

HOUSTON PLANNING COMMISSION

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Mark Sikes
Meera D. Victor

The Honorable KP George
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
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Randy Macchi
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

Vonn Tran

AGENDA

Thursday, January 8, 2026
2:30 p.m.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

13. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
14. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.
15. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission AGENDA

Thursday, January 8, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of December 18, 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, Aracely Rodriguez, John Cedillo, Devin Crittle and Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Tammi Williamson, Geoff Butler and Devin Crittle)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (John Cedillo)
- g. Extensions of Approval (Adesoji Adeseyoju)
- h. Name Changes (Adesoji Adeseyoju)
- i. Certificates of Compliance (Adesoji Adeseyoju)
- j. Administrative (Adesoji Adeseyoju)
- k. Development Plats with Variance Requests (Edward Buckley and Ramon Jaime-Leon)

II. Establish a public hearing date of February 5, 2026

- a. Bedford Business Square
- b. Bridgeland Creekland Village Sec 6 partial replat no 1
- c. Del Monte Sec 1 partial replat no 1
- d. Stearns Villas
- e. Stubdivision

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

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

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, 18 DECEMBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX**

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

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Brooks Ballard	Present
Barbara Carroll	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	<i>Absent</i>
Randall L. Jones	Present
Lydia Mares	<i>Absent</i>
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	Present
Linda Porras-Pirtle	Present
Juliet Serem	Present
Dekecha Shepherd	<i>Absent</i>
Megan R. Sigler	Present
Mark Sikes	Present
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	<i>Absent</i>
Hugo Sanchez for The Honorable KP George	<i>Absent</i>
The Honorable Adrian Garcia	Present
Vonn Tran, Secretary	Present

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, planning department will begin scheduling mandatory pre-submittal conference with staff starting 6 January 2026 and will run through 20 February. Major Thoroughfare and Freeway Plan, questions will be handled by our planner Goeff Butler, contact him with any questions regarding MTFP.

APPROVAL OF MINUTES

Consideration of December 4, 2025, Planning Commission Meeting Minutes

Commission action: **Approved.**

Motion: Garza

Second: Baldwin

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-37)

b. REPLATS (38-89)

Staff recommendation: Approve Item No's. **1 – 89**, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items.

Motion: Baldwin

Vote: Unanimous

Second: Victor

Abstaining: None

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

90 AZTLAN PLACES

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

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

Speaker(s): None

Motion: Garcia

Second: Serem

Vote: Unanimous

91 CADDO PINES

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

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

Speaker(s): None

Motion: Sigler

Second: Garcia

Vote: Unanimous

92 GATEWAY VILLAS

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

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

Speaker(s): None

Motion: Porras-Pirtle

Second: Sikes

Vote: Unanimous

93 LOCKETT MANOR

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

Commission action:

Speaker(s): Daniel Goldberg, Paul Pasala, Corrina Rosales, Peter Arness, Alfonso Pico, Vinay Chandraker, Gerardo Gaytan, Jill Yaziji – opposed, Karim Nasreddin, applicant

Motion: Garza

Second: Garcia

Vote: Carried

Opposed: Baldwin

94 OAKVIEW FARM ESTATES – Withdraw

95 RIVERWOOD ON EAST TC JESTER BLVD PARTIAL REPLAT NO 1

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

Speaker(s): None

Motion: Jones

Second: Pham

Vote: Carried

Abstaining: Carroll

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

96 COOPER RESERVE

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

Speaker(s): Tony Lewis, applicant available for questions

Motion: Garcia

Second: Pham

Vote: Unanimous

97 KUYKENDAHL VILLAGE SEC 2

Staff recommendation: Defer per Harris County request.

Commission action: Deferred.

Speaker(s): None

Motion: Garcia

Second: Victor

Vote: Unanimous

98 LAWNSDALE RESERVE

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

Speaker(s): None

Motion: Baldwin

Second: Sikes

Vote: Unanimous

99 LAYETTE LANDING

Staff recommendation: Grant and Approve

Commission action:

Speaker(s): Mary Villareal, applicant available for questions

Motion: Garcia

Second: Porrás-Pirtle

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

100 AZALEA DISTRICT SEC 8

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

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

Speaker(s): None

Motion: Garza Second: Pham Vote: Unanimous Abstaining: Sikes

101 BLUE CREEK TRAILS SEC 5

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

Commission action:

Speaker(s): None

Motion: Jones Second: Garcia Vote: Unanimous

102 FLIGHTLINE SOUTH

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

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

Speaker(s): None

Motion: Pham Second: Garcia Vote: Unanimous

103 SYNOVA EAST GP

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

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

Speaker(s): None

Motion: Garza Second: Serem Vote: Unanimous

g. EXTENSIONS OF APPROVAL

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

h. NAME CHANGES

113	Thornton Ridge Heights (prev. Thornton Springs)	Approve
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i. CERTIFICATES OF COMPLIANCE – None

114	20136 and 20140 Ada Lane	Approve
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j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s)104 – 114.

Commission Action: Approved per staff’s recommendation.

Speaker(s): None

Motion: Porras-Pirtle

Second: Victor

Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

115 511 CORDELL STREET

Staff recommendation: Defer for notice.

Commission action: Deferred.

Speaker(s): None

Motion: Baldwin

Second: Garcia

Vote: Unanimous

116 1132 E 6TH ½ STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Baldwin

Second: Sigler

Vote: Unanimous

117 1402 GLOURIE DRIVE

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Samantha de Leon – opposed

Motion: Victor

Second: Garcia

Vote: Unanimous

118 5343 INKER STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Jose Mendoza, applicant – available for questions

Motion: Pham

Second: Baldwin

Vote: Unanimous

119 4022 NAVIGATION BLVD. – Withdraw DPV no longer required

120 240 N YORK STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Garza

Second: Garcia

Vote: Unanimous

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

Commission action: Accepted the January 22 public hearing date for Item II, a-i.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Garcia

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR 5317 INKER STREET

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

Motion: Sigler	Vote: Unanimous
Second: Garcia	Opposed: None

IV. 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): Adam Barnes, applicant – available for question

Motion: Garcia	Vote: Unanimous
Second: Victor	Opposed: None

V. PUBLIC COMMENT – None

VI. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:50 PM.

Lisa M. Clark, Chair

Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A. Consent Subdivision Plats			
1	Avalon at Cypress West Sec 9	C3F	
2	Avvento	C3P	DEF1
3	Bammel Plaza LLC	C2	
4	Bolan Commercial	C2	
5	Bridgeland Creekland Village Sec 15	C3F	
6	Bridgeland Creekland Village Sec 26	C3F	
7	Bridgeland Prairieland Village Sec 49	C3F	
8	Bridgeland Prairieland Village Sec 100	C3P	
9	Bridgeland Prairieland Village Sec 101	C3P	
10	Bridgeland Prairieland Village Sec 102	C3P	
11	Bridgeland Prairieland Village Sec 103	C3P	
12	Bridgeland Prairieland Village Sec 104	C3P	
13	Bridgeland Spring Bloom Drive Street Dedication Sec 2	SP	
14	Caddo Pines	C3F	
15	CG 7600 Ip Sec 1	C3F	
16	CG 7600 IP Sec 2	C3F	
17	Core5 North Houston	C3F	
18	Deer Trail Commerce Park	C2	
19	England Courts	C3F	
20	Gateway Villas	C3F	
21	Grand Prairie Sec 6	C3P	
22	Hero Business Park	C2	
23	Jubilee Sec 19	C3F	
24	Jubilee Sec 21	C3F	
25	Lone Wolf GP	GP	
26	Lone Wolf Water Treatment Plant	C2	DEF1
27	Long Road Estates	C2	
28	Mecca Springs	C3P	
29	Morin Estates	C2	
30	Oates Industrial	C2	
31	Plaza Estates at Live Oak	C2	
32	Precision Tomball	C2	DEF1
33	Reserves at Harvest Green	C2	
34	Telge Ranch West Sec 3	C3F	
35	Treaschwig Landing Sec 1	C2	
36	Treaschwig Landing GP	GP	
37	Westhaven Manor North	C3F	
38	Zavalla Business Park	C2	
B. Replats			
39	Ashcraft Properties at Nagle	C2R	
40	Austin Quarters	C2R	

41	Brailsfort Gardens	C2R
42	Burnside Estates	C2R DEF1
43	City of Houston Fire Station no 17	C2R
44	Clover Castles	C2R DEF1
45	Dash Estates	C2R
46	De Priest Homes	C2R
47	Delldale partial replat no 1	C2R
48	Durant Classic Northwest	C2R
49	Edgewood Village East Sec 2	C3R
50	Ericville	C2R
51	Goforth Collective	C2R
52	Jackson at Museum District	C2R
53	Kappa Drive Villas	C2R
54	Kappa Residences	C2R
55	Levant at Allston	C2R DEF1
56	Louise Street Grove	C2R
57	Mallow Estates	C2R DEF1
58	McCann Park	C3R
59	Miren Properties	C2R DEF1
60	Northwest Transfer Station	C2R
61	Paul Quinn Residences	C2R
62	Peters on Page Addition	C2R
63	Plaza Estates at Pardee	C2R DEF1
64	Polly Square	C2R
65	Presidents Park Joza	C2R
66	Reeveston Industrial Site	C2R DEF1
67	Salinas Place	C2R
68	Scott Street Collection	C2R
69	Seaton Estates	C2R DEF1
70	Sumpter Crossing	C2R
71	Taylor Place on Brownie Campbell	C2R DEF1
72	Tippett Estates	C2R DEF1
73	Tran Arcola	C3R DEF1
74	Venegas Properties	C2R DEF1
75	Winbern Gardens	C2R

C. Replats requiring Public Hearings with Notification

76	Bayou Trail replat no 1	C3N
77	Caddo Estates	C3N
78	Copperwood Water Plant Reserve replat no 1 and extension	C3N
79	Estates at Wooding Street	C3N
80	Fairway Creek	C3N
81	Fernwood Estates	C3N
82	Gulfway Terrace partial replat no 1	C3N
83	Lockett Manor	C3N DEF3
84	Milwaukee Village	C3N
85	Papalote Park	C3N

86	Tidwell Square	C3N
87	Windsor Place Addition partial replat no 4	C3N

D. Subdivision Plats with Variance Requests

88	Bridgeland Prairieland Village Sec 64	C3R
89	Bridgeland Prairieland Village Sec 65	C3P
90	Bridgeland Prairieland Village Sec 66	C3P
91	Bridgeland Prairieland Village Sec 67	C3P
92	IAH Commerce Park	C2
93	Kuykendahl Village Sec 2	C3P DEF1
94	Mendoza Hacienda	C2
95	Precision Tomball Commercial	C2

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

96	Lutheran Gardens	GP
97	Willow Parrish	C3P

G. Extension of Approval

98	CNP Water Plant Reserve no 2	C2R
99	CNP Water Plant Reserve no 3	C2
100	Grand Mason Detention Reserve C and Water Plant	C2
101	Guild Shop of the Church of St John the Divine North Site	C2R
102	Indigo Trails Water Plant	C2
103	Longhorn Realty Partners LLC	C2R
104	Mesa Vista Sec 2	C3P
105	Mueschke Real Estate LLC	C2
106	Park Properties	C2R
107	Village at Dyer	C2R
108	Village at Engelmohr	C2R

H. Name Changes

109	Titus Court Villas (prev. Plaza Estates at Russell)	C2R
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I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

110	5535 Birdwood Road	DPV
111	511 Cordell Street	DPV DEF1
112	1402 Glourie Drive	DPV DEF1
113	4609 Rusk Street	DPV

Off-Street Parking with Variance Requests

III	5317 Inker Street	PV	DEF2
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Item No.	Subdivision Plat Name	App No.	App Type Co	Location		Plat Data			Customer		
				City/ Key ETJ	Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company	
A. Consent Subdivision Plats											
1	Avalon at Cypress West Sec 9	2025-2235	C3F	Harris	ETJ	405D	22.38	6.58	92	VPTM Avalon LB, LLC	BGE, Inc.
2	Avvento	2025-2204	C3P	Harris	City	491Y	8.20	1.31	81	Contempo Builder	Windrose
3	Bammel Plaza LLC	2025-2238	C2	Harris	ETJ	371N	1.55	1.55	0	Bammel Plaza LLC	Hovis Surveying Company
4	Bolan Commercial	2025-2106	C2	Harris	ETJ	249X	7.18	7.18	0	Bolan Air	C & C Surveying, Inc
5	Bridgeland Creekland Village Sec 15	2025-2286	C3F	Harris	ETJ	325X	70.32	52.83	62	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
6	Bridgeland Creekland Village Sec 26	2025-2293	C3F	Harris	ETJ	365A	100.47	39.01	270	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
7	Bridgeland Prairieland Village Sec 49	2025-2232	C3F	Harris	ETJ	365S	22.91	3.23	74	Bridgeland Development, LP	Pape-Dawson
8	Bridgeland Prairieland Village Sec 100	2025-2221	C3P	Harris	ETJ	365U	17.00	4.79	57	TPHTL House Haul LLC	LJA Engineering, Inc.- (Houston Office)
9	Bridgeland Prairieland Village Sec 101	2025-2222	C3P	Harris	ETJ	365U	21.70	3.64	87	TPHTL House Haul LLC	LJA Engineering, Inc.- (Houston Office)
10	Bridgeland Prairieland Village Sec 102	2025-2223	C3P	Harris	ETJ	365U	14.70	0.92	53	TPHTL House Haul LLC	LJA Engineering, Inc.- (Houston Office)
11	Bridgeland Prairieland Village Sec 103	2025-2225	C3P	Harris	ETJ	365U	24.00	2.07	73	TPHTL House Haul LLC	LJA Engineering, Inc.- (Houston Office)
12	Bridgeland Prairieland Village Sec 104	2025-2227	C3P	Harris	ETJ	365U	12.00	2.63	27	TPHTL House Haul LLC	LJA Engineering, Inc.- (Houston Office)

13	Bridgeland Spring Bloom Drive Street Dedication Sec 2	2025-2285	SP	Harris	ETJ	364R	1.09	0.00	0	Bridgeland Developmen t, LP	McKim & Creed, Inc.
14	Caddo Pines	2025-2252	C3F	Harris	City	415X	0.16	0.00	2	KA Housing & Developmen t, LLC	AAB Homes, LLC
15	CG 7600 Ip Sec 1	2025-2068	C3F	Harris	ETJ	572W	52.58	50.25	0	Lovett Industrial	Windrose
16	CG 7600 IP Sec 2	2025-2076	C3F	Harris	ETJ	572X	64.56	57.77	0	Lovett Commercial	Windrose
17	Core5 North Houston	2025-2061	C3F	Harris	ETJ	333W	70.75	70.09	0	Kimley-Horn	Windrose
18	Deer Trail Commerce Park	2025-2272	C2	Harris	City	454F	1.29	1.29	0	Ramin Acres LLC	Advance Surveying, Inc.
19	England Courts	2025-2118	C3F	Harris	City	533R	0.24	0.00	3	Adeo Homes LLC	Adeo Homes LLC
20	Gateway Villas	2025-2253	C3F	Harris	City	534Y	0.29	0.00	2	AAB Homes, LLC	AAB Homes, LLC
21	Grand Prairie Sec 6	2025-2233	C3P	Harris	ETJ	323V	60.10	43.21	41	Grand Prairie Developmen t, LLC	Meta Planning + Design LLC
22	Hero Business Park	2025-2033	C2	Harris	ETJ	290Q	4.99	4.90	0	Revko Commercial Real Estate	DVJ CIVIL ENGINEERING & LAND SURVEYING
23	Jubilee Sec 19	2025-2243	C3F	Harris	ETJ	324P	18.82	2.32	72	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
24	Jubilee Sec 21	2025-2244	C3F	Harris	ETJ	324Q	35.24	15.03	64	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
25	Lone Wolf GP	2025-2276	GP	Harris	City/	338Z	136.42	0.00	0	FdR Consulting, LLC	Windrose
26	Lone Wolf Water Treatment Plant	2025-2172	C2	Harris	ETJ	338Z	0.71	0.71	0	FdR Consulting, LLC	Windrose

27	Long Road Estates	2025-2255	C2	Harris	ETJ	259T	3.00	0.00	3	Mike Skillington	Beacon Land Services
28	Mecca Springs	2025-2242	C3P	Harris	ETJ	290R	30.50	13.59	69	Ayatt LLC	Ayatt LLC
29	Morin Estates	2025-2224	C2	Harris	City	412S	0.21	0.00	4	CAS Consultants, LLC	CAS Consultants, LLC
30	Oates Industrial	2025-2226	C2	Harris	City	496A	23.68	23.68	0	DFW Project Solutions	Bowman Consulting Group
31	Plaza Estates at Live Oak	2025-2270	C2	Harris	City	493V	0.14	0.00	4	New Era Development & Land Services	New Era Development & Land Services
32	Precision Tomball	2025-2208	C2	Harris	ETJ	287K	40.29	40.29	0	Precision Glass Industries	Tetra Land Services
33	Reserves at Harvest Green	2025-2218	C2	Fort Bend	ETJ	526Y	6.07	6.07	0	First Community Land Ventures, LLC	Quiddity Engineering - Katy
34	Telge Ranch West Sec 3	2025-2217	C3F	Harris	ETJ	327M	7.36	0.87	43	Woodmere Development Co., LTD.	IDS Engineering Group
35	Treaschwig Landing Sec 1	2025-2263	C2	Harris	ETJ	334A	0.70	0.70	0	Kimley Horn	Kimley Horn
36	Treaschwig Landing GP	2025-2262	GP	Harris	City/	334A	13.50	0.70	0	Kimley Horn	Kimley Horn
37	Westhaven Manor North	2025-2213	C3F	Harris	ETJ	242T	31.08	6.93	108	LGI Homes - Texas LLC	Pape-Dawson
38	Zavalla Business Park	2025-2162	C2	Harris /Fort Bend	City	570R	17.46	17.46	0	Grey Wolf Engineers	Grey Wolf Engineers
B. Replats											
39	Ashcraft Properties at Nagle	2025-2292	C2R	Harris	City	494N	0.08	0.00	1	LEVANT HOMES	RSG Engineering
40	Austin Quarters	2025-2236	C2R	Harris	City	494G	0.14	0.00	3	Survey Solutions of Texas	Survey Solutions of Texas
41	Brailsfort Gardens	2025-2210	C2R	Harris	City	493Z	0.23	0.01	4	LEMA Properties, LP	Pioneer Engineering, LLC

42	Burnside Estates	2025-2138	C2R	Harris	City	450A	0.16	0.00	2	Union Trust	RP & Associates
43	City of Houston Fire Station no 17	2025-2296	C2R	Harris	City	494N	0.83	0.77	0	English + Associates Architects	Windrose
44	Clover Castles	2025-2135	C2R	Harris	City	533Z	0.11	0.00	2	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
45	Dash Estates	2025-2275	C2R	Harris	City	412Y	0.25	0.00	2	New Era Development & Land Services	New Era Development & Land Services
46	De Priest Homes	2025-2245	C2R	Harris	City	412U	0.18	0.00	2	360 DESIGN & CONSTRUCTION	360 Degrees Design and Construction, LLC
47	Delldale partial replat no 1	2025-2132	C2R	Harris	ETJ	498E	1.73	1.73	0	TIBM	Stewart Engineering
48	Durant Classic Northwest	2025-2264	C2R	Harris	ETJ	324F	19.18	18.92	0	Kimley Horn	Kimley Horn
49	Edgewood Village East Sec 2	2025-2212	C3R	Harris	ETJ	457G	20.80	12.17	49	Woodmere Development Co.	IDS Engineering Group
50	Ericville	2025-2116	C2R	Harris	City	412U	0.31	0.01	3	Adeo Homes LLC	Adeo Homes LLC
51	Goforth Collective	2025-2250	C2R	Harris	City	533M	0.34	0.00	4	Caulk Properties, LLC	AAB Homes, LLC
52	Jackson at Museum District	2025-2000	C2R	Harris	City	493X	0.20	0.00	2	Home Art Construction	Gruller Surveying
53	Kappa Drive Villas	2025-2240	C2R	Harris	City	573B	0.18	0.00	2	53LAH O-ZONE, LLC	Doshi Engineering & Surveying Company
54	Kappa Residences	2025-2273	C2R	Harris	City	573B	0.18	0.00	2	New Era Development & Land Services	New Era Development & Land Services
55	Levant at Allston	2025-2037	C2R	Harris	City	492D	0.30	0.00	4	LEVANT HOMES	RSG Engineering
56	Louise Street Grove	2025-2248	C2R	Harris	City	453S	0.11	0.00	2	RR & J Company, LLC	Total Surveyors, Inc.

