Drive, at this location, which only allows traffic in one direction along this frontage.
f) According to deed restrictions, structures are to comply with building lines shown on the face of the plat. Property is subject to a 25' building line along Glourie Drive, a 5' utility easement along with a 5'x20' aerial easement along the east property line, a 25' rear building line and a 6' side setback along the north property line. A 25' building line on

DEVELOPMENT PLAT VARIANCE

three (3) sides of this lot, would deny owners a buildable area for a residence that is more in line with the nearby homes.

g) Garage opening is located on north side of the lot, with access only from Glourie Drive.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. The variance request is based on factors external to subject tract, and to allow proposed home to be constructed on the building line designated by plat.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:

a. 5' sidewalks will be provided along Glourie Drive and 6' along Westview Drive.
b. Granting the variance will help preserve the prevailing 10' building line along Westview Drive
c. Yards between right-of-way line and residence will be landscaped and will preserve and enhance the general character of the block face.

(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. A new residence will enhance the existing block face, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on basis of reasonable assessment of existing and nearby prevailing conditions.

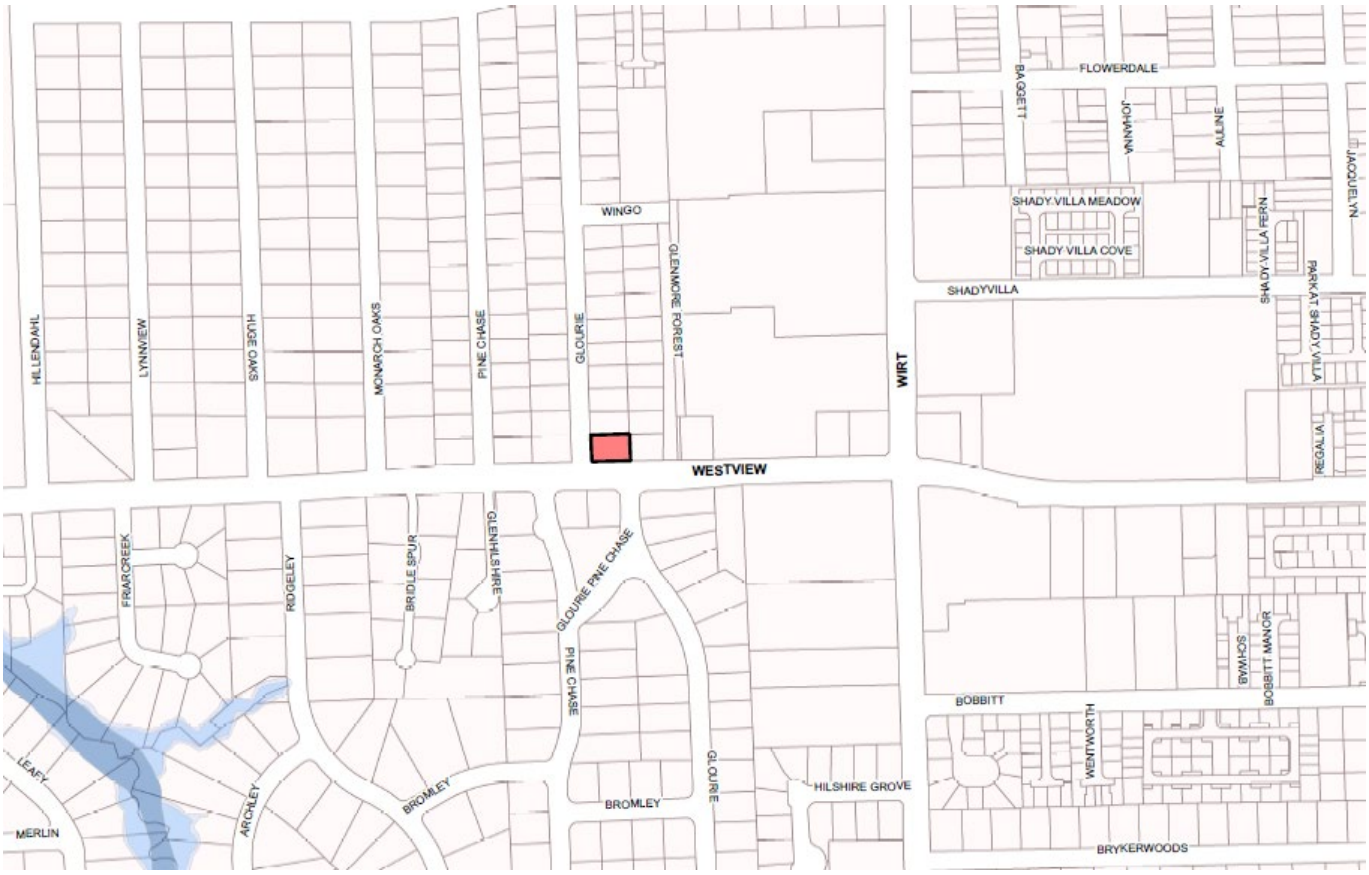
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Houston Planning Commission

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Meeting Date: 12/18/2025

Location Map





NORTH

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

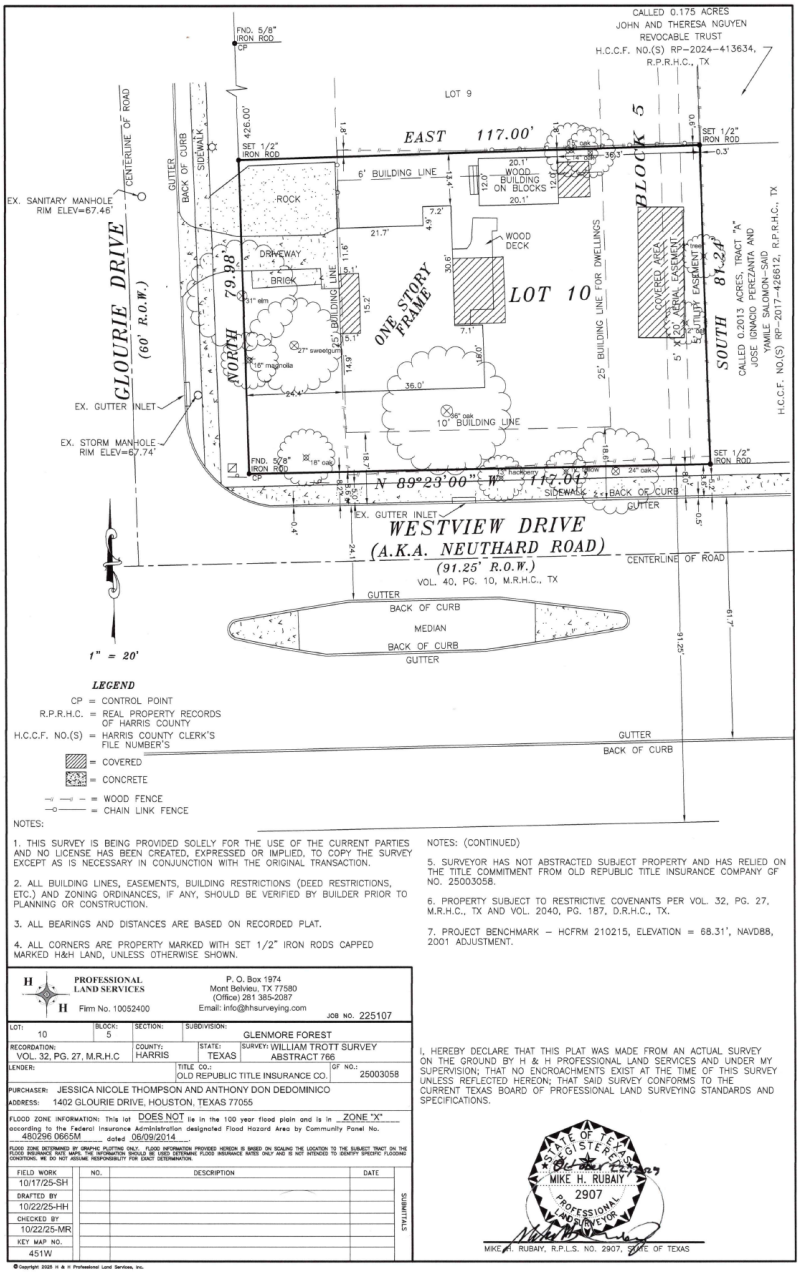
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Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

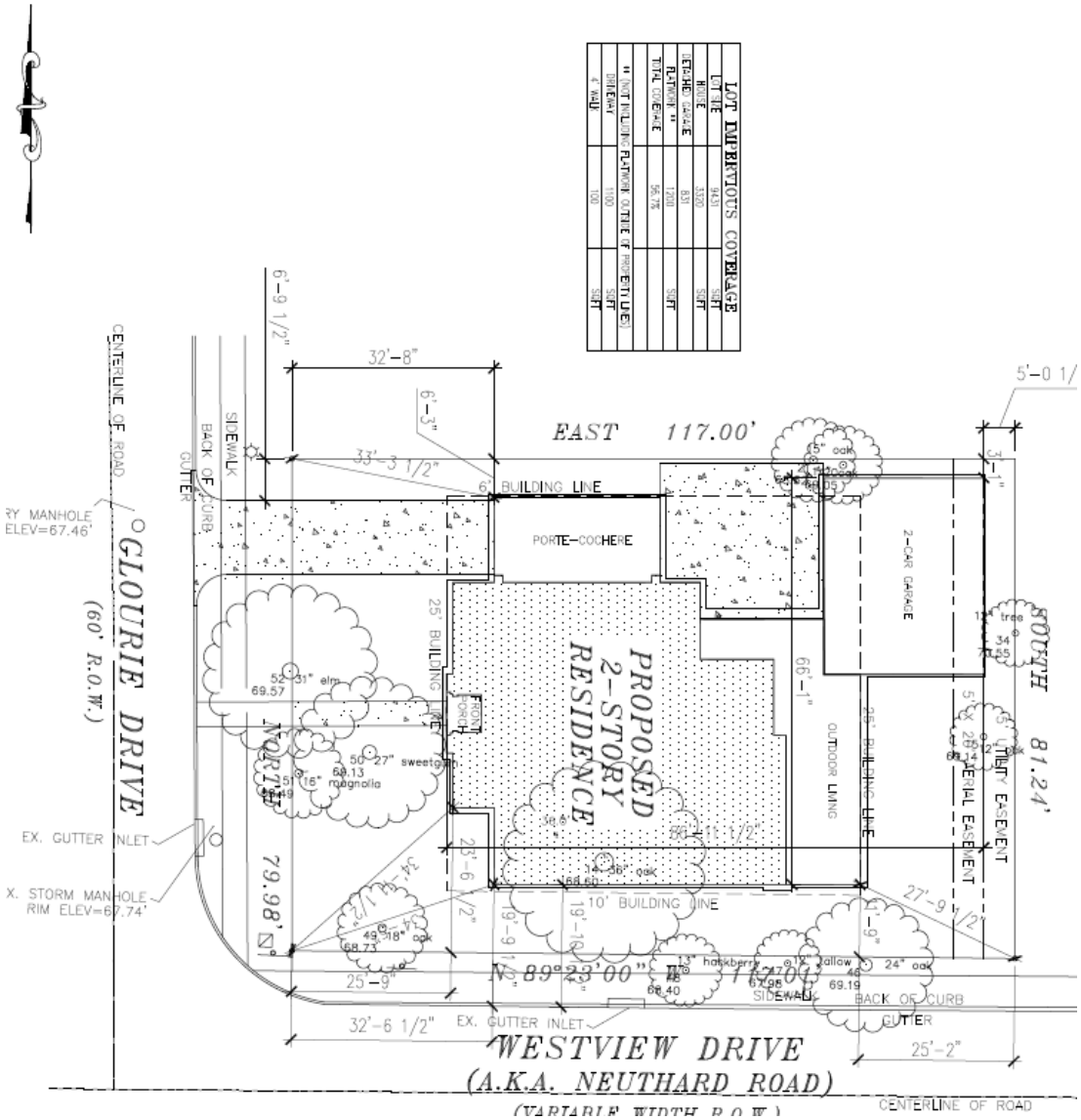
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 12/18/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

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Elevations



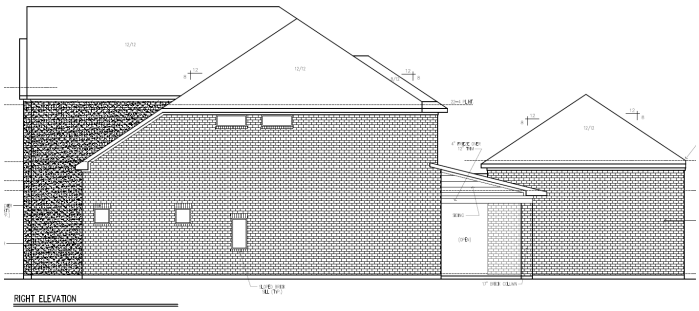
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118 (DEF 1)

Meeting Date: 12/18/2025

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118 (DEF 1)

Meeting Date: 12/18/2025

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

(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.

PLANNING & DEVELOPMENT DEPARTMENT

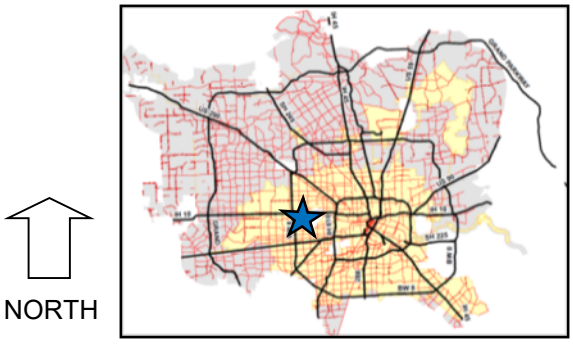
Houston Planning Commission

ITEM: 118 (DEF 1)

Meeting Date: 12/18/2025

Location Map





NORTH

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118 (DEF 1)

Meeting Date: 12/18/2025

Aerial Map



DEVELOPMENT PLAT VARIANCE

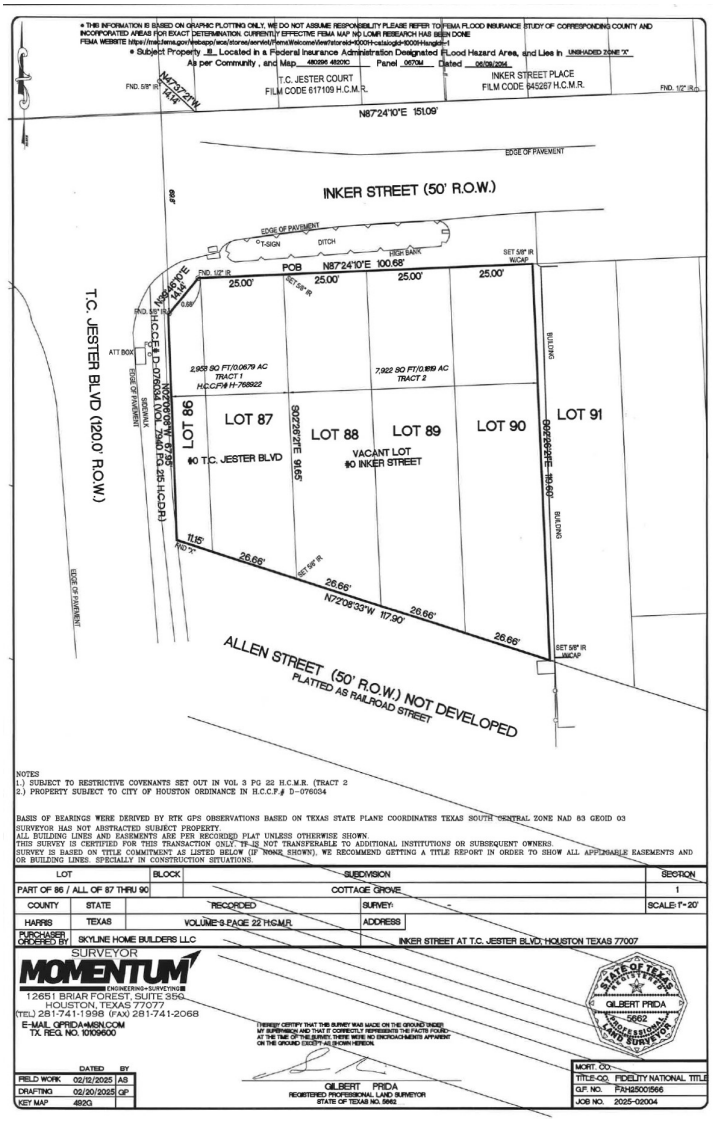
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118 (DEF 1)