57	Mallow Estates	2025-2156	C2R	Harris	City	574A	0.29	0.01	3	To be determined	SEM SERVICES
58	McCann Park	2025-2197	C3R	Harris	City	571G	13.40	1.13	150	SOUTH POST OAK ROAD DEVELOPEMENT	Raos Consulting Engineers
59	Miren Properties	2025-2184	C2R	Harris	ETJ	371Q	3.18	3.18	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
60	Northwest Transfer Station	2025-2247	C2R	Harris	City	410W	7.58	7.58	0	Kuo & Associates LLC	Kuo & Associates, Inc
61	Paul Quinn Residences	2025-2239	C2R	Harris	City	452C	0.16	0.00	3	Indus Oak Homes	Chesterfield Development Services
62	Peters on Page Addition	2025-2108	C2R	Harris	City	338Q	2.03	0.00	3	RAYMOND PETERS	Waterloo Surveyors LLC
63	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
64	Polly Square	2025-2202	C2R	Harris	City	454C	0.32	0.01	3	The G. Hawkinz Group LLC	Chesterfield Development Services
65	Presidents Park Joza	2025-2096	C2R	Harris	City	374N	27.93	27.93	0	DDG	Windrose
66	Reeveston Industrial Site	2025-2128	C2R	Harris	ETJ	373Y	2.86	2.86	0	Black Lable Commercial	South Texas Surveying Associates, Inc.
67	Salinas Place	2025-2281	C2R	Harris	City	494R	0.14	0.04	2	Survey Solutions of Texas	Survey Solutions of Texas
68	Scott Street Collection	2025-2249	C2R	Harris	City	533Y	0.22	0.01	2	AAB Homes, LLC	AAB Homes, LLC
69	Seaton Estates	2025-2075	C2R	Harris	City	533U	0.21	0.00	2	None	Tetra Land Services
70	Sumpter Crossing	2025-2165	C2R	Harris	City	494F	0.13	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC

71	Taylor Place on Brownie Campbell	2025-2167	C2R	Harris	ETJ	371U	1.00	0.00	2	Owner	Conley Land Services, LLC
72	Tippett Estates	2025-2193	C2R	Harris	City	412T	0.46	0.00	8	CGEA Planni ng + Design	CGEA Planning + Design
73	Tran Arcola	2025-2029	C3R	Fort Bend	ETJ	651G	1.97	0.00	4	Pedraza Surveying LLC	Pedraza Surveying, LLC
74	Venegas Properties	2025-1937	C2R	Harris	ETJ	323C	4.20	4.20	0	Titlan Enterprises LLC	ESOR Consulting Engineers, Inc.
75	Winbern Gardens	2025-2209	C2R	Harris	City	493Y	0.23	0.01	4	LEMA Properties, LP	Pioneer Engineering, LLC

C. Replats requiring Public Hearings with Notification

76	Bayou Trail replat no 1	2025-1866	C3N	Harris	City	533H	0.73	0.73	0	CAS Consultants, LLC	CAS Consultants, LLC
77	Caddo Estates	2025-2054	C3N	Harris	City	415X	0.16	0.00	2	KA Housing & Development, LLC	AAB Homes, LLC
78	Copperwood Water Plant Reserve replat no 1 and extension	2025-2064	C3N	Harris	ETJ	407V	5.83	5.83	0	HC MUD 257	Quiddity Engineering
79	Estates at Wooding Street	2025-2071	C3N	Harris	City	494V	0.11	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
80	Fairway Creek	2025-2022	C3N	Harris	City	534M	0.28	0.00	4	KMB Realty	The Interfield Group
81	Fernwood Estates	2025-2027	C3N	Harris	City	533H	0.64	0.00	2	4135Fernwood, LLC	Tetra Land Services
82	Gulfway Terrace partial replat no 1	2025-2086	C3N	Harris	City	576F	0.67	0.00	4	Cctexashomebuyers	Windrose

83	Lockett Manor	2025-1853	C3N	Harris	City	533K	0.18	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
84	Milwaukee Village	2025-2083	C3N	Harris	City	453U	0.24	0.00	2	CARTA GOMEZ INTERNATIONAL LLC	CARTA GOMEZ INTERNATIONAL LLC
85	Papalote Park	2025-2032	C3N	Harris	City	410W	0.34	0.34	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
86	Tidwell Square	2025-2099	C3N	Harris	City	450C	0.34	0.00	4	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
87	Windsor Place Addition partial replat no 4	2025-1850	C3N	Harris	City	492R	0.12	0.00	1	Owner	Unicorn Service Solutions

D. Subdivision Plats with Variance Requests

88	Bridgeland Prairieland Village Sec 64	2025-2277	C3R	Harris	ETJ	365T	19.28	2.89	96	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
89	Bridgeland Prairieland Village Sec 65	2025-2278	C3P	Harris	ETJ	365T	17.90	2.60	82	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
90	Bridgeland Prairieland Village Sec 66	2025-2282	C3P	Harris	ETJ	365X	10.20	1.46	48	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
91	Bridgeland Prairieland Village Sec 67	2025-2284	C3P	Harris	ETJ	365X	22.89	3.54	127	Bridgeland Development, LP	LJA Engineering, Inc.- (Houston Office)
92	IAH Commerce Park	2025-2290	C2	Harris	ETJ	334V	23.40	23.40	0	Jake Patrick	Patrick Planning Services, LLC

93	Kuykendahl Village Sec 2	2025-2173	C3P	Harris	ETJ	290F	16.97	6.57	113	Meritage Homes	BGE, Inc.
94	Mendoza Hacienda	2025-2127	C2	Harris	ETJ	379H	3.18	0.00	1	Carlos Eduardo Mendoza	Century Engineering, Inc
95	Precision Tomball Commercial	2025-2297	C2	Harris	ETJ	287K	40.29	40.29	0	Precision Glass Industries	Tetra Land Services

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

96	Lutheran Gardens	2025-2288	GP	Harris	ETJ	287G	5.21	0.00	2	Tri Tech	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
97	Willow Parrish	2025-2188	C3P	Harris	City	452A	3.02	0.20	44	Green Valley Construction , LLC	The Interfield Group

G. Extension of Approval

98	CNP Water Plant Reserve no 2	2025-0023	C2R	Harris	ETJ	332E	0.14	0.14	0	CNP UTILITY DISTRICT	Fulcrum Land Surveying LLC
99	CNP Water Plant Reserve no 3	2025-0013	C2	Harris	ETJ	332P	0.61	0.61	0	CNP UTILITY DISTRICT	Fulcrum Land Surveying LLC
100	Grand Mason Detention Reserve C and Water Plant	2025-0020	C2	Harris	ETJ	405H	20.92	20.92	0	Landmark Industries, LLC	BGE, Inc.
101	Guild Shop of the Church of St John the Divine North Site	2024-2378	C2R	Harris	City	492R	0.46	0.46	0	Kuo & Associates, Inc.	Kuo & Associates, Inc
102	Indigo Trails Water Plant	2025-0204	C2	Harris	ETJ	282G	0.93	0.93	0	Quadvest	Hovis Surveying Company
103	Longhorn Realty Partners LLC	2025-0040	C2R	Harris	ETJ	410K	4.50	4.50	0	Longhorn Realty Partners LLC	Hovis Surveying Company

104	Mesa Vista Sec 2	2025-0215	C3P	Harris	City	415Y	63.81	20.26	321	Blackline Engineering	Blackline Engineering
105	Mueschke Real Estate LLC	2025-0131	C2	Harris	ETJ	286P	2.12	2.00	0	Mueschke Real Estate LLC	Hovis Surveying Company
106	Park Properties	2024-2390	C2R	Harris	ETJ	573W	3.92	3.89	0	WILLOW INVESTMENT PARTNERS, LP	Windrose
107	Village at Dyer	2024-2447	C2R	Harris	City	412S	0.37	0.02	5	SAAS LAND SERVICES	CAS SURVEY
108	Village at Engelmohr	2024-2426	C2R	Harris	City	533N	0.24	0.00	6	SAAS LAND SERVICES	CAS SURVEY

H. Name Changes

109	Titus Court Villas (prev. 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
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I. Certificates of Compliance

None

J. Administrative

None

K. Development Plats with Variance Requests

110	5535 Birdwood Road	25084165	DPV	Harris	City	531N					Unicorn Solution Services
111	511 Cordell Street	25108552	DPV	Harris	City	453X					Greater Houston Rehabbers
112	1402 Glourie Drive	25105604	DPV	Harris	City	451W					The Interfield Group
113	4609 Rusk Street	25104400	DPV	Harris	City	494T					Permit Pros

Off-Street Parking with Variance Requests

III	5317 Inker Street	25033827	PV	Harris	City	492G					The ARTZ
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Houston Planning Commission

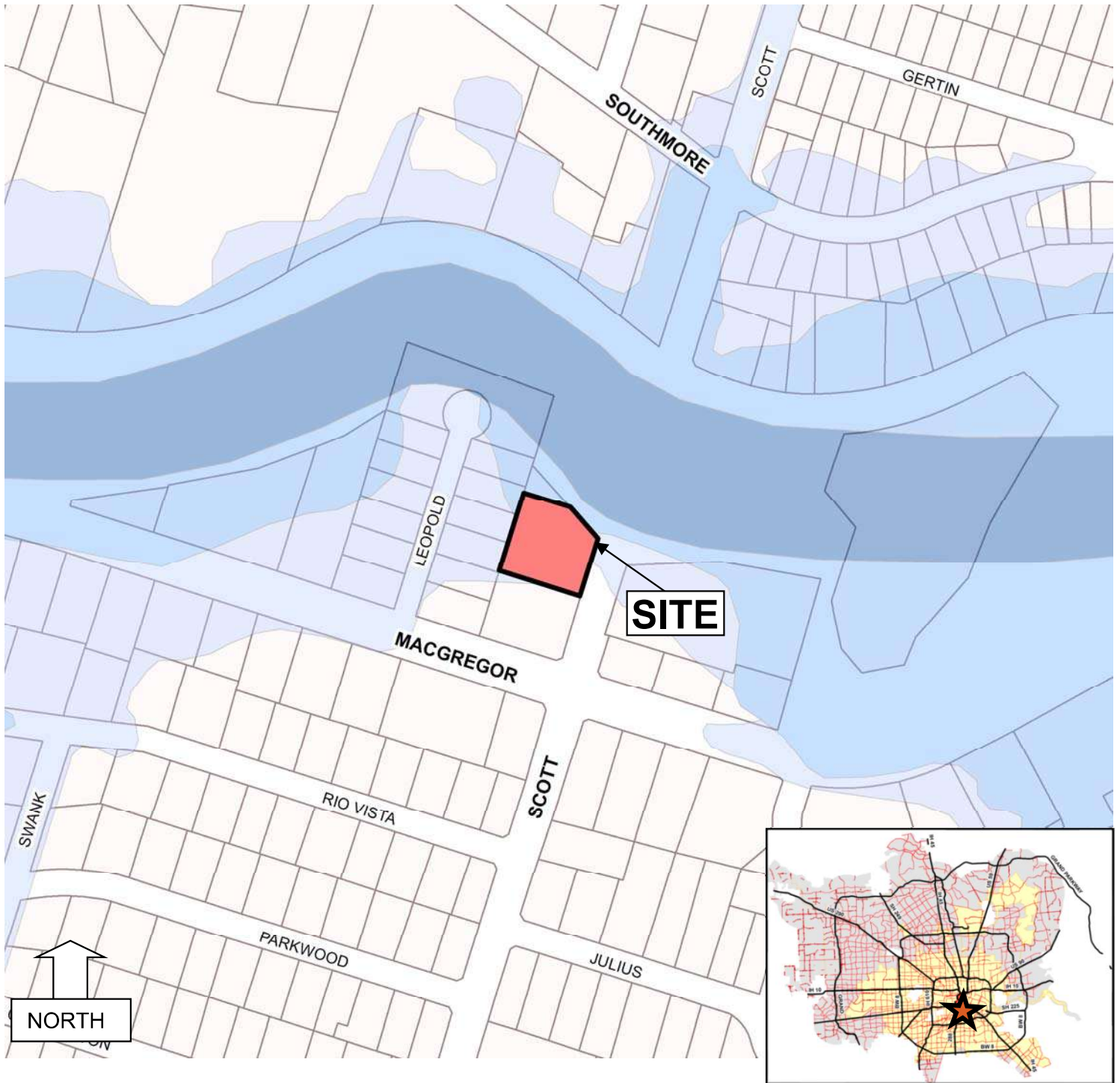
ITEM: 76

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bayou Trail replat no 1

Applicant: CAS Consultants, LLC



C – Public Hearings

Site Location

Subdivision Name: Bayou Trail replat no 1

Applicant: CAS Consultants, LLC



Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bayou Trail replat no 1

Applicant: CAS Consultants, 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

December 10, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1866

PLAT NAME: Bayou Trail replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Bayou Trail being all lots and reserves as recorded in F.C. 700806 of H.C.M.R. The property is located at west along Scott St, between North and South MacGregor Way. The purpose of the replat is create one commercial reserve.

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

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, Juan Castillo, with CAS Consultants, LLC, on behalf of the developer, can be contacted at 281-300-6874 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, January 8, 2026 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

Houston Planning Commission

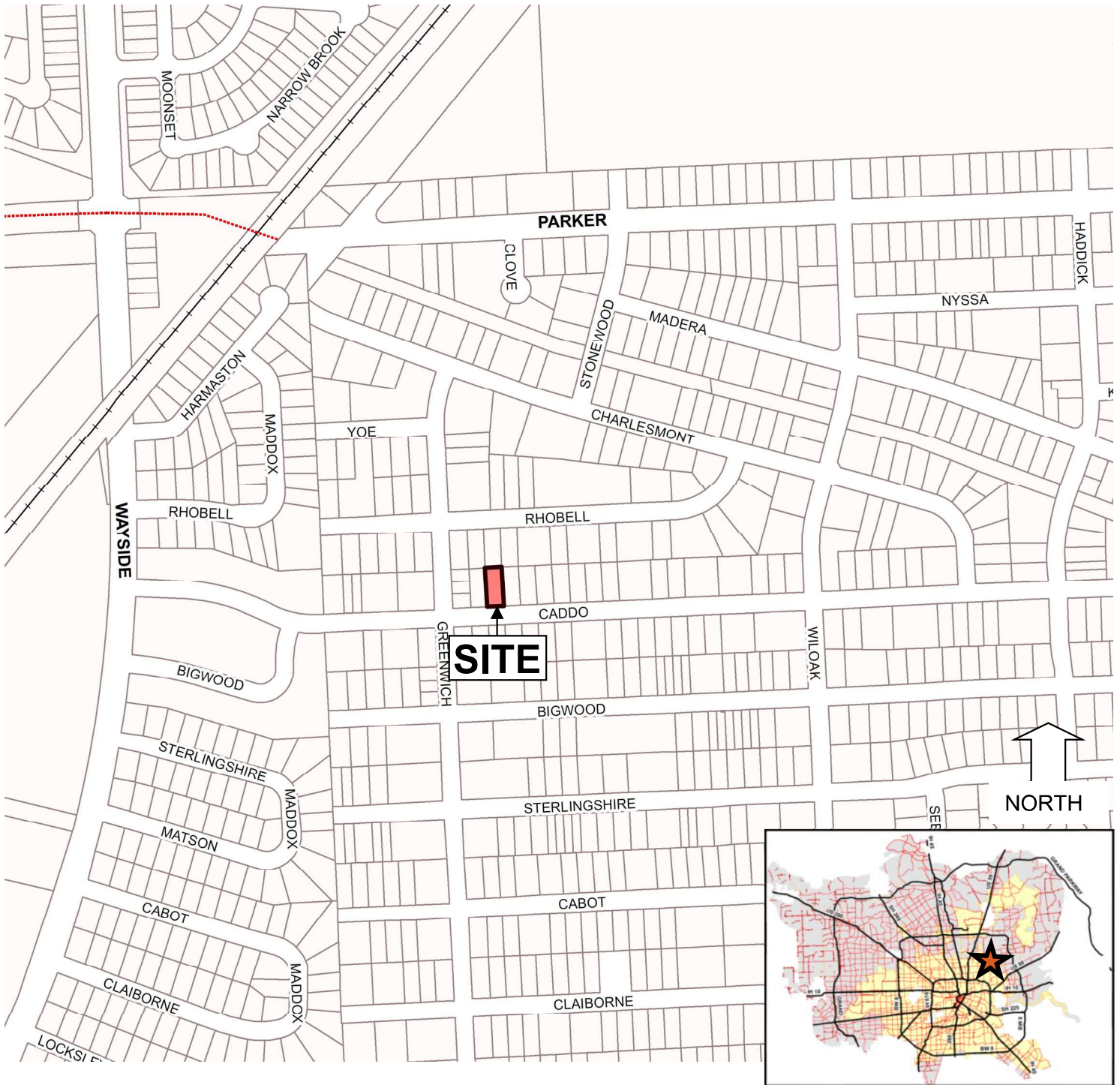
ITEM: 77

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Caddo Estates

Applicant: AAB Homes, LLC



C – Public Hearings

Site Location

Houston Planning Commission

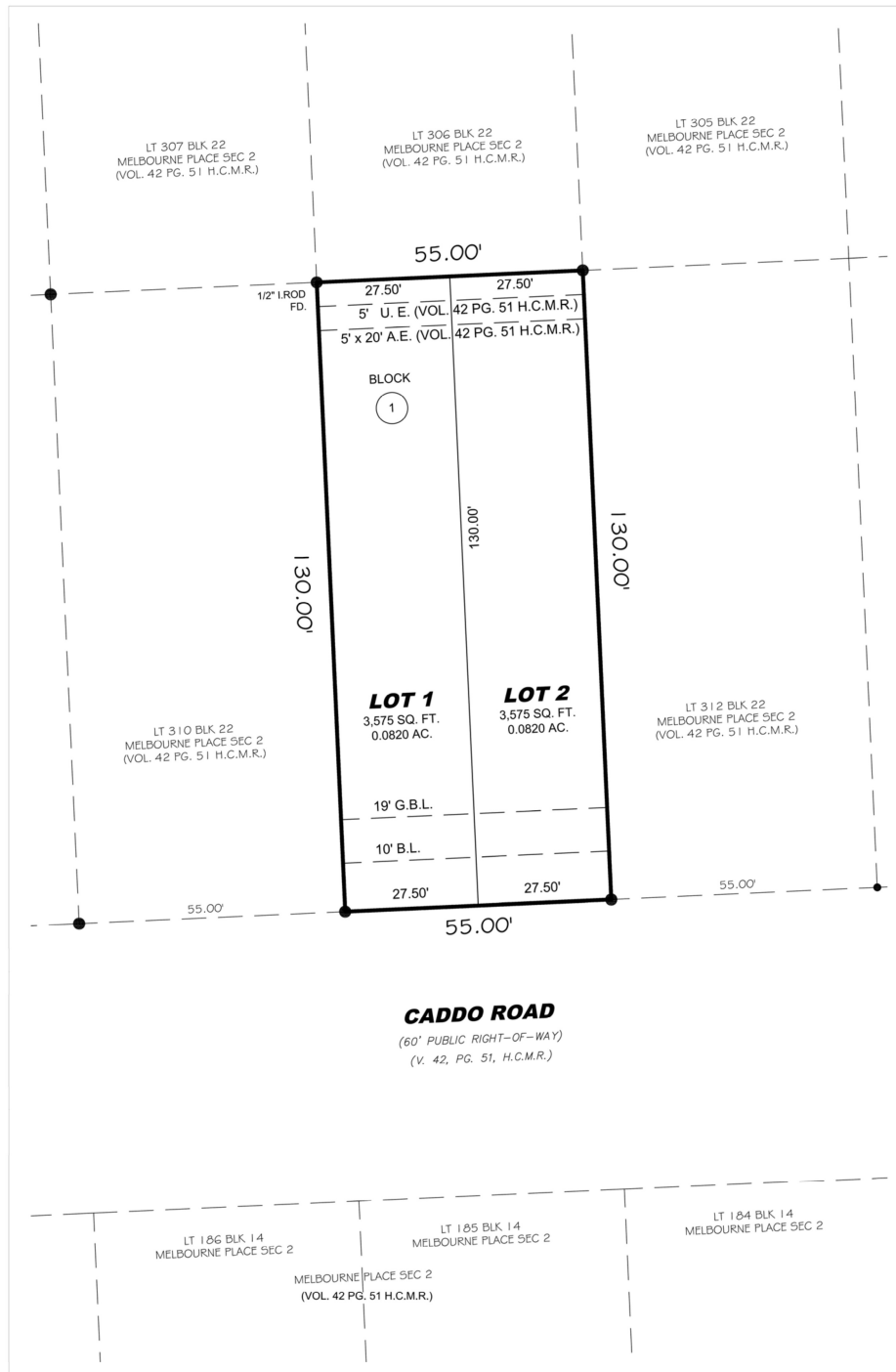
ITEM: 77

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Caddo Estates

Applicant: AAB Homes, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

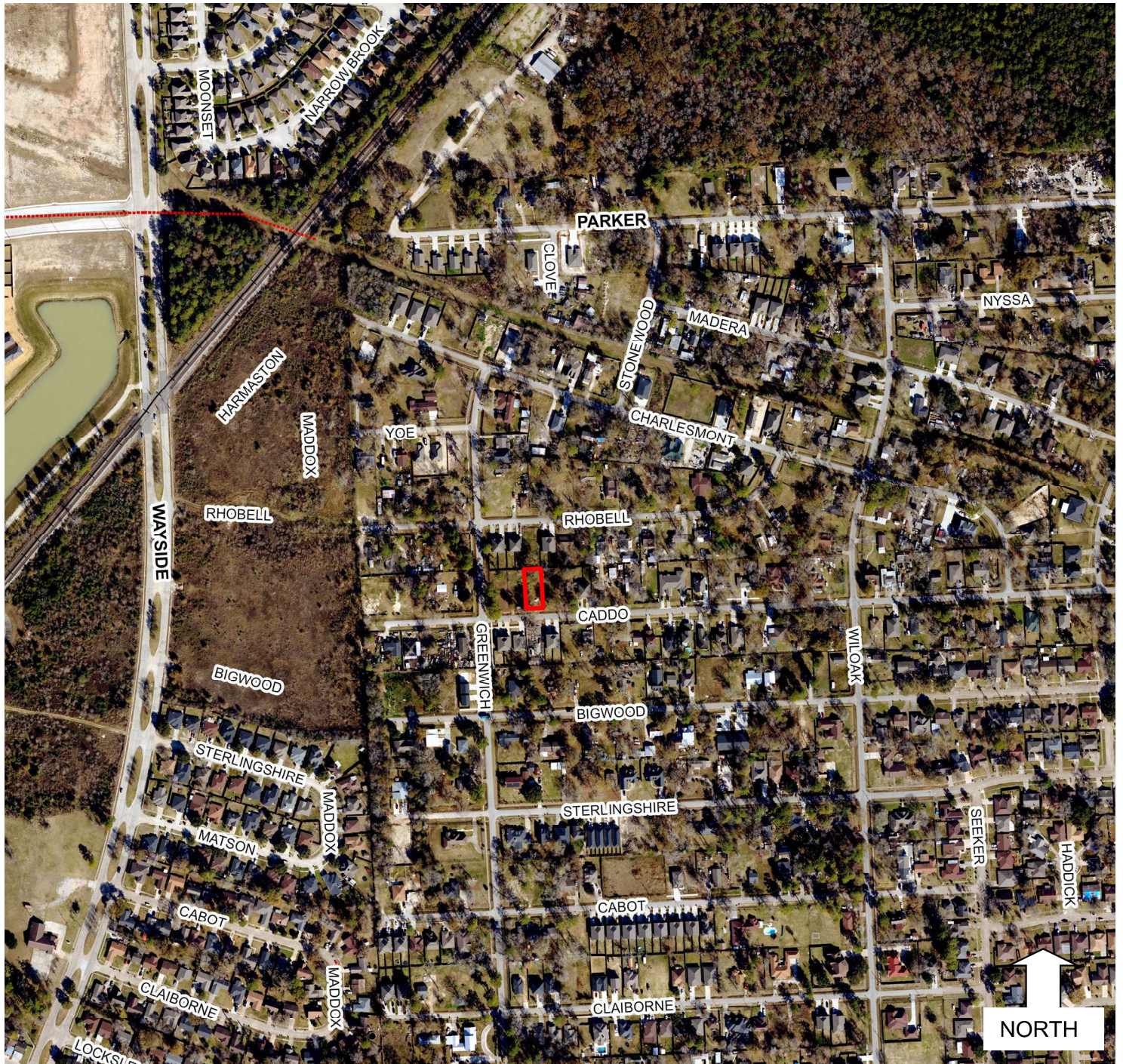
ITEM: 77

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Caddo Estates

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

December 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-2054

PLAT NAME: Caddo Estates

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 311, in Block 22, as recorded in Volume 42, Page 51 of the Harris County Map Records. The property is located at 8105 Caddo Road, north along Caddo Road 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 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, January 8, 2026 , at 2:30 PM

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City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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- **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.
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- **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.
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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.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

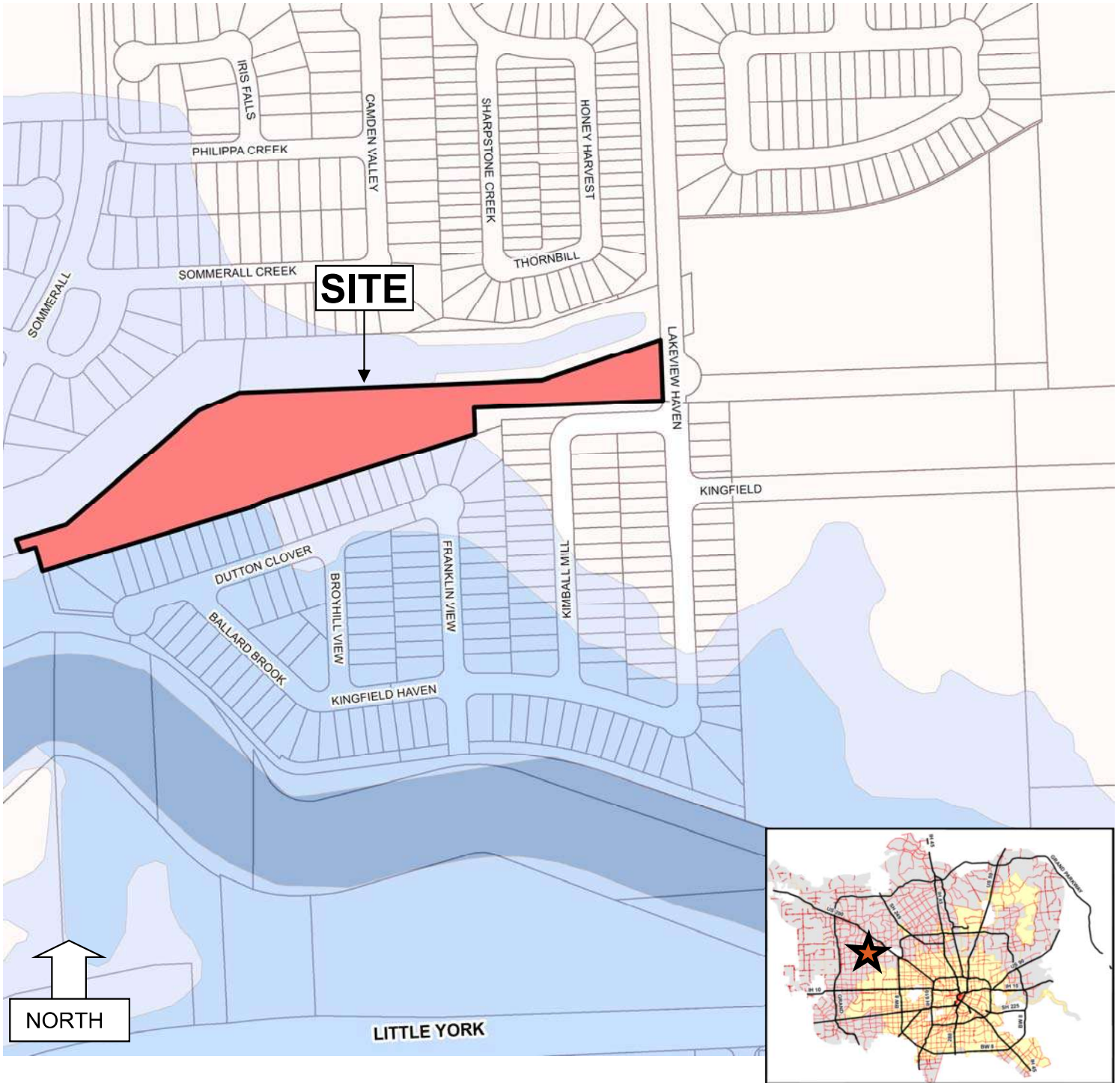
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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

Subdivision Name: Copperwood Water Plant Reserve replat no 1 and extension

Applicant: Quiddity Engineering

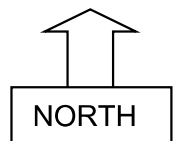
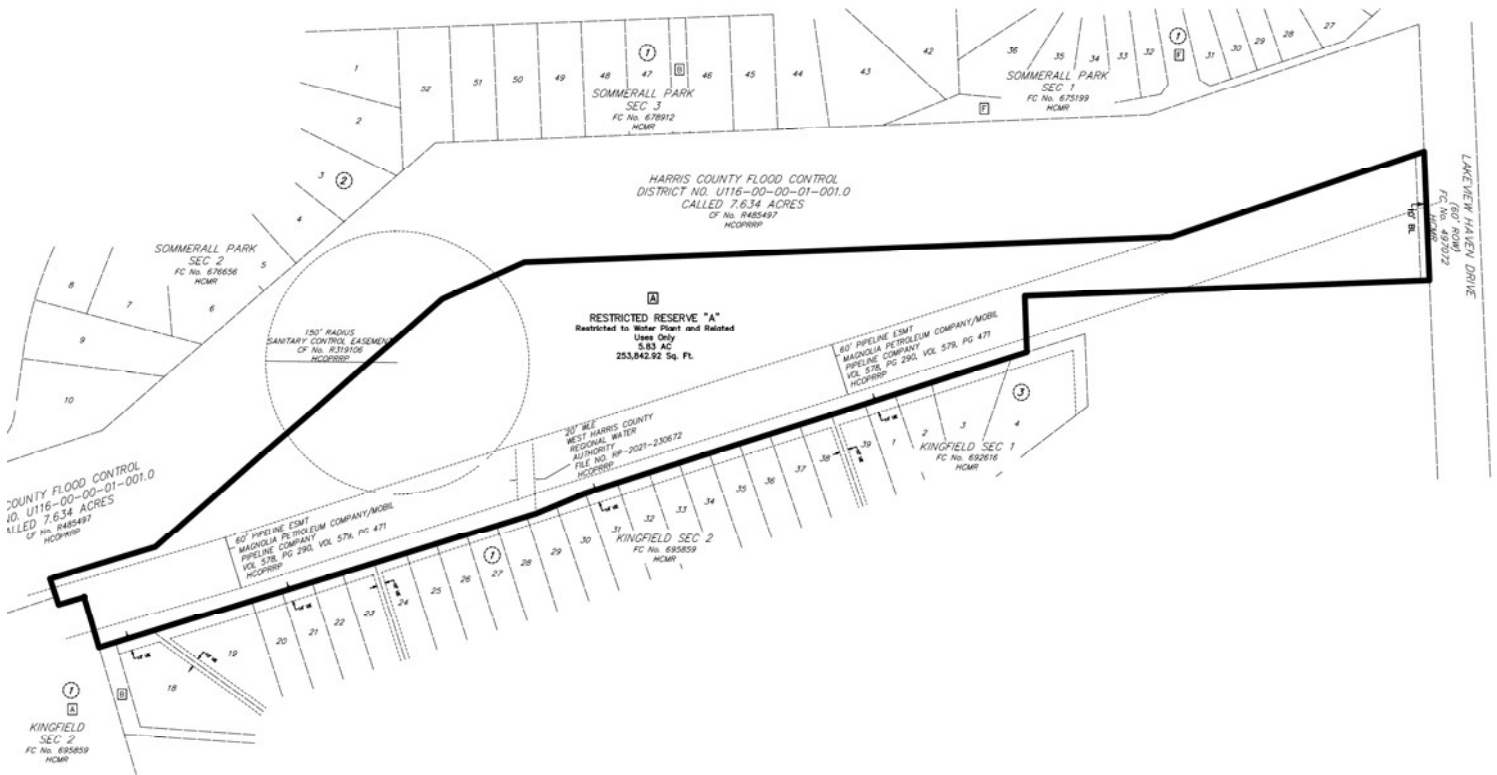


C – Public Hearings with Variance

Site Location

Subdivision Name: Copperwood Water Plant Reserve replat no 1 and extension

Applicant: Quiddity Engineering



Subdivision Name: Copperwood Water Plant Reserve replat no 1 and extension

Applicant: Quiddity Engineering





Application Number: 2025-2064

Plat Name: Copperwood Water Plant Reserve replat no 1 and extension

Applicant: Mikalla Hodges

Date Submitted: 11/17/2025

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

Specific Variance is being sought and extent of variance:

To allow a portion of a restricted reserve (Restricted to Open Space, Landscape and Incidental Utilities) to be included in the proposed replat and converted for water plant uses.

Chapter 42 Section: 193

Chapter 42 Reference:

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

(a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.

(b) Property within a subdivision plat that does not contain lots restricted to single-family residential or residential use may be replatted to amend any plat restriction contained on the preceding subdivision plat.