Meeting Date: 12/18/2025

Survey



DEVELOPMENT PLAT VARIANCE

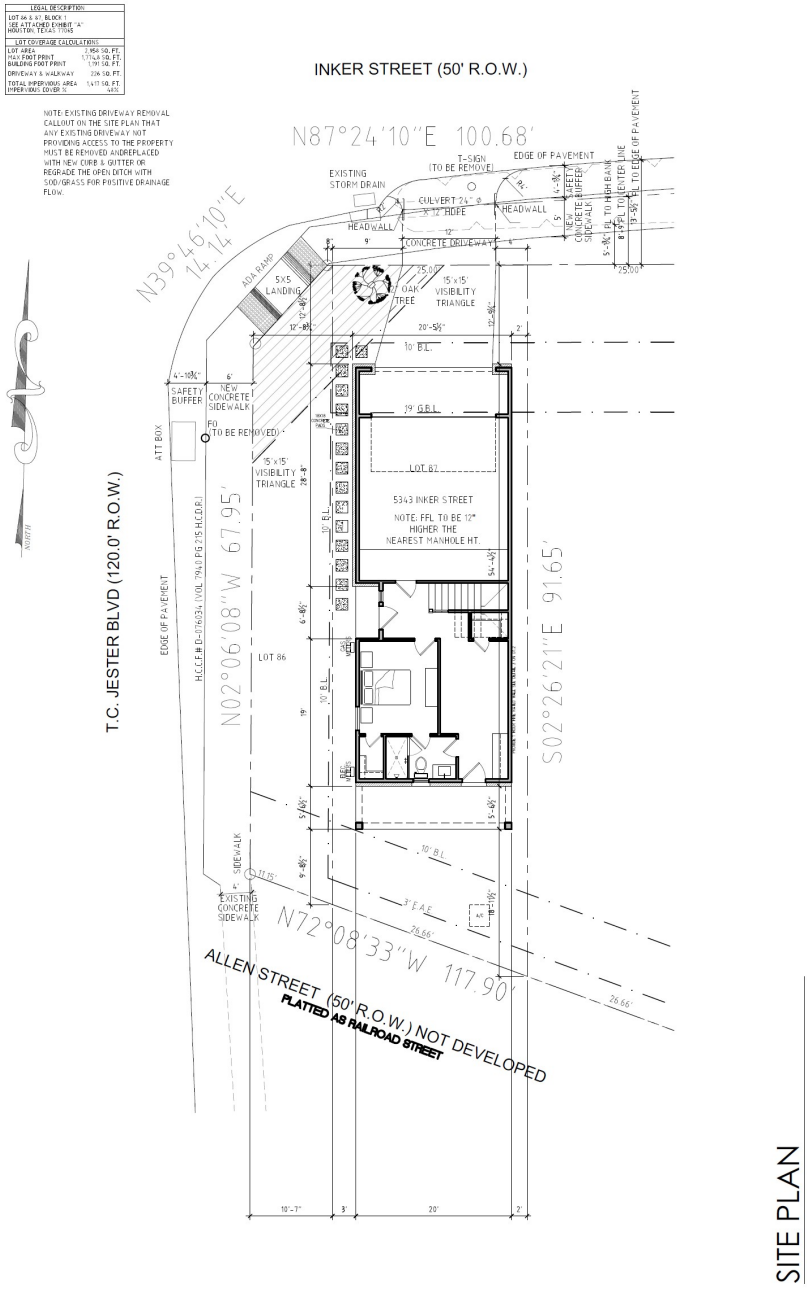
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118 (DEF 1)

Meeting Date: 12/18/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 118 (DEF 1)

Meeting Date: 12/18/2025

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 119

Meeting Date: 12/18/2025

VARIANCE REQUEST APPLICATION

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

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
A & M Services	Arwen McMillan	713-818-4979	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4022 Navigation Blvd	24091611	77003	5457D	494P	H

HCAD ACCOUNT NUMBER(S):	0371950000030
PROPERTY LEGAL DESCRIPTION:	tr 30 ABST 87 S M Williams
PROPERTY OWNER OF RECORD:	CHRISTOPHER MANRIQUEZ/KYRIAKOS T EXEZIDIS
ACREAGE (SQUARE FEET):	6642 sf
WIDTH OF RIGHTS-OF-WAY:	Navigation Blvd (120') & N. Drennan Street (45')
EXISTING PAVING SECTION(S):	Navigation Blvd (60') & N. Drennan Street (30')
OFF-STREET PARKING REQUIREMENT:	complies
OFF-STREET PARKING PROVIDED:	complies
LANDSCAPING REQUIREMENTS:	n/a
LANDSCAPING PROVIDED:	n/a

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: COMMERCIAL RETAIL BUILDING

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

PURPOSE OF VARIANCE REQUEST: To allow a 4' building line along N. Drennan Street, a local street instead of the 10' building line required. To allow a 5' building line along Navigation Blvd instead of the required 25' building line along a major thoroughfare. To not dedicate to the right-of-way along N. Drennan a local street with a r.o.w. width of 40'.

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. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter. Sec. 42-188. Lot access (a) a single-family residential lot shall not have direct vehicular access to a major thoroughfare.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): We are requesting the Variance to build a parapet and raise the existing building roof/attic access. As well as request for the existing parallel parking spaces in front on Navigation Blvd. Since the building is located on the corner of Navigation and N Drennan we could not do these things without an approved Variance for Planning Dept. to build the parapet attic access etc…

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

would not allow the property owner the ability to further beautify the existing building for the neighborhood. The approval of the Variance would also allow the buildings look to bring in pleasant agreeable and successful business and patrons to the neighborhood.
The request to keep the Building line as is on N Drennan is the building will not be demolished it has been refurbished to keep the charm of the existing old structure.

(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;
No the circumstances are not creating a hardship just simply to update and make the older building a safer with more desired place to for the neighborhood. It has been vacant for years bringing in unpleasant company.

DEVELOPMENT PLAT VARIANCE

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

Nothing is being requested beyond the general purposes of the Chapter. It is requested for attic access, parapets to building and to keep the existing setback on N Drennan.

(4) The granting of the variance will not be injurious to the public health, safety or welfare; No the granting of this Variance will no way be injurious to the public health, safety or welfare

The request is for embellishments to the actual building and for HVAC access. All structure walk ways are to be as is not interfering as they are now.

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

Sole justification of the variance it is simply to be able to access the HVAC equipment easier in the attic access and to add updated beauty to the existing building by way of the parapets. Also to keep the existing building integrity intact by way of existing building as is in placement on lot.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

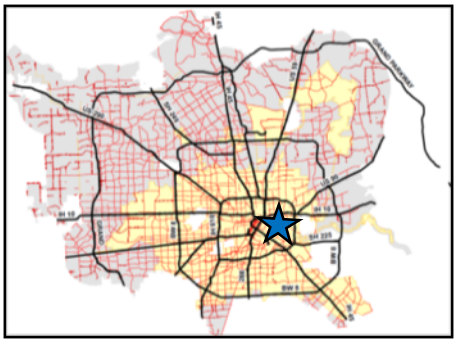
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