(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below:

(4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit:

a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or

b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

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

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

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

The site is located within the City of Houston's ETJ, Harris County, Harris County Municipal Utility District (HCMUD) 257 has an existing water plant facility on a restricted reserve (for water plant and related uses only) recorded in 2001 with Copperwood Water Plant Reserve, FC No. 503010 HCMR. The MUD has plans to expand the existing facility and has purchased a 2.58 acres portion of the adjacent Restricted Reserve B, Block 1 from the Kingfield Homeowner's Association. Said adjacent reserve was recorded in 2021 with Kingfield Sec 2 (FC No. 695859 HCMR) as a restricted reserve restricted to Open Space, Landscape and Incidental Utilities. Sec 42-193 allows for the replatting of property from water plant use to landscape and open space but does not specify if the reverse situation is allowed, hence the requested variance.

(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. Chapter 42-193 allows for the replatting of property used for drainage, water plant, wastewater treatment, lift station or similar public utility use to landscape, park, recreation, drainage, open space or similar amenity uses but is silent on the reverse condition.

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

The general purpose of the chapter will be preserved and maintained. The existing water plant site is within a platted and recorded reserve which pre-dates the adjacent residential subdivision. The MUD plans to expand the site and thus acquired 2.58ac of the adjacent Open Space, Landscape and Incidental Utilities reserve from Kingsfield HOA. The proposed replat and variance request if granted will allot the additional acreage purchased to be incorporated into the existing site and its designation converted to -reserve restricted for Water Plant and Related Uses.

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

Granting of the variance will not be injurious to the public health, safety or welfare. The MUD has an existing water plant on a recorded water plant reserve adjacent to the residential subdivision Kingfield Sec 2. The water plant facility pre-dated the adjacent residential development and with plans to expand the site, the MUD has acquired 2.58ac from the Kingsfield HOA. That additional acreage was platted and recorded as a restricted reserve for Open Space, Landscape and Incidental Utilities. The variance being requested is to Sec 42-193 which is silent as to whether reserves restricted to Open Space, Landscape and Incidental Utilities can be replatted to Water Plant and Related Uses.

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

Sole justification for the variance is not solely based on economic hardship. Chapter 42 allows for the replatting of property from water plant use to landscape and open space but does not specify if the reverse situation is allowed, hence the requested variance.



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran
Director
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Public Hearing Notice with special request

PHS

December 9, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2025-2064

PLAT NAME: Copperwood Water Plant Reserve replat no 1 and extension

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Copperwood Water Plant Reserve and Kingfield Sec 2. This proposal includes the replating of Restricted Reserve "A", Block 1, as recorded at F.C. No. 503010 H.C.M.R., and a portion of Restricted Reserve "B", Block 1, as recorded at F.C. No. 695859 H.C.M.R.. The property is located at west along Lakeview Haven Drive, north of Bassett View Lane, and south of H.C.F.C.D. Channel. The purpose of the replat is to create one reserve restricted to water plant and related uses.

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, Mikalla Hodges, with Quiddity Engineering, on behalf of the developer, can be contacted at 281-363 4039 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, January 8, 2026 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Estates at Wooding Street

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

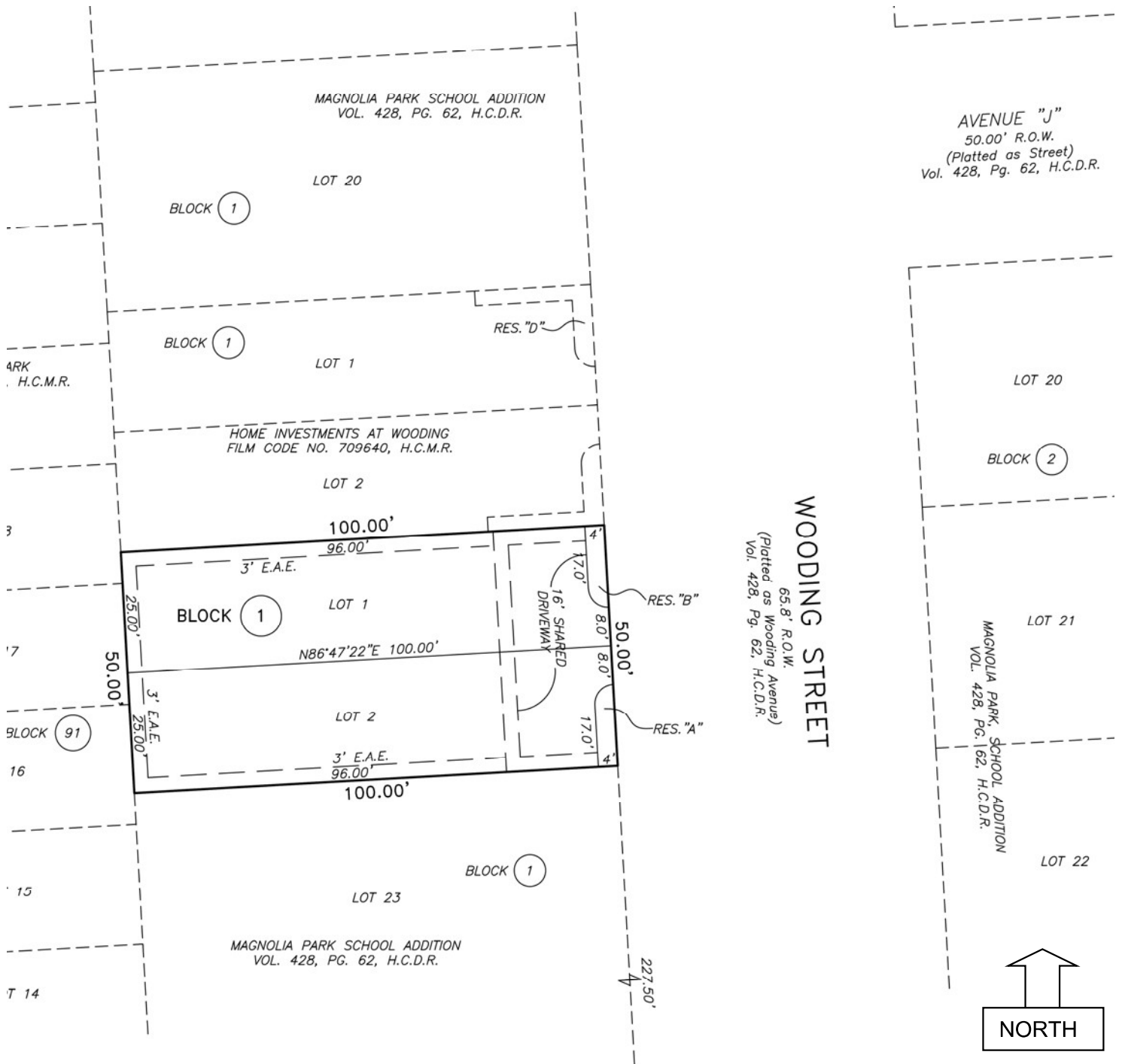
ITEM: 79

Planning and Development Department

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C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Estates at Wooding Street

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran
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Public Hearing Notice

PH

December 10, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-2071

PLAT NAME: Estates at Wooding Street

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Home Investments at Wooding being all of Lots 3 and 4 and Reserves "A" and "B", Block 1, as recorded at Film Code No. 709640 of the Harris County Map Records. The property is located at 905 Wooding Street; west along Wooding St, north of Avenue H and south of Navigation Blvd. The purpose of the replat is to create two single-family residential lots and two reserves, and to revise the density table by increasing the number of dwelling units from two to four.

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

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

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 8, 2026 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Fairway Creek

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

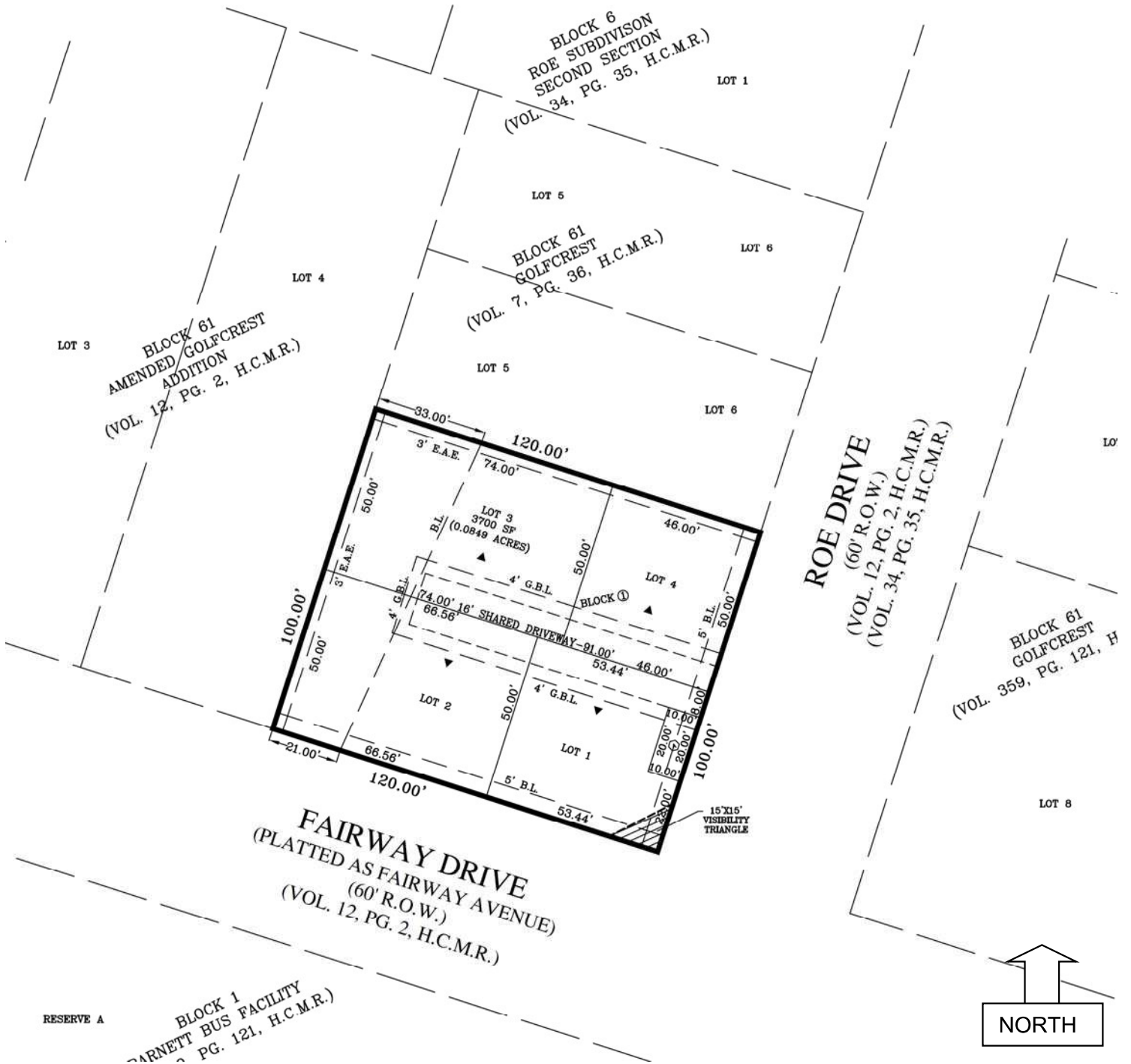
ITEM: 80

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Fairway Creek

Applicant: The Interfield Group



C – Public Hearings

Aerial

Houston Planning Commission

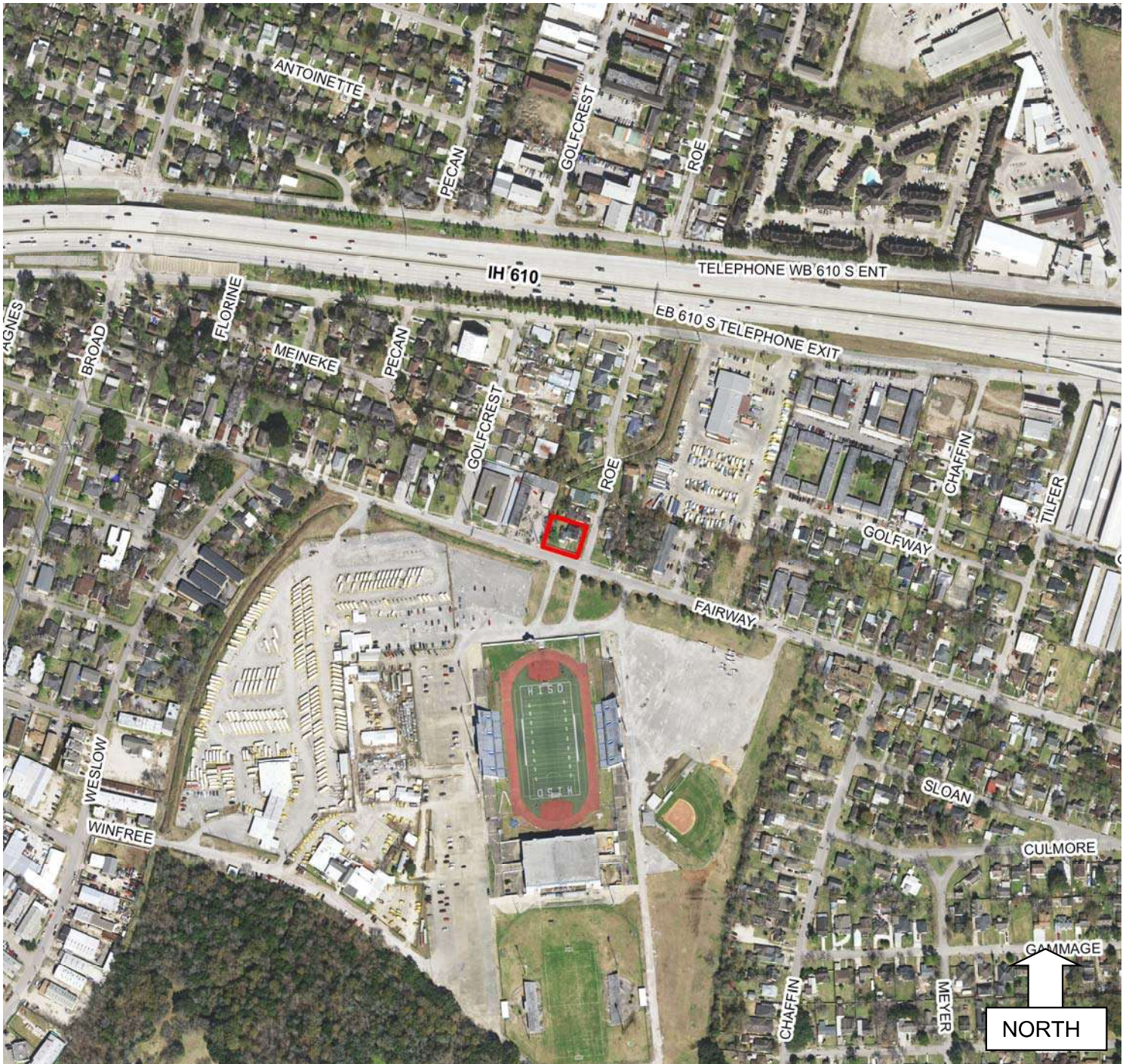
ITEM: 80

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Fairway Creek

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

John Whitmire

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Director
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Public Hearing Notice

PH

December 12, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-2022

PLAT NAME: Fairway Creek

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Amended Golfcrest Addition being portions of Lots 5 and 6, Block 61, as recorded in Volume 12, Page 2 of Harris County Map Records. The property is located at 6719 Fairway Drive, at the northwest intersection of Fairway Drive and Roe Drive, south of Loop 610 and west of Telephone Road. The purpose of the replat is to create four (4) 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, 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 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, January 8, 2026, 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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• Letitia Plummer • Sallie Alcorn Controller: Chris Hollins

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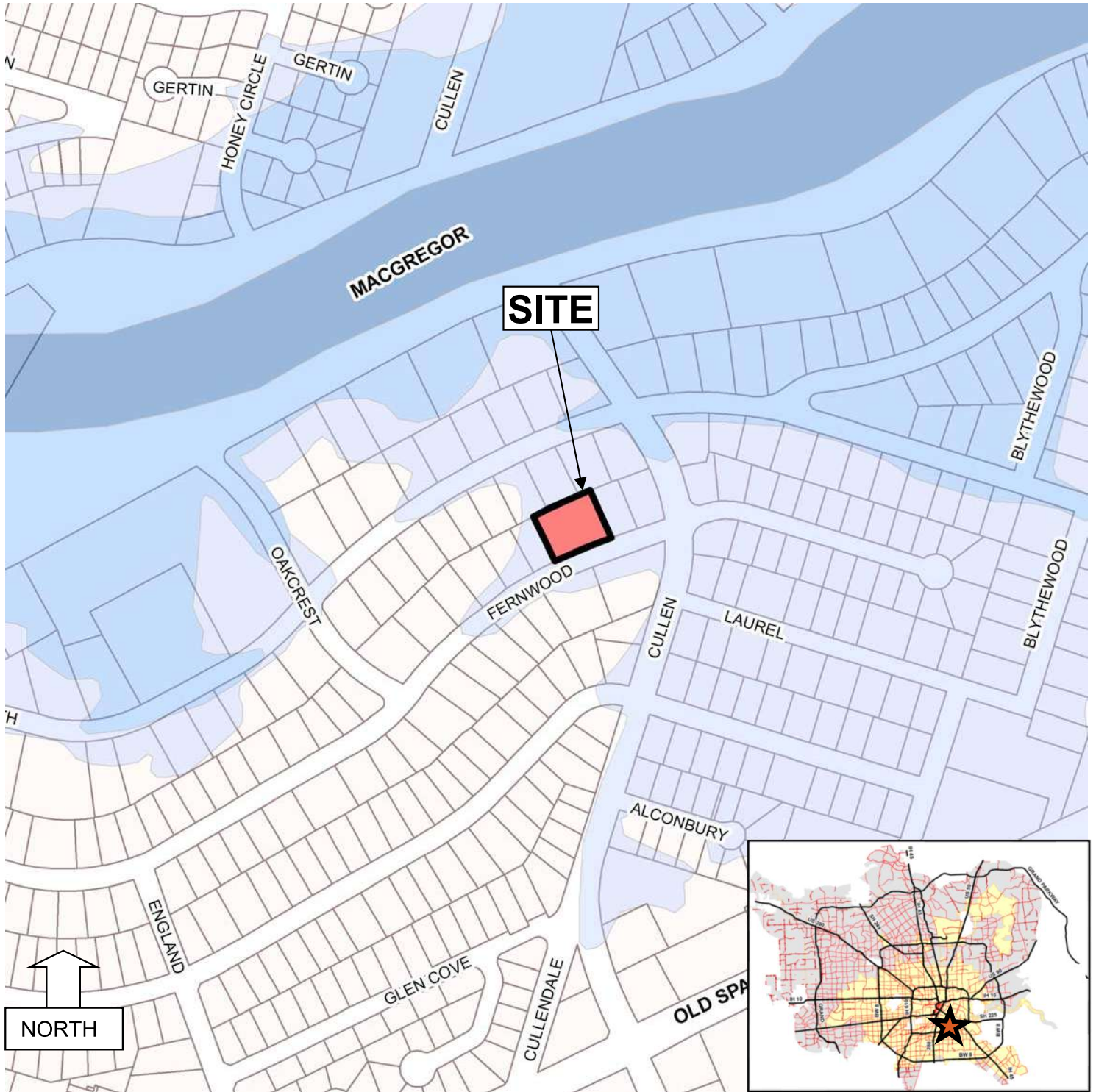
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Subdivision Name: Fernwood Estates