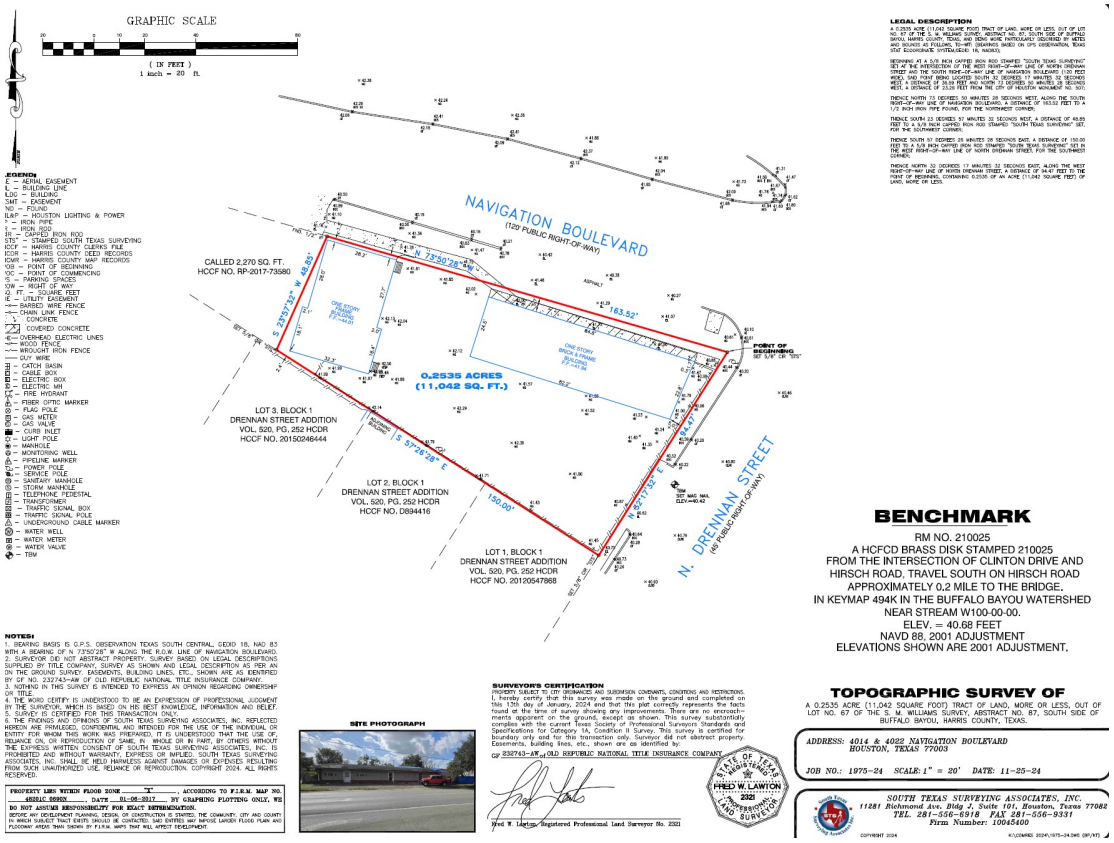
PLANNING & DEVELOPMENT DEPARTMENT

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Survey



DEVELOPMENT PLAT VARIANCE

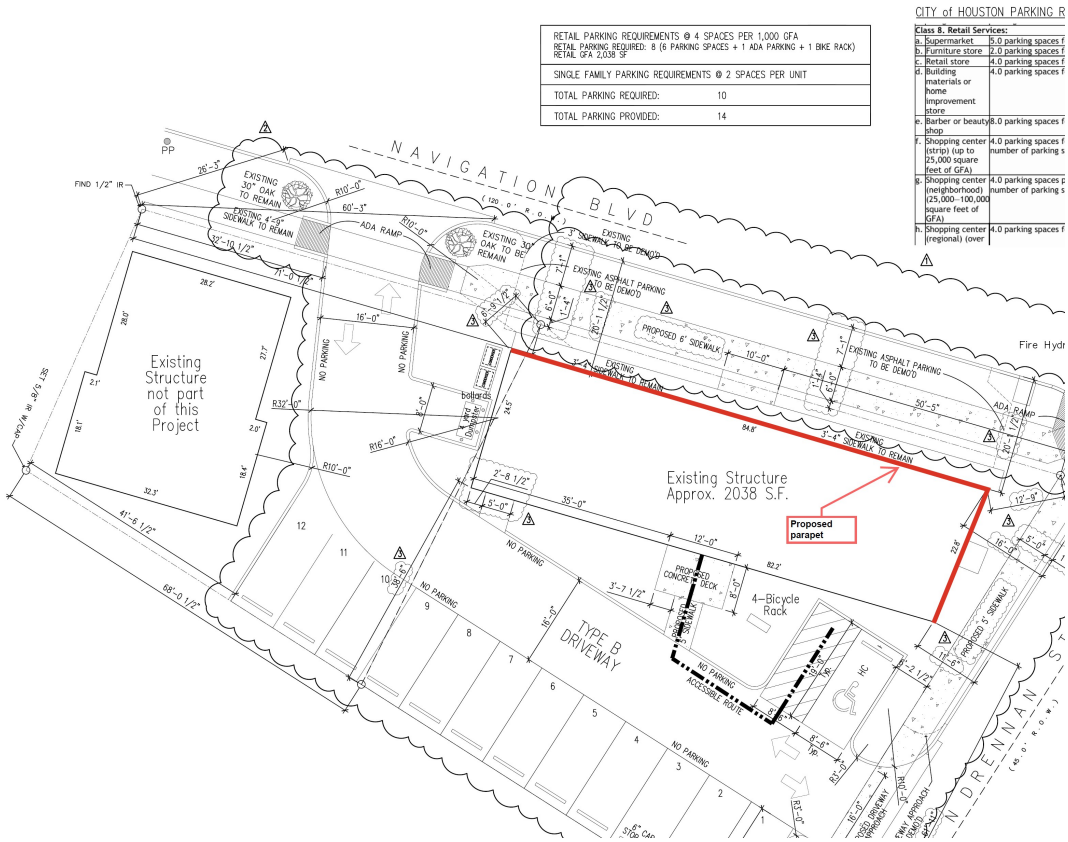
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Site Plan



DEVELOPMENT PLAT VARIANCE

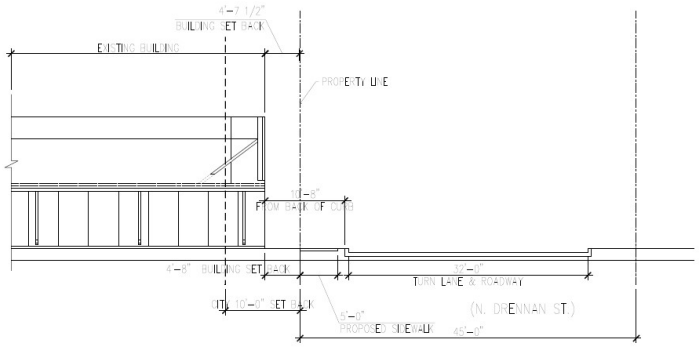
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Houston Planning Commission

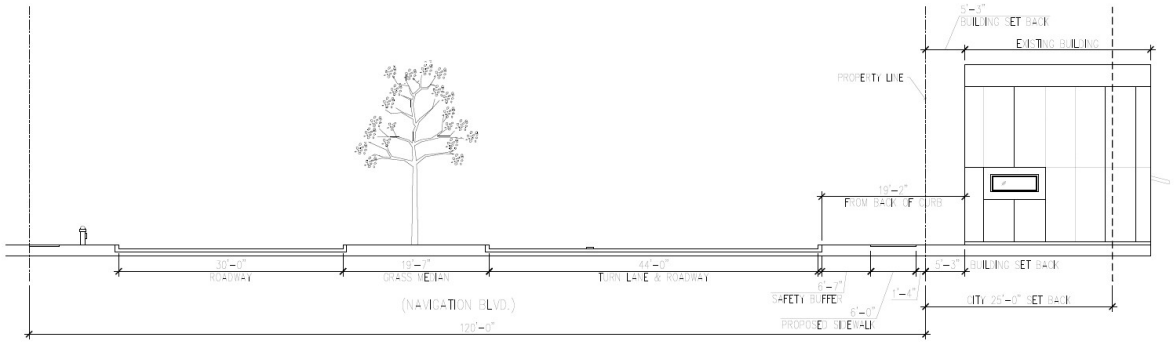
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Sections



STREET SECTION - N. DRENNAN ST.



STREET SECTION - NAVIGATION BLVD.