Applicant: Tetra Land Services



C – Public Hearings

Site Location

Houston Planning Commission

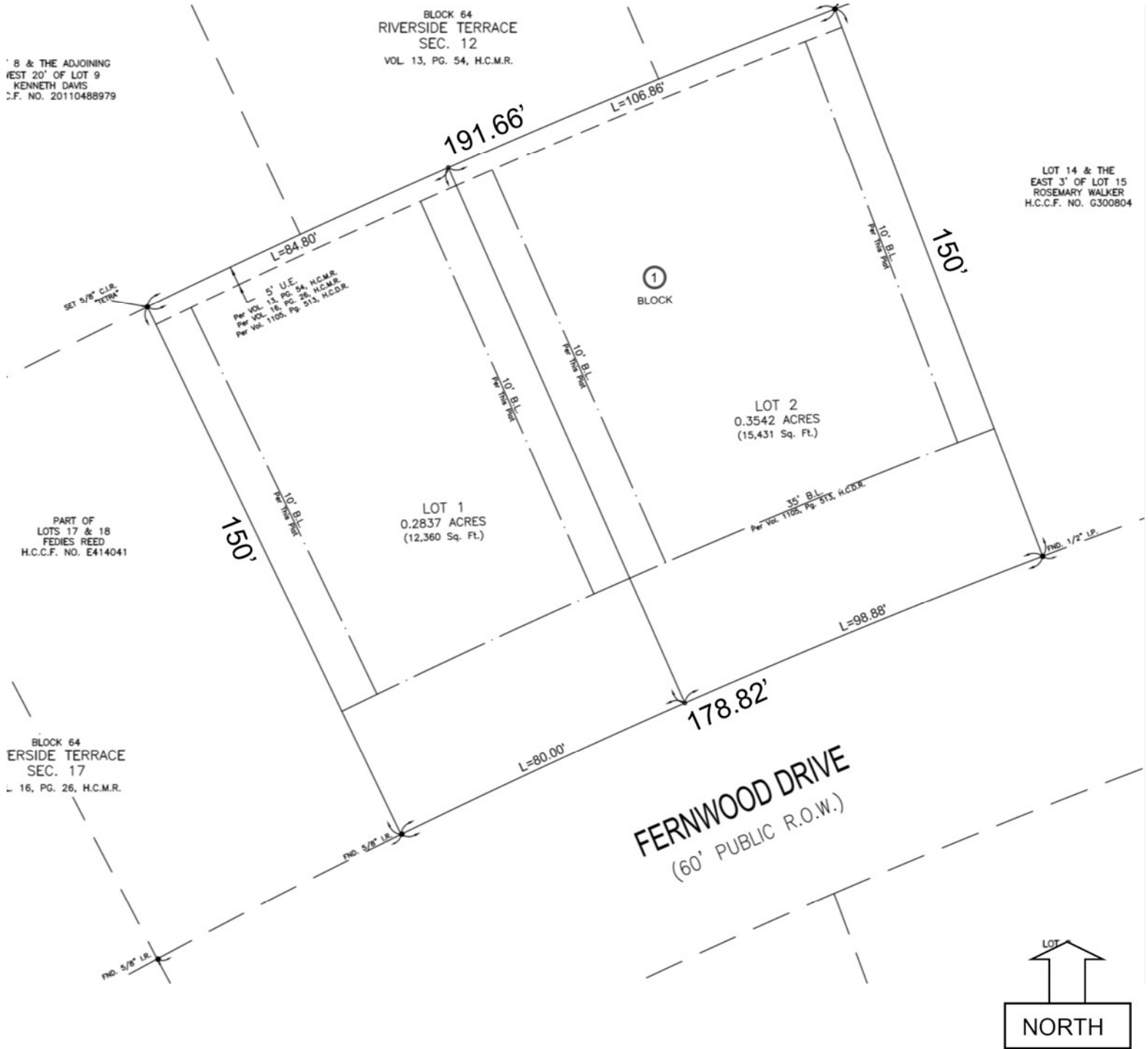
ITEM: 81

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Fernwood Estates

Applicant: Tetra Land Services



C – Public Hearings

Subdivision

Houston Planning Commission

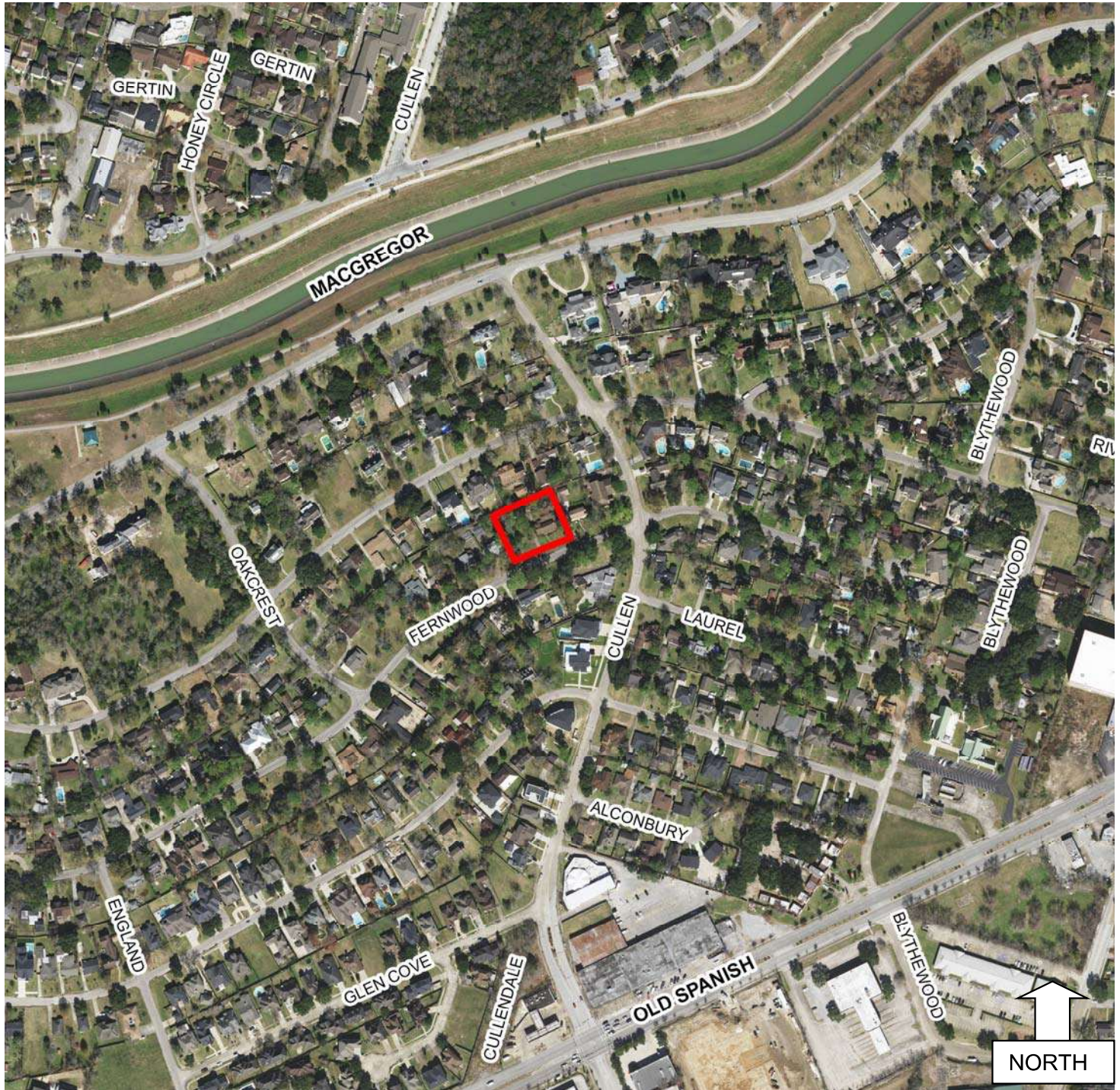
ITEM: 81

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Fernwood Estates

Applicant: Tetra Land Services



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

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Public Hearing Notice

PH

December 11, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-2027

PLAT NAME: Fernwood Estates

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Riverside Terrace Section 17 being all of lot 16 and portions of Lots 15 and 17 of Block 64 as recorded in Vol.16, Pg. 26 of the Harris County Deed Records. The property is located at 4135 Fernwood Drive, south of South MacGregor Way and west of Calhoun Road. 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, Paul Coyne, with Tetra Land Services, on behalf of the developer, can be contacted at 713-462-6100 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.

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Thursday, January 8, 2026 , at 2:30 PM

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Controller: Chris Hollins

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

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TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

Houston Planning Commission

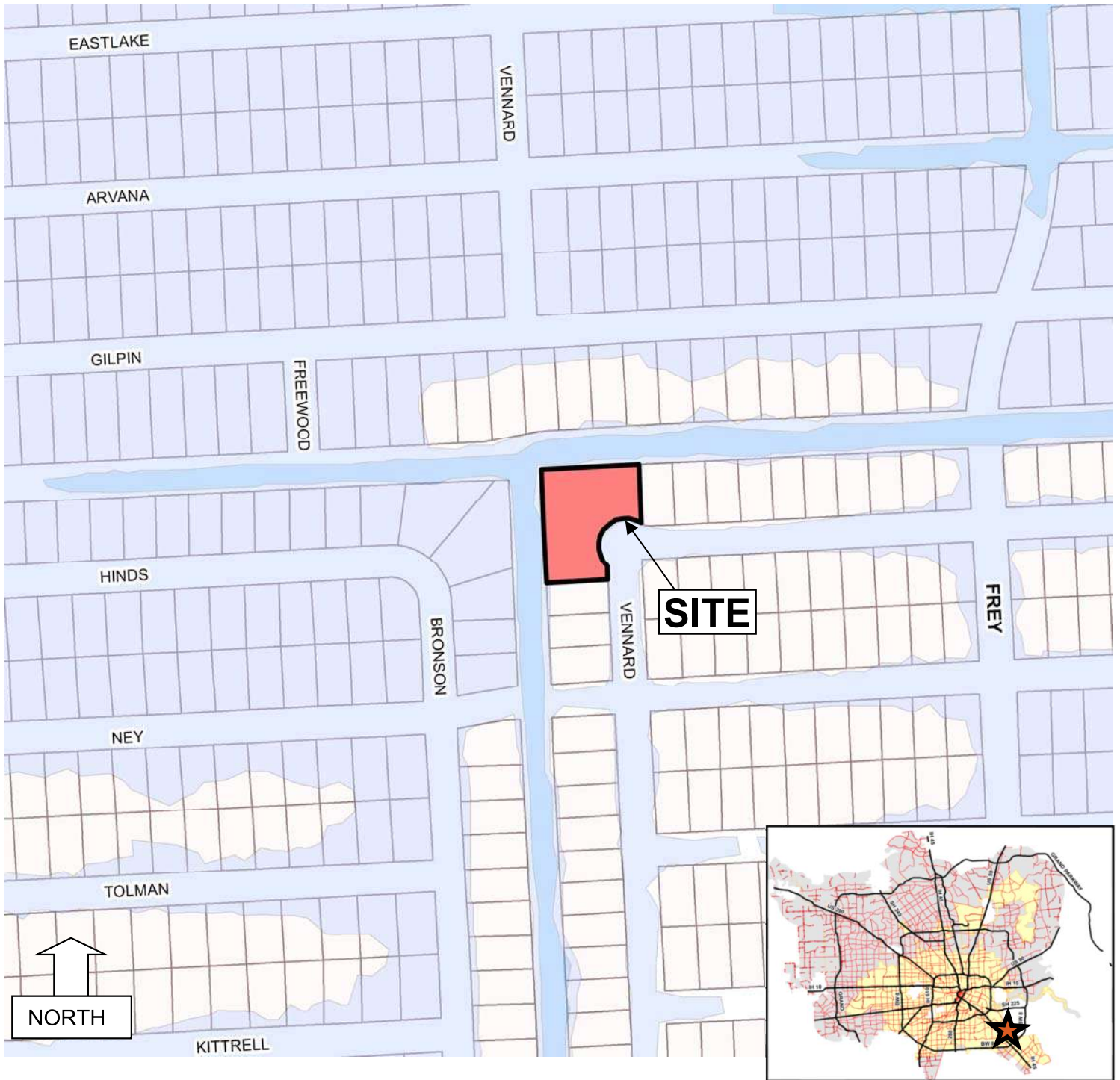
ITEM: 82

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Gulfway Terrace partial replat no 1

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Gulfway Terrace partial replat no 1

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Gulfway Terrace partial replat no 1

Applicant: Windrose



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

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

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Public Hearing Notice

PH

December 12, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-2086

PLAT NAME: Gulfway Terrace partial replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Gulfway Terrace being Lot 4 and Sewer Treatment Plant site, Block 22, as recorded in Volume 43, Page 57 of the Harris County Map Records. The property is located at 8002 Vennard Rd and 10401 Hinds St; at the northwest intersection of Hinds St and Vennard Rd. The purpose of the replat is to create four 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, David Hernandez, 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 review planner Devin Crittle, with the Planning and Development Department regarding this notice via email at Devin.Crittle@houstontx.gov or call (832) 393-6534.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 8, 2026 , 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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Houston Planning Commission

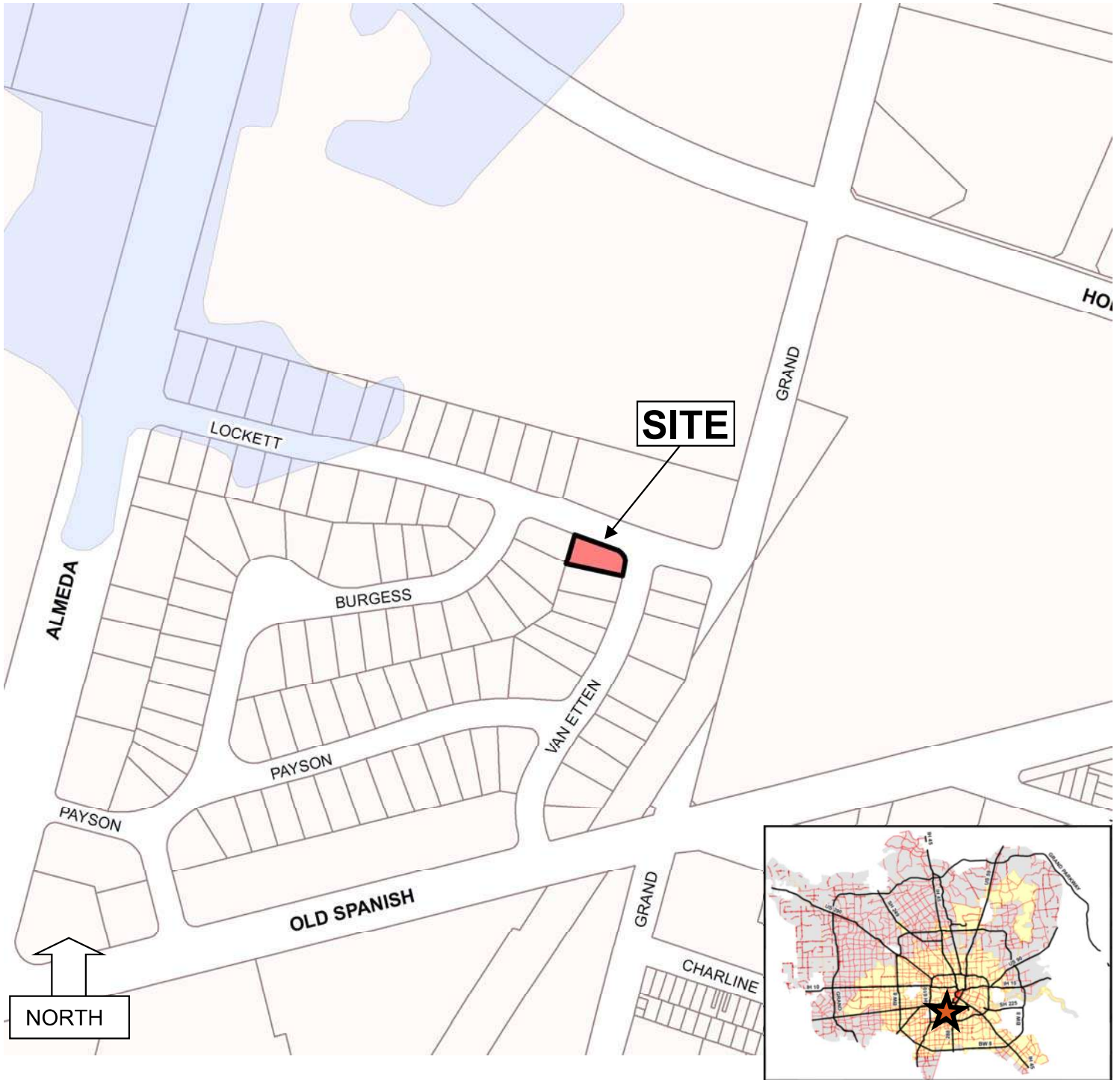
ITEM: 83

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Lockett Manor (DEF 3)