STREET SECTION - PROPOSED

DEVELOPMENT PLAT VARIANCE

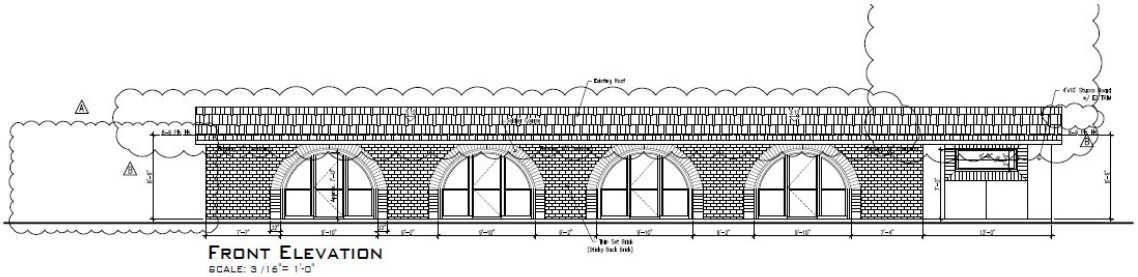
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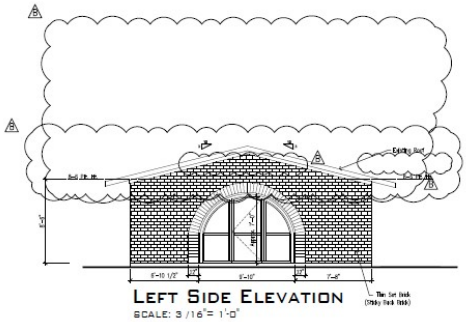
Houston Planning Commission

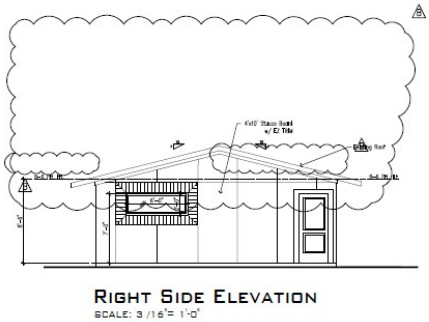
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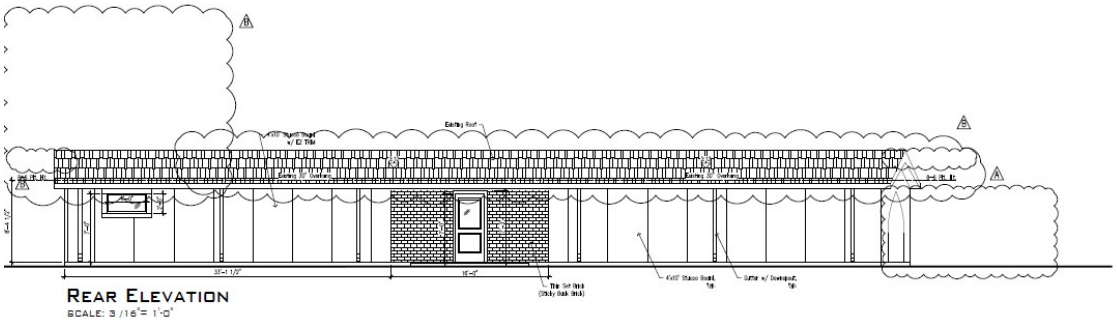
Meeting Date: 12/18/2025

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 120

Meeting Date: 12/18/25

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Tristan Designs & Permits LLC	Joshua Tristan	832-955-6080	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
240 N York Street	25090979	77003	5457D	494N	H

HCAD ACCOUNT NUMBER(S): 0162090000008

PROPERTY LEGAL DESCRIPTION: LT 8 BLK 3, (PR YR IMPS 2017-2018*0162090000009), HERMAN & LEAGUE

PROPERTY OWNER OF RECORD: Avocado Popcorn LLC

ACREAGE (SQUARE FEET): 4,700sf

WIDTH OF RIGHTS-OF-WAY: Engelke – 60’ & N York – 80’

EXISTING PAVING SECTION(S): Engelke – 37’ & N York – 44’

OFF-STREET PARKING REQUIREMENT: 3 Spaces

OFF-STREET PARKING PROVIDED: 3 Spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single Family with an accessory structure, total living 2471sf

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

PURPOSE OF VARIANCE REQUEST: Reduce the building line from 10' to 2' for exterior stairs, 42-150

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Building line requirement - Collector and Local Streets:

c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

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

Reduce the building line from 10' to 2' for exterior stairs, 42-150

The two-story structure is a duplex, the first floor contains Unit A and the second floor is Unit B. The exterior stairs are the only way to access the second floor that's why we need it.

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

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

Strict enforcement of the 10-foot building line would deprive the applicant of the reasonable use of the property because the existing exterior stairs are the only means of accessing the second floor of this duplex. Without granting this variance, the tenants would have no legal or physical access to the upper unit, rendering the second floor unusable and preventing normal and intended residential occupancy.

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

Strict application of the setback requirement is infeasible due to the existing building footprint and the placement of the existing exterior stairs. The structure was built in a manner that leaves no alternative location on the site to relocate the stairs without significant structural modification or creating hazardous or nonfunctional access. Because the property lacks adequate space to place new stairs outside the 10-foot building line, enforcing the setback would make access to the second floor impossible, which is contrary to sound public policy supporting safe and functional residential housing.

(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 a result of any action taken by the applicant. The existing stairs and building layout were established prior to the applicant's involvement. The applicant is seeking this variance solely because the existing configuration does not provide any feasible alternative for safe access to the second floor without encroaching into the building line.

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

Granting this variance preserves the intent and purpose of the development code by ensuring that the property remains functional, safe, and accessible for residential use. Although the exterior stairs encroach into the setback, they do not interfere with neighboring properties or compromise the intent of the setback

regulations. The variance allows the building to continue providing safe and reasonable access to the second floor while maintaining the broader goals of orderly development and public welfare.

(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. The existing exterior stairs do not obstruct traffic visibility, pedestrian movement, or utility easements. Allowing the stairs to remain ensures safe egress for tenants and does not negatively impact surrounding properties or the public right-of-way.

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

Economic hardship is not the sole justification for this variance. The primary reason for the request is the necessity of maintaining safe and functional access to the second floor of an existing duplex. Without the variance, the upper unit becomes completely inaccessible, making the dwelling impractical for its intended residential use. The request is based on functional and safety needs rather than financial considerations.