Applicant: CE Engineers & Development Consultants, INC

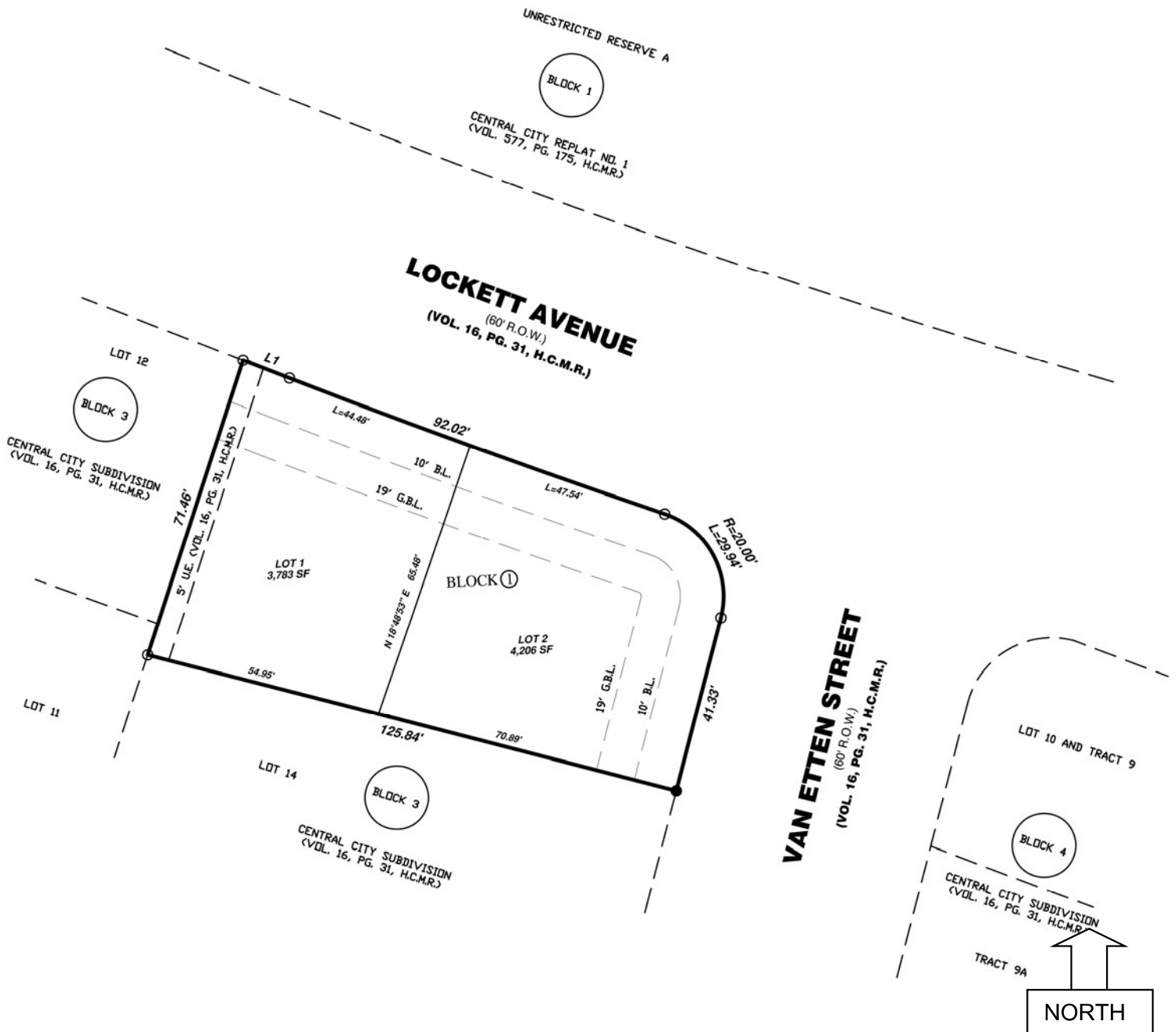


C – Public Hearings

Site Location

Subdivision Name: Lockett Manor (DEF 3)

Applicant: CE Engineers & Development Consultants, INC



Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Lockett Manor (DEF 3)

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

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

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Public Hearing Notice

PH

October 17, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-1853

PLAT NAME: Lockett Manor

Dear Property Owner:

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

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

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

The applicant, Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project. You may also contact the review planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:

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

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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Houston Planning Commission

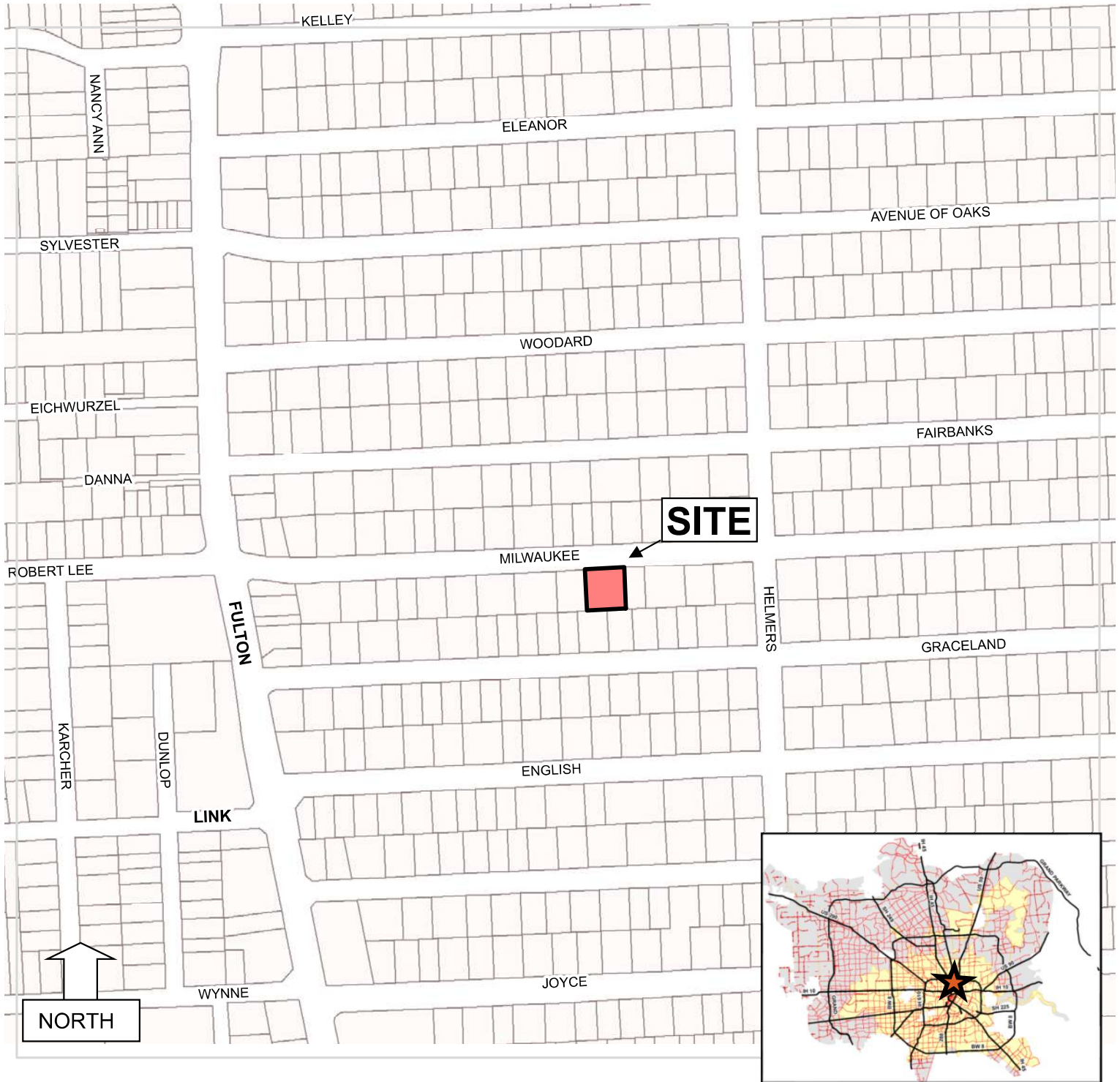
ITEM: 84

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Milwaukee Village

Applicant: CARTA GOMEZ INTERNATIONAL, LLC



C – Public Hearings

Site Location

Houston Planning Commission

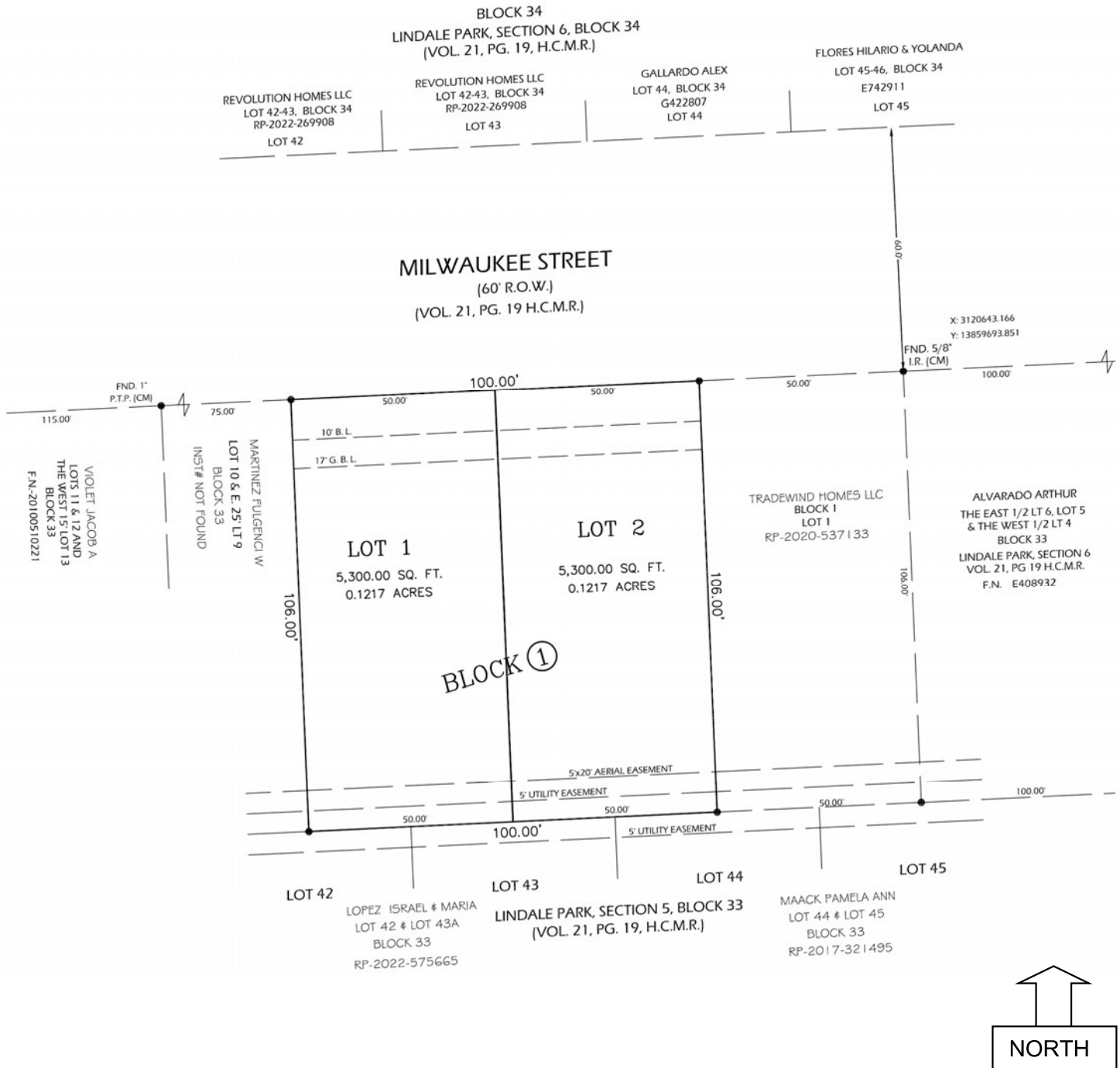
ITEM: 84

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Milwaukee Village

Applicant: CARTA GOMEZ INTERNATIONAL, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

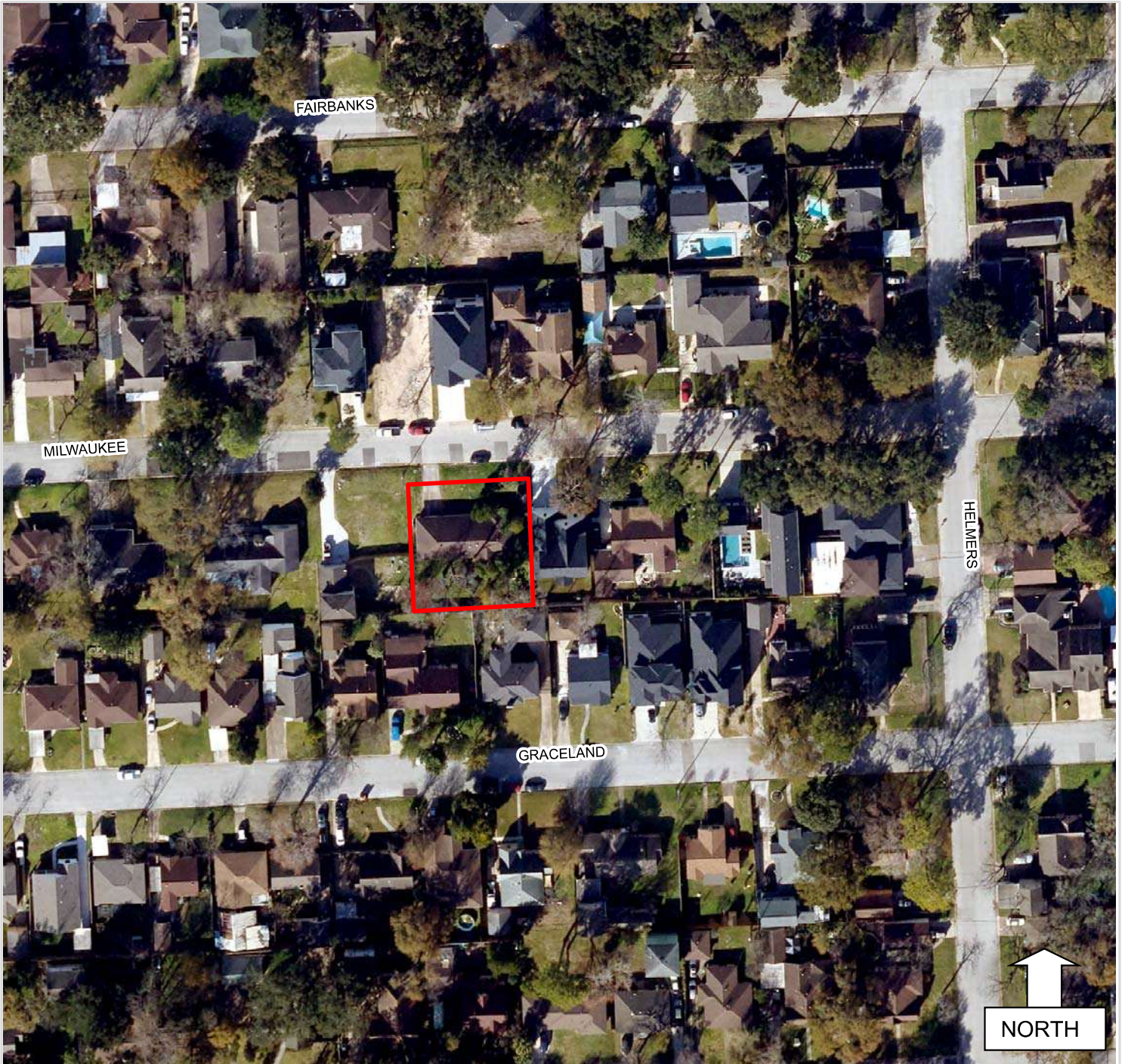
ITEM: 84

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Subdivision Name: Milwaukee Village

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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

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

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www.houstontx.gov

Public Hearing Notice

PH

December 12, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-2083

PLAT NAME: Milwaukee Village

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Lindale Park Section 6 being portion of Lot 7 all of Lot 8 and a portion of Lot 9, Block 33, as recorded in Volume 21, Page 19 of the Harris County Map Records. The property is located at 406 Milwaukee St; south along Milwaukee Street, west of Helmers 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, Javier Martinez, with CARTA GOMEZ INTERNATIONAL LLC, on behalf of the developer, can be contacted at 346-218-9770 for additional information regarding this project. You may also contact the review planner Devin Crittle, with the Planning and Development Department regarding this notice via email at Devin.Crittle@houstontx.gov or call (832) 393-6534.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 8, 2026 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Papalote Park

Applicant: Advance Surveying, Inc.

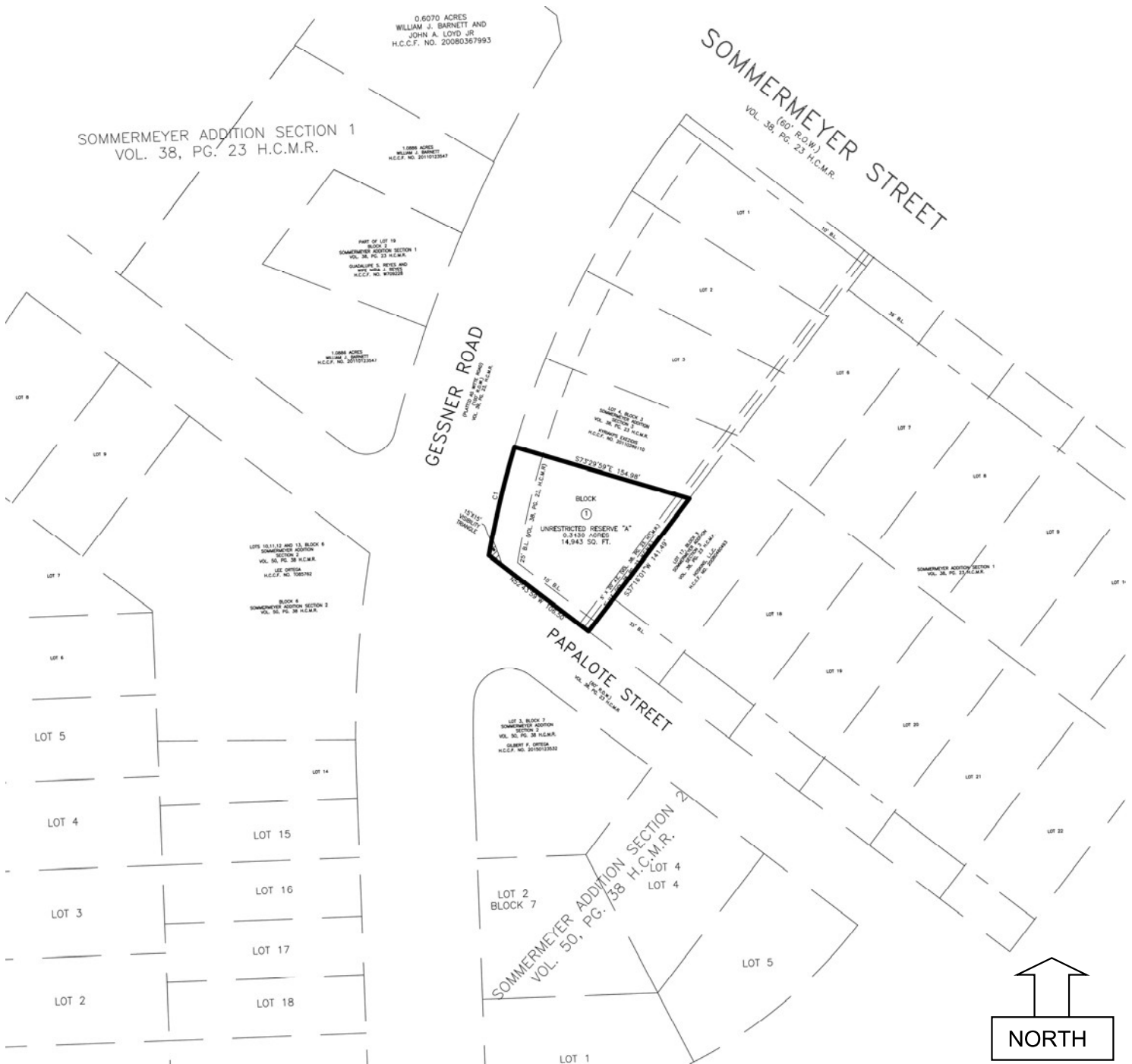


C – Public Hearings

Site Location

Subdivision Name: Papalote Park

Applicant: Advance Surveying, Inc.



Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Papalote Park

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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

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Public Hearing Notice

PH

December 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-2032

PLAT NAME: Papalote Park

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Sommermeyer Addition Sec 1 being Lot 5, Block 3, as recorded in volume 38, page 23 of the HCMR. The property is located at 6302 Gessner Dr at the northeast intersection of Gessner Road and Papalote Street. The purpose of the replat is create one unrestricted reserve.

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

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The applicant, Lisett Campos, with Advance Surveying, Inc., on behalf of the developer, can be contacted at 281-530-2939 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, January 8, 2026 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

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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: 86

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Tidwell Square

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

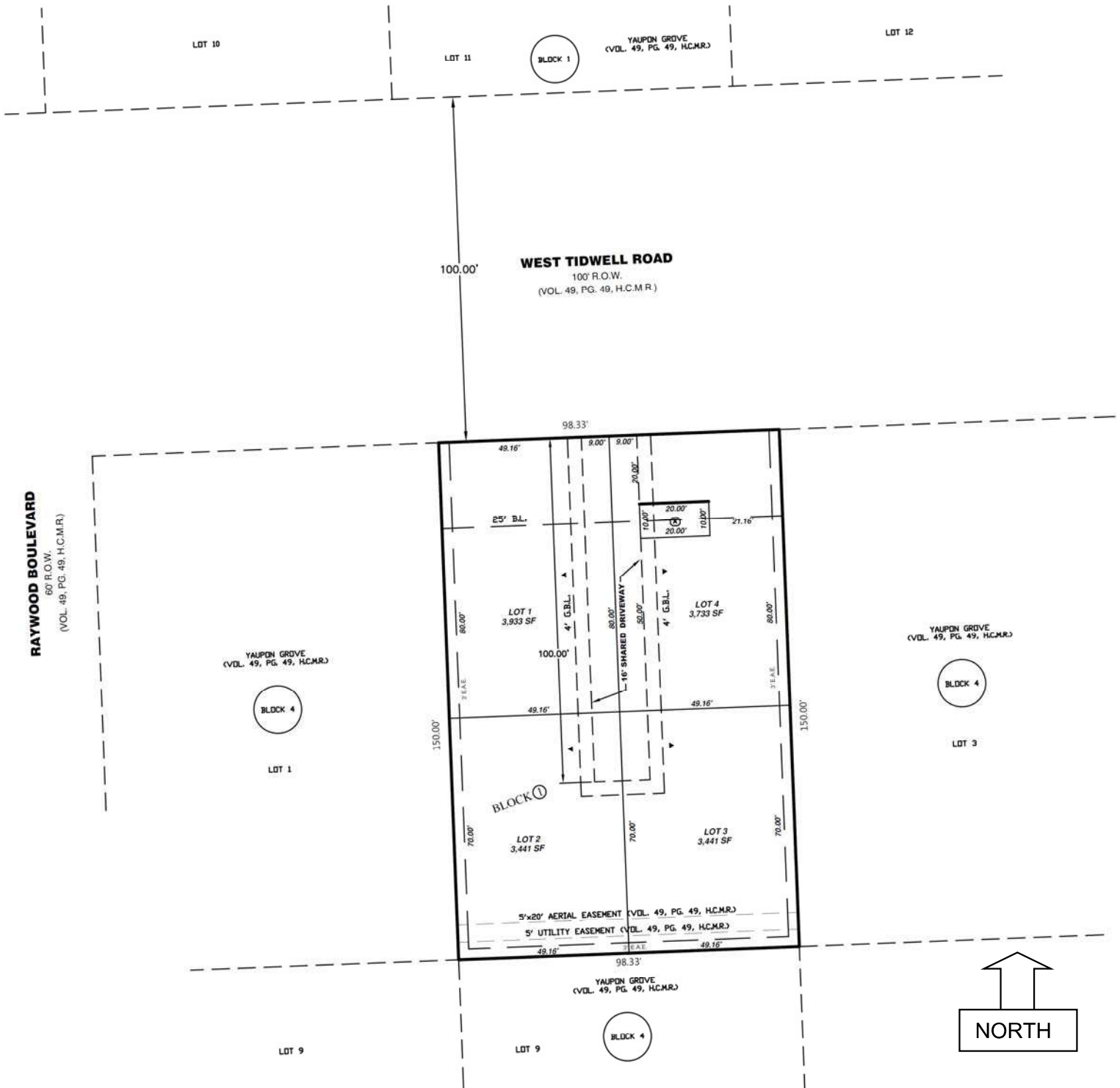
ITEM: 86

Planning and Development Department

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C – Public Hearings

Subdivision

Houston Planning Commission

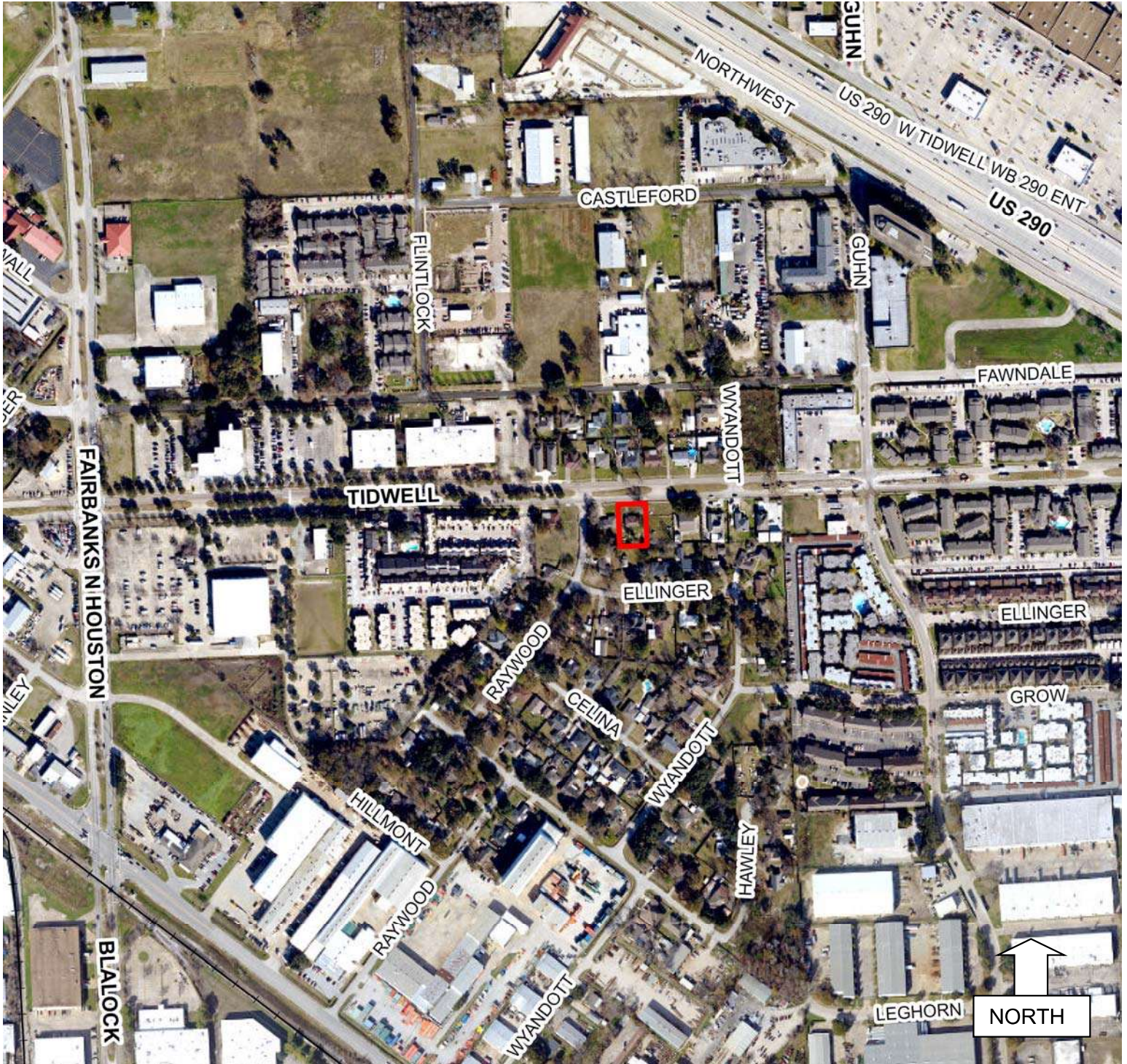
ITEM: 86

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Tidwell Square

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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

December 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER : 2025-2099

PLAT NAME: Tidwell Square

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Yaupon Grove being Lot 2, Block 4, as recorded in Volume 49, Page 49 of the Harris County Map Records. The property is located at 8215 W Tidwell Rd; south along Tidwell Rd between Raywood Blvd and Guhn Rd. The purpose of the replat is to create four single-family residential lots and one restricted parking reserve and to revise the building line.

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

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

The applicant, Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project. You may also contact the review planner 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, January 8, 2026, 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

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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

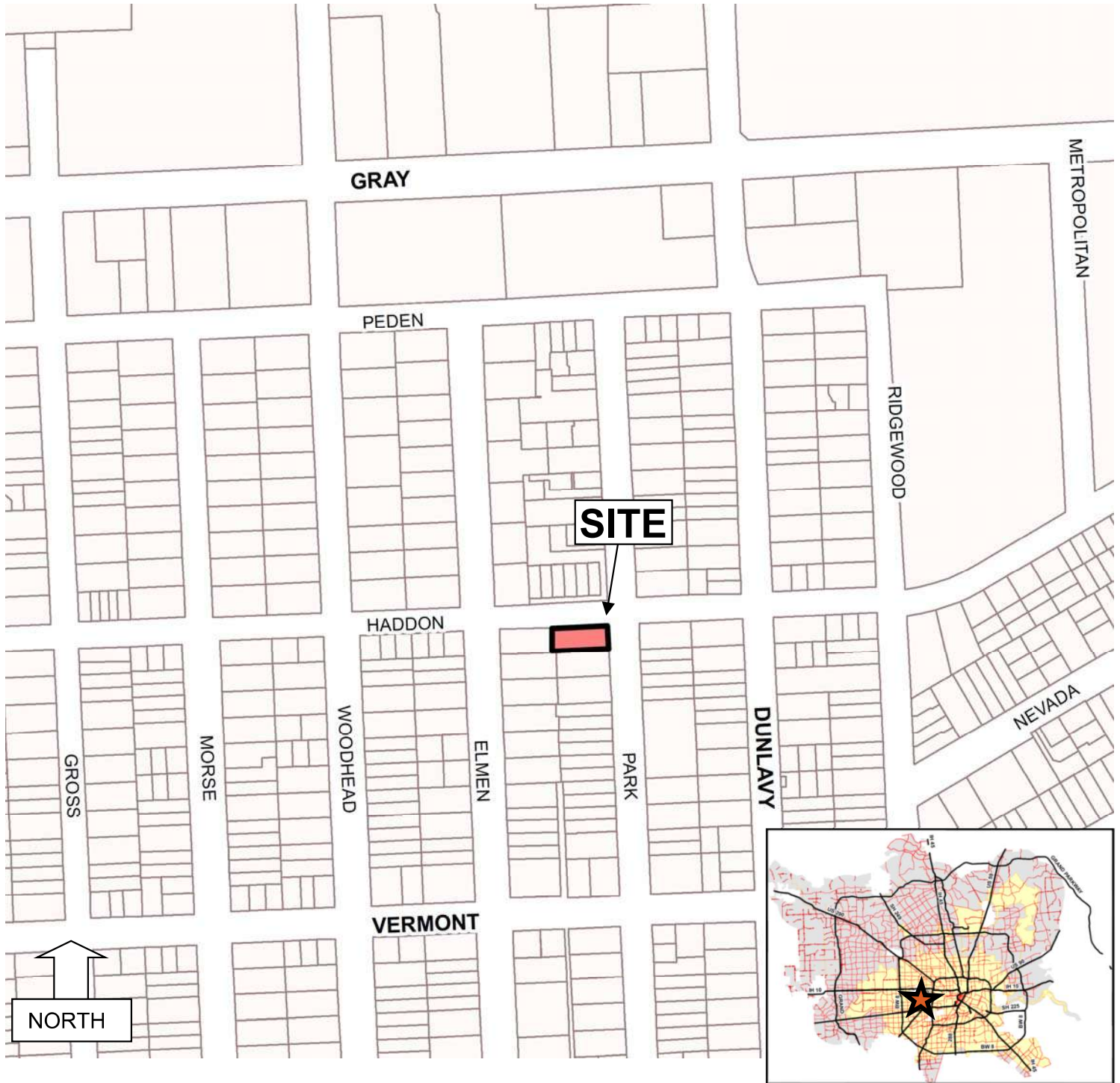
ITEM: 87

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Windsor Place Addition partial replat no 4

Applicant: Unicorn Service Solutions



C – Public Hearings with Variance

Site Location

Houston Planning Commission

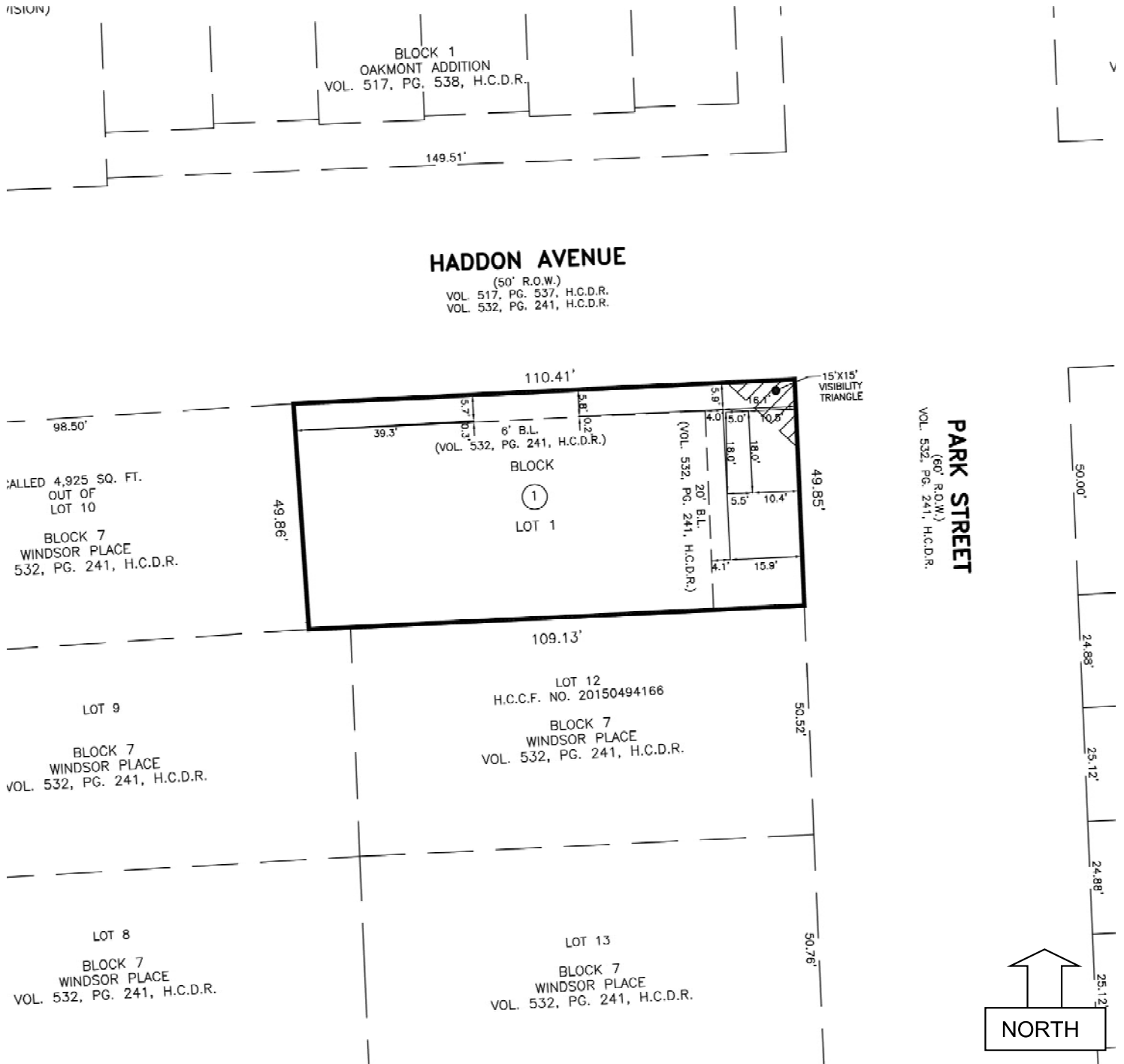
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Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Windsor Place Addition partial replat no 4