PLANNING & DEVELOPMENT DEPARTMENT

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ITEM: 120

Meeting Date: 12/18/25

Location Map



DEVELOPMENT PLAT VARIANCE

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ITEM: 120

Meeting Date: 12/18/25

Aerial Map



DEVELOPMENT PLAT VARIANCE

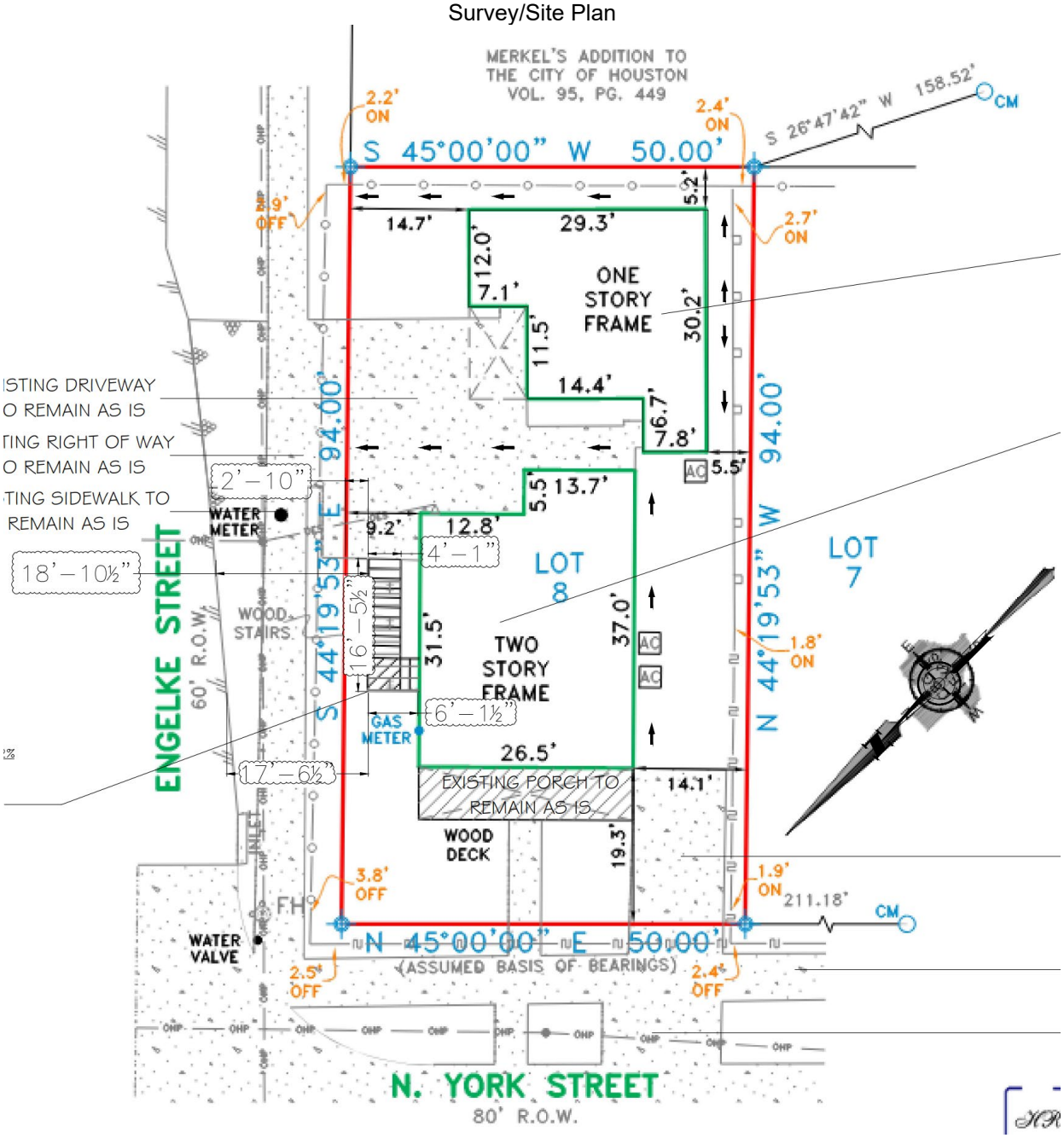
PLANNING & DEVELOPMENT DEPARTMENT

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Survey/Site Plan



DEVELOPMENT PLAT VARIANCE

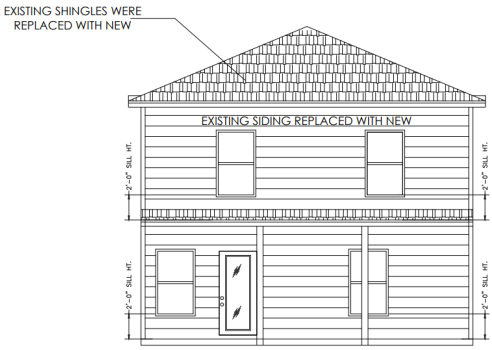
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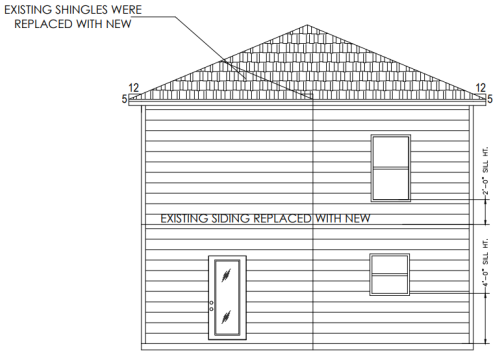
Elevations



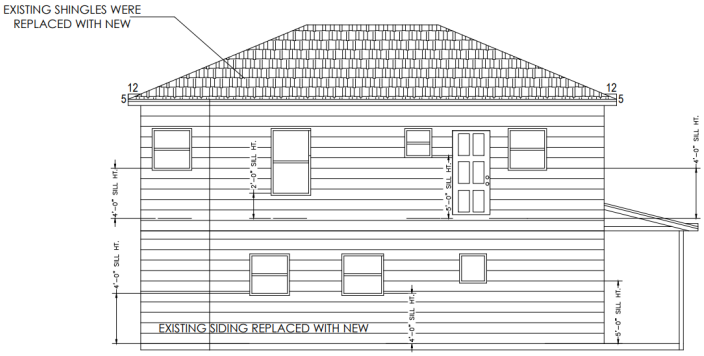
PROPOSED DUPLEX FRONT ELEVATION



PROPOSED DUPLEX RIGHT ELEVATION



PROPOSED DUPLEX REAR ELEVATION



PROPOSED DUPLEX LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 12/18/2025

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 12/18/2025

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

(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.

(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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 12/18/2025

Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

(3) The intent of this article is preserved;

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

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

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

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

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

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

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

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

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

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

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

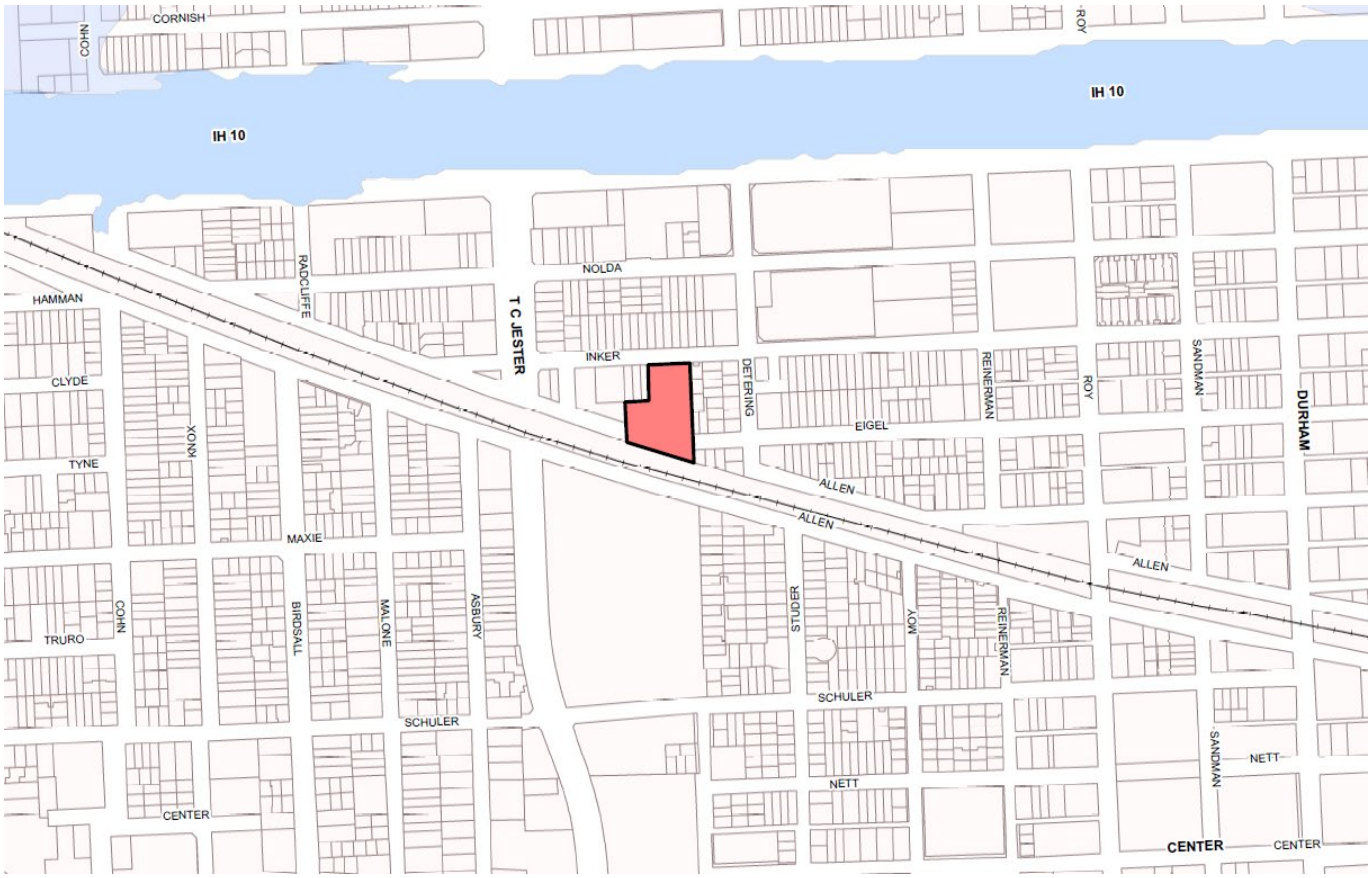
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

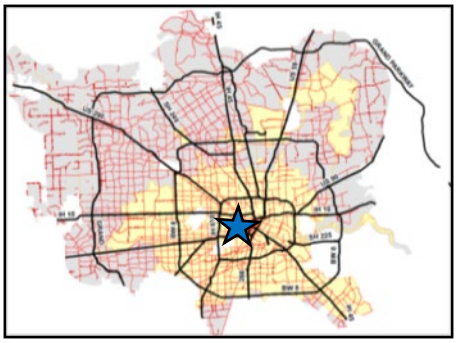
Houston Planning Commission

ITEM: III
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Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 12/18/2025

Aerial Map



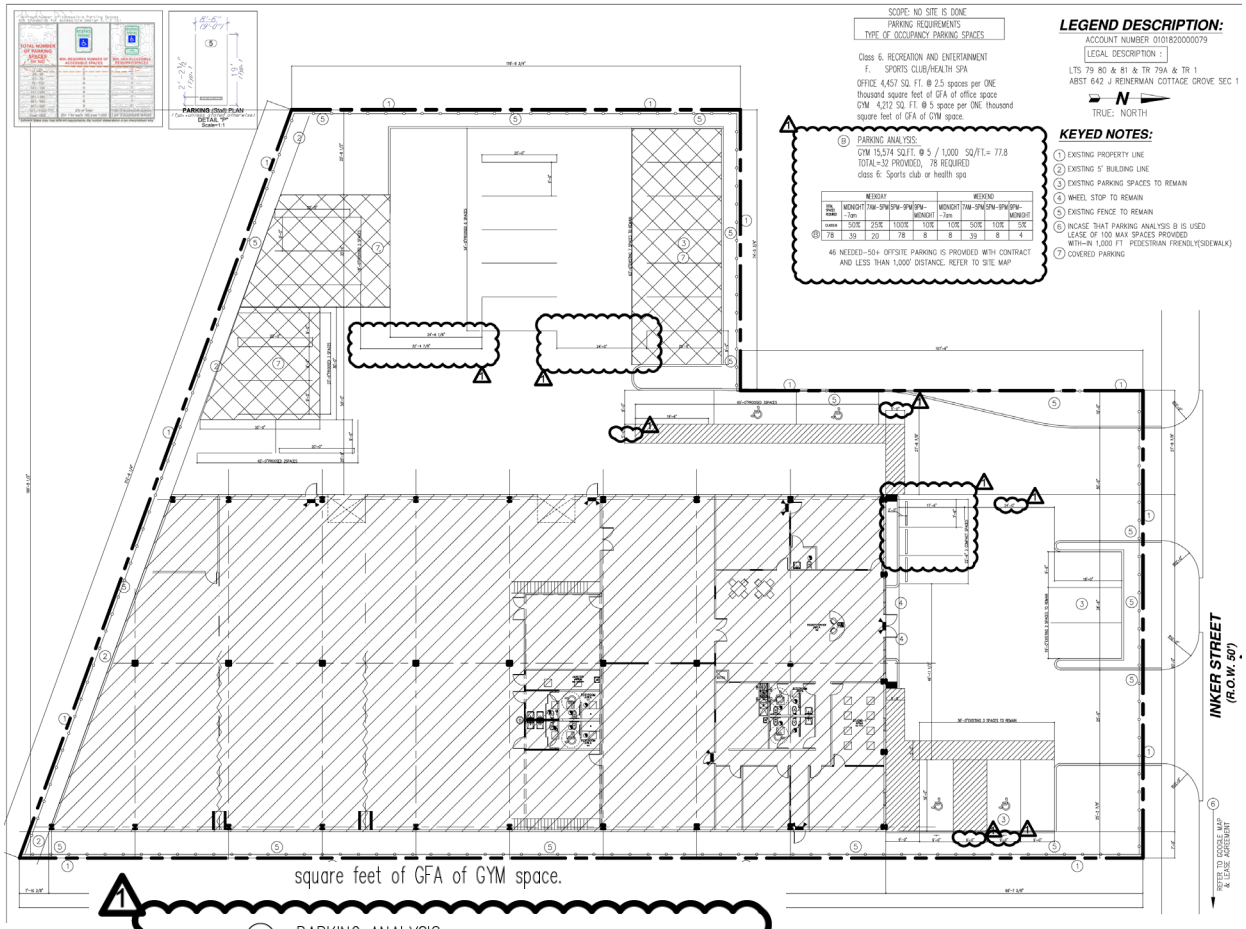
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 12/18/2025

Site Plan



Ⓑ PARKING ANALYSIS:
GYM 15,574 SQ.FT. @ 5 / 1,000 SQ/FT.= 77.8
TOTAL=32 PROVIDED, 78 REQUIRED
class 6: Sports club or health spa

		WEEKDAY				WEEKEND			
	TOTAL SPACES REQUIRED	MIDNIGHT –7am	7AM–5PM	5PM–9PM	9PM–MIDNIGHT	MIDNIGHT –7am	7AM–5PM	5PM–9PM	9PM–MIDNIGHT
	CLASS:6	50%	25%	100%	10%	10%	50%	10%	5%
Ⓑ	78	39	20	78	8	8	39	8	4

46 NEEDED–50+ OFFSITE PARKING IS PROVIDED WITH CONTRACT AND LESS THAN 1,000' DISTANCE. REFER TO SITE MAP

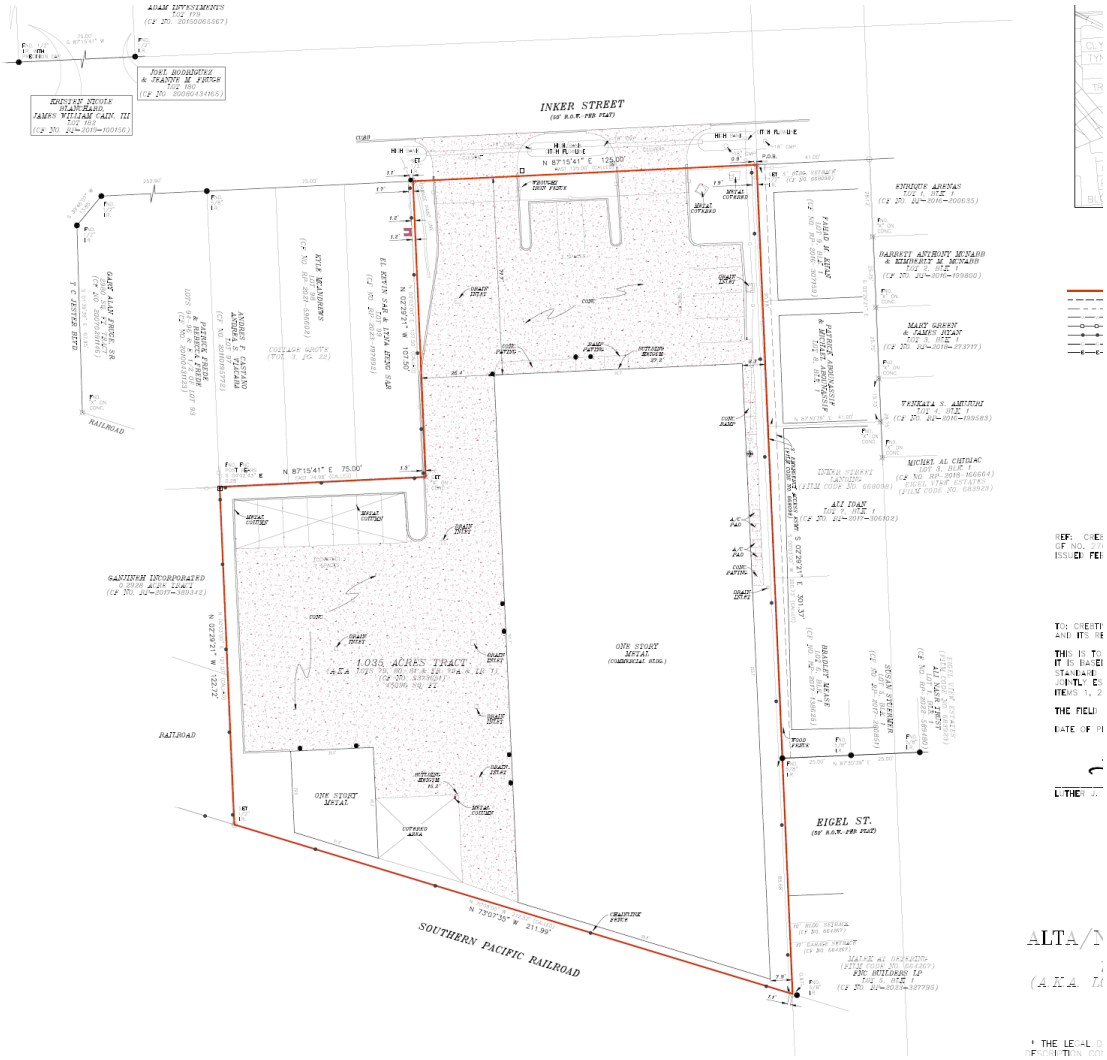
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
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Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Elevations



OFF-STREET PARKING VARIANCE

AGENDA: IV

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**	Lot(s)	**4900 - 5000 block of Mayflower Street**
Cross Streets:	**Coffee St**	and	**Chain St**
Side of street:	**North & South**		

SPECIAL MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
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

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	**20**	Total number of SFR lots in the Proposed Application Area	**23**	Total number of lots in the Proposed Application Area **87%**
0	# of Multifamily lots					
0	# of Commercial lots					
3	# of Vacant Lots					
23	Total					

Minimum Lot Size Calculations:

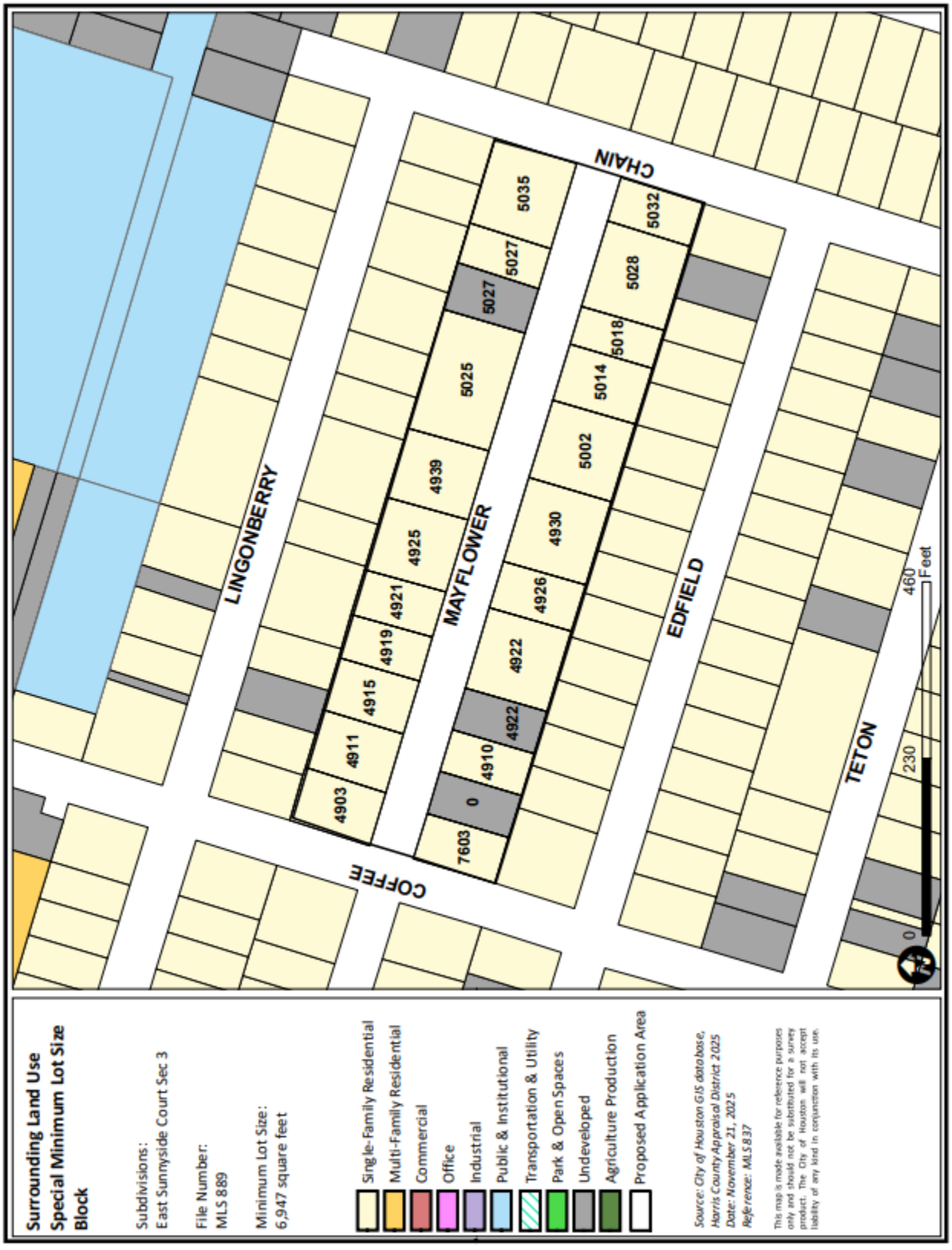
Total # of lots	**23**	Total sq. ft. =	**200,420**	/ # of lots =	**8,714**	average sq. ft.
					7,700	median sq. ft.
	70	**%**				

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	15,163	7.6%	7.6%
2	12,870	6.4%	14.0%
3	12,540	6.3%	20.2%
4	12,540	6.3%	26.5%
5	11,990	6.0%	32.5%
6	11,550	5.8%	38.2%
7	10,450	5.2%	43.5%
8	10,340	5.2%	48.6%
9	8,250	4.1%	52.7%
10	8,250	4.1%	56.9%
11	8,250	4.1%	61.0%
12	7,700	3.8%	64.8%
13	7,040	3.5%	68.3%
14	**6,947**	3.5%	**71.8%**
15	6,930	3.5%	75.2%
16	6,820	3.4%	78.6%
17	6,270	3.1%	81.8%
18	6,270	3.1%	84.9%
19	6,270	3.1%	88.0%
20	6,270	3.1%	91.2%
21	6,270	3.1%	94.3%
22	5,720	2.9%	97.1%
23	5,720	2.9%	100.0%
Total	200,420	100.0%	

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


Evidence of Support
Special Minimum
Lot Size Area
Subdivisions:
East Sunnyside Court Sec 3
File Number:
889
Minimum Lot Size:
6,947 Square Feet
Property owner signed in support of the application
Property owner protesting the application
Property owner did not protest and did not sign in support
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District 2025
Date: November 21, 2025
Reference: MLS889
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.
LINDONBERRY
COHREE
MAYFLOWER
EDNELD
NOLAN
DARNAY
CHAIN
4903
4911
4915
4919
4921
4925
4939
5025
5027
5035
7603
0
4910
4922
4922
4926
4930
5002
5014
5018
5028
5032
0
350
700
Feet
N


Properties that Meet the Minimum Lot Size Block
Subdivision:
East Sunnyside Court Sec 3
File Number:
MLS 889
Minimum Lot Size:
6,947 Square Feet
Properties that meet the 5,300 SF minimum lot size
Properties less than the 5,300 SF minimum lot size
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: City of Houston GIS database, Harris County Appraisal District: 2025
Date: November 21, 2025
Reference: MLS 837
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.
LINGONBERRY STREET
CHAIN STREET
MAYFLOWER STREET
COFFEE STREET
EDFIELD STREET
TETON STREET
4903
4911
4915
4919
4921
4925
4939
5025
5027
5035
7603
0
4910
4922
4922
4926
4930
5002
5014
5018
5028
5032
0
110
220
440
Feet
N


LINGONBERRY
MAYFLOWER
EDFIELD
TETON
CHAIN
COFFEE
4903
4911
4915
4919
4921
4925
4939
5025
5027
5035
7603
0
4910
4922
4922
4926
4930
5002
5014
5018
5028
5027
5032
0
230
460
Feet
N
Surrounding Land Use
Special Minimum Lot Size Block
Subdivisions:
East Sunnyside Court Sec 3
File Number:
MLS 889
Minimum Lot Size:
6,947 square feet
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Agriculture Production
Proposed Application Area
Source: City of Houston GIS database, Harris County Appraisal District 2025
Date: November 21, 2025
Reference: MLS837
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.


Aerial View
Special Minimum
Lot Size Block
Subdivision:
East Sunnyside Court Sec 3
File Number:
MLS 889
Minimum Lot Size:
6,947 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: City of Houston GIS database, Harris County Appraisal District 2025
Date: November 21, 2025
Reference: MLS 889
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.
COFFEE STREET
MAYFLOWER STREET
TODDLE STREET
TEXON STREET
7603
0
4910
4922
4922
4926
4930
5002
5014
5018
5028
5032
4903
4911
4915
4919
4921
4925
4939
5025
5027
5027
5035
0
500
Feet
126
250

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 Melvin Date: 8-29-25

Address: 4806 ~~4911~~ MAYFLOWER STREET
Street Address Apartment/Unit #

Houston TX 77033
City State ZIP Code

Phone: [redacted] Email [redacted]

Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number: Super Neighborhood:
City Council District: Planner Assigned:

5


LINGONBERRY ST
MAYFLOWER ST
EDFIELD ST
COFFEE ST
CHAIN ST
BLK 2
BLK 3
BLK 6
BLK 7