Applicant: Unicorn Service Solutions



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

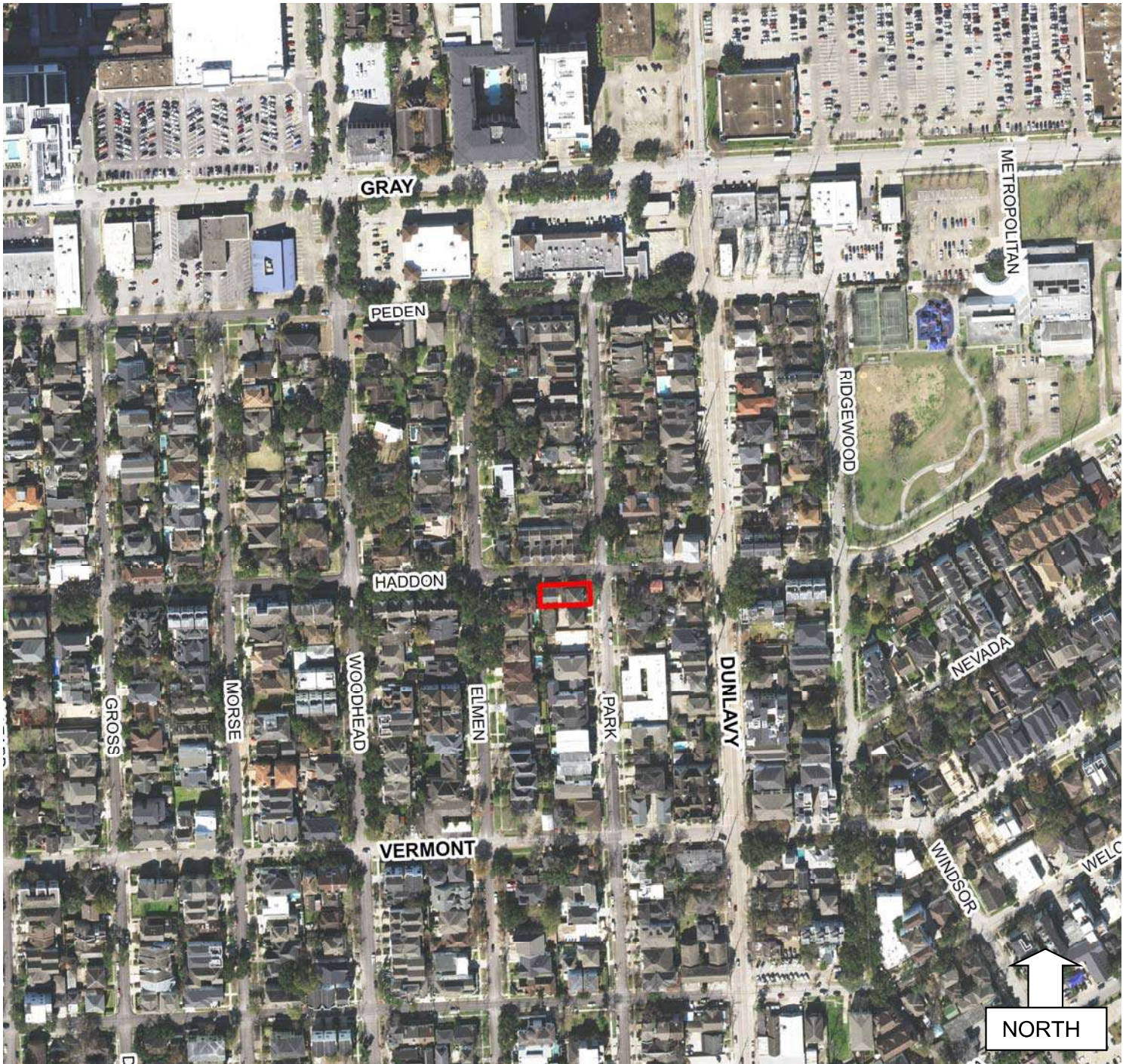
ITEM: 87

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Windsor Place Addition partial replat no 4

Applicant: Unicorn Service Solutions

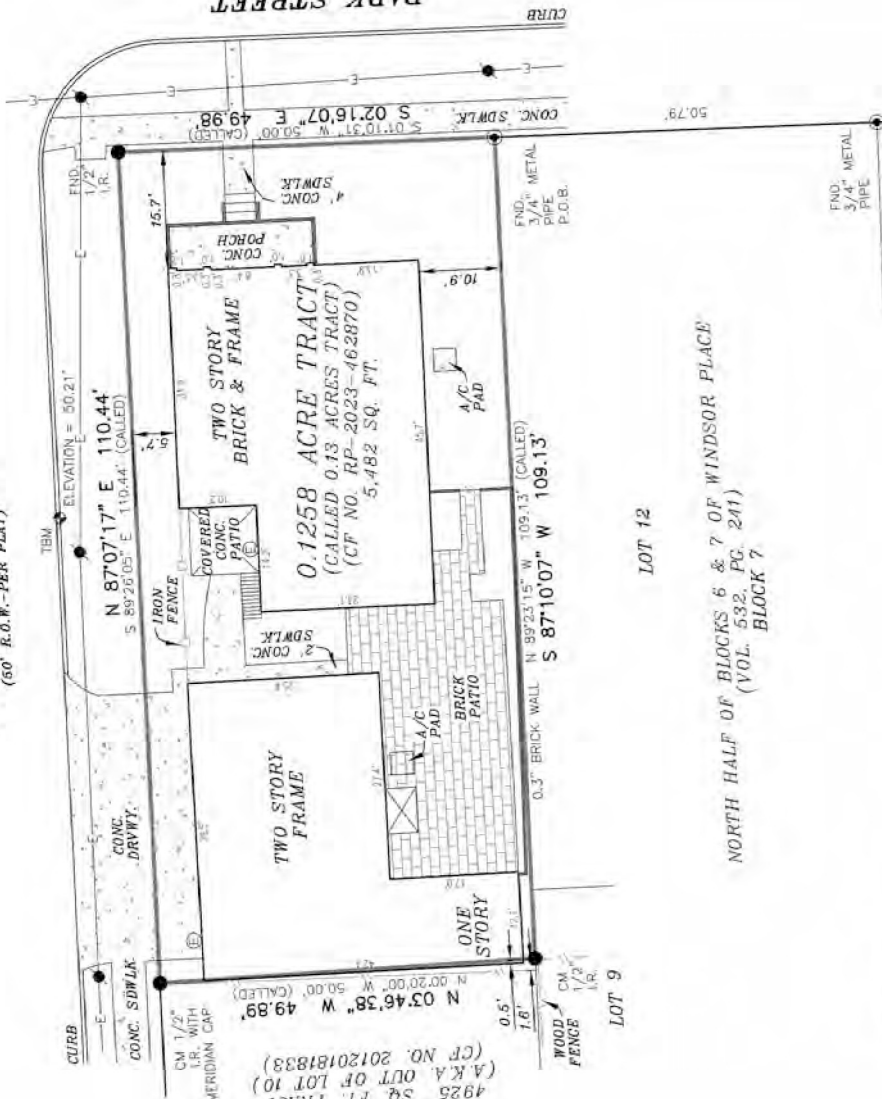


C – Public Hearings with Variance

Aerial

HADDON AVENUE
(60' R.O.W.-PER PLAT)

PARK STREET
(60' R.O.W.-PER PLAT)



NORTH HALF OF BLOCKS 6 & 7 OF WINDSOR PLACE
(VOL. 532, PG. 241)
BLOCK 7

FLOOD INFORMATION:
FIRM: 482012 PANEL: 0570 M
REV. DATE: 06/09/2014.
ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

I, **RODRIC R REESE**, a Registered Professional Land Surveyor in do hereby certify to **PRIORITY ONE TITLE, LLC** and **TIC MORTGAGE, INC.** that the above map is true and correct according to an actual field survey, made by me or of the property shown hereon or described by field notes accompanying the same. I certify that all easements and rights-of-way of which I have been advised are shown as shown, there are no apparent visible encroachments, no apparent visible overlapping



Application Number: 2025-1850
Plat Name: Windsor Place Addition partial replat no 4
Applicant: Kristal Casey
Date Submitted: 10/6/2025

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

Specific Variance is being sought and extent of variance:

To allow a 6ft building line along Haddon Avenue to be consistent with existing recorded building line and allow the renovation to maintain the subdivision's original development pattern and preserve the established neighborhood character. The proposal includes converting the existing duplex into a single-family residence, enclosing the exterior stairwell and breezeway along Haddon Street, connecting the primary residence to the detached garage with one continuous roof. while adding a fourth enclosed parking bay (both structures built, primary 1937 and garage 1948, predate the adoption of Chapter 42 grandfathering the structures in their current configuration as stated under Section 42-151(h)(1). The homeowner has been planning a comprehensive renovation of the property for several years. A formal permit application was submitted in February 2025 (ProjectDox #24071685), and during the initial staff review it became clear that both platting and variances would be required to move forward. To complete these improvements, the applicant respectfully requests a 6ft building line variance to the building line along Haddon, in efforts to be consistent with existing recorded building line, this will allow the renovation to maintain the subdivision's original development pattern and preserve the established neighborhood character.

Chapter 42 Section: Chapter 42-156 (b)(1) - Local Streets - Single-family residential

Chapter 42 Reference:

CHAPTER 42 REFERENCE(S): 42-156 (b) (1) - Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

Statement of Facts

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

NA

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

Strict application of today's 10-foot primary and 20-foot garage building lines along Haddon Street would make this renovation impractical given the property's unique

conditions. As a corner lot with both a home and side-loading garage built long before Chapter 42, the existing structures already sit within the modern building line. Bringing them into compliance would require demolition purely for dimensional conformity—an outcome that is neither reasonable nor consistent with sound public policy promoting reinvestment in older neighborhoods.

The requested variance simply maintain the long-established setback pattern along Haddon Street, matching the deed restricted 6-foot building line. Without these variances, the project could not meet other City requirements such as functional garage access, off-street parking, and cohesive site design. Enforcing required setbacks would result in awkward spacing, loss of usable outdoor area, and a design incompatible with surrounding homes.

These variances allow a practical, code-compliant renovation that preserves neighborhood character, supports reinvestment, and avoids creating any new impacts.

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

The need for this variance is the result of long-standing site conditions—not any action by the applicant. Both the home and the side-loading garage were built decades before current Chapter 42 building line requirements and were constructed in locations that would not comply with today’s standards. The applicant is simply working within these inherited constraints.

Because the lot is a corner configuration with an established street-side frontage, strict compliance with modern building lines would force a redesign that is neither practical nor compatible with the existing structure or neighborhood context. The requested variance allows the renovation to follow the original built alignment, maintain architectural cohesion, and meet all other ordinance requirements for safety, parking, circulation, and neighborhood character without creating any new or intensified impacts.

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

The side-loading garage and reduced building line do not compromise the ordinance's purpose or objectives. Instead, they allow the property to integrate harmoniously into the neighborhood while maintaining safety, accessibility, and compliance with off-street parking and other requirements. This approach respects the historical development patterns and existing infrastructure of the area, making the variance both practical and justified.

In addition, the homeowner will construct a missing segment of sidewalk, from the corner of Park to the current driveway creating an important sidewalk connection that improves walkability and safety for the neighborhood. It is important to note that the new garage bay will not expand the current driveway approach but just add flatwork to the garage door. This area has experienced steady reinvestment, and the proposed renovation aligns with that pattern—supporting neighborhood stability, enhancing property values, and maintaining the overall character envisioned by Chapter 42.

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

The proposed variance will not adversely impact public health, safety, or welfare. This corner lot's long-established side-loading garage configuration already defines the development pattern along Haddon, and the renovation maintains that same orientation without widening or altering the existing driveway approach. The added garage bay requires only minor interior flatwork and turning radii—very little additional pavement within the right-of-way—so no new impact to public infrastructure is created and maintain availability of street parking in the area.

While the existing condition does not provide enough depth to fully park a vehicle between the garage and sidewalk, the proposed improvement does not worsen that condition. Instead, by adding an enclosed bay, the home will provide twice the required off-street parking, greatly reducing the likelihood of driveway parking or vehicles encroaching toward the sidewalk. The result is a safer, even a more functional parking arrangement that improves overall conditions and supports pedestrian use without introducing any new adverse effects but adding new street trees and completing a sidewalk connection lacking from this neighborhood.

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

This variance request is not based on economic hardship, but on practical design needs and the opportunity to responsibly reinvest in aging housing stock. Because this project is a renovation and addition—not a full teardown—the placement of the existing structures dictates how new improvements must be integrated to remain cohesive. Requiring full compliance with today's building line standards would force a redesign that is incompatible with both the home's existing framework and the established development pattern along Haddon.

The homeowner is modernizing the house and garage apartment to support long-term family use and potentially modest rental flexibility, aligning with the City's goals for reinvestment, adaptable housing, and incremental density within established neighborhoods. The proposed improvements preserve the historical building line pattern while adding subtle articulation to break up the long, flat façade that currently defines the Haddon elevation. This enhances visual interest without altering the rhythm of the streetscape.



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

December 9, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2025-1850

PLAT NAME: Windsor Place Addition partial replat no 4

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Windsor Place. This proposal includes the replating of Lot 11 and part of Lot 10, Block 7 Windsor Place, the north half of Blocks 6 and 7. The property is located at 1915 Haddon Street at the southwest intersection of Haddon Street and Park Street. The purpose of the replat is create one single family lot.

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

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

The applicant, Kristal Casey, with Unicorn Service Solutions, on behalf of the developer, can be contacted at 713-369-0925 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.

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Thursday, January 8, 2026 , at 2:30 PM

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City Council Chamber, Public Level, Houston, Texas

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Houston Planning Commission

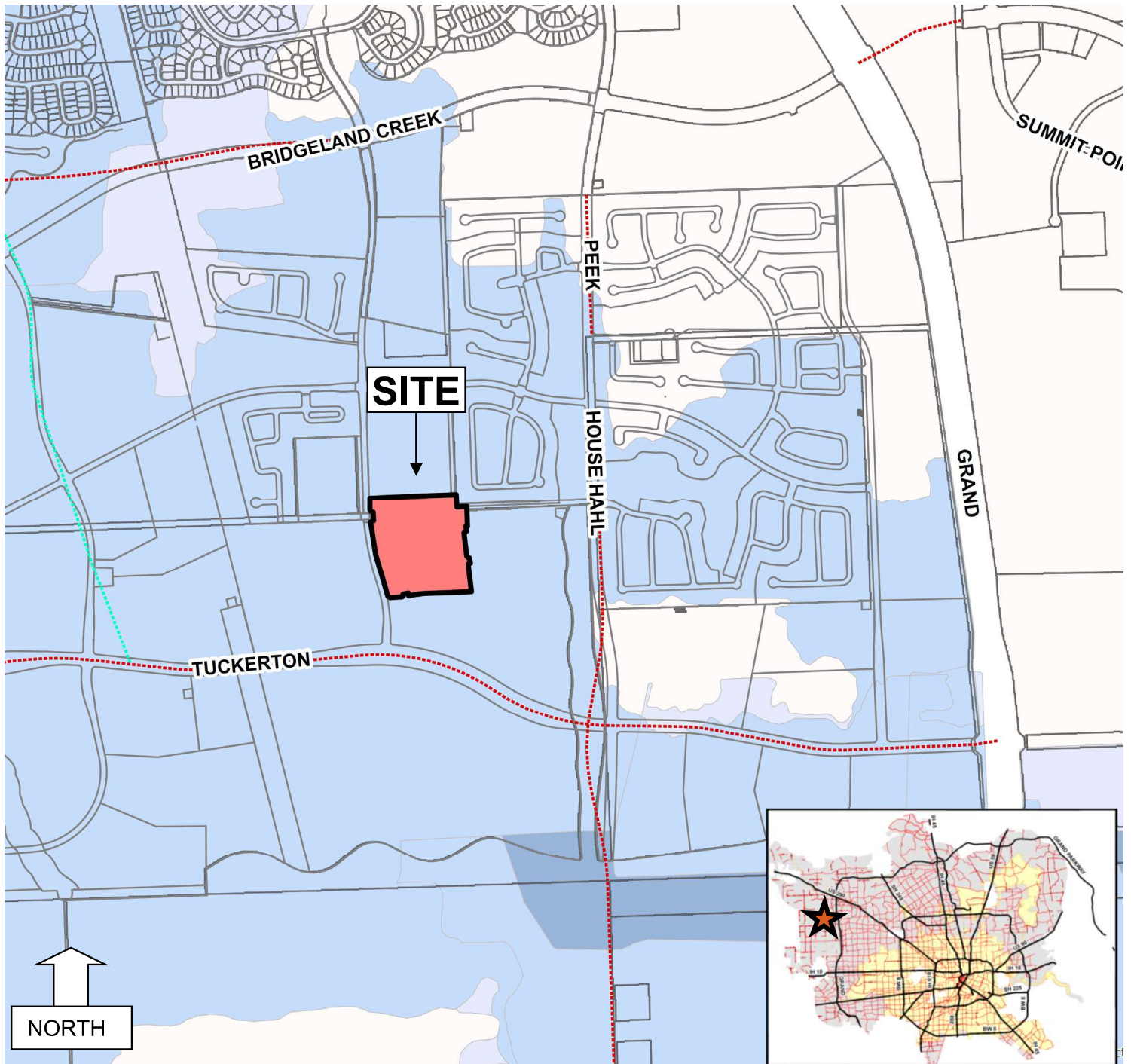
ITEM: 88

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bridgeland Prairieland Village Sec 64

Applicant: LJA Engineering, Inc.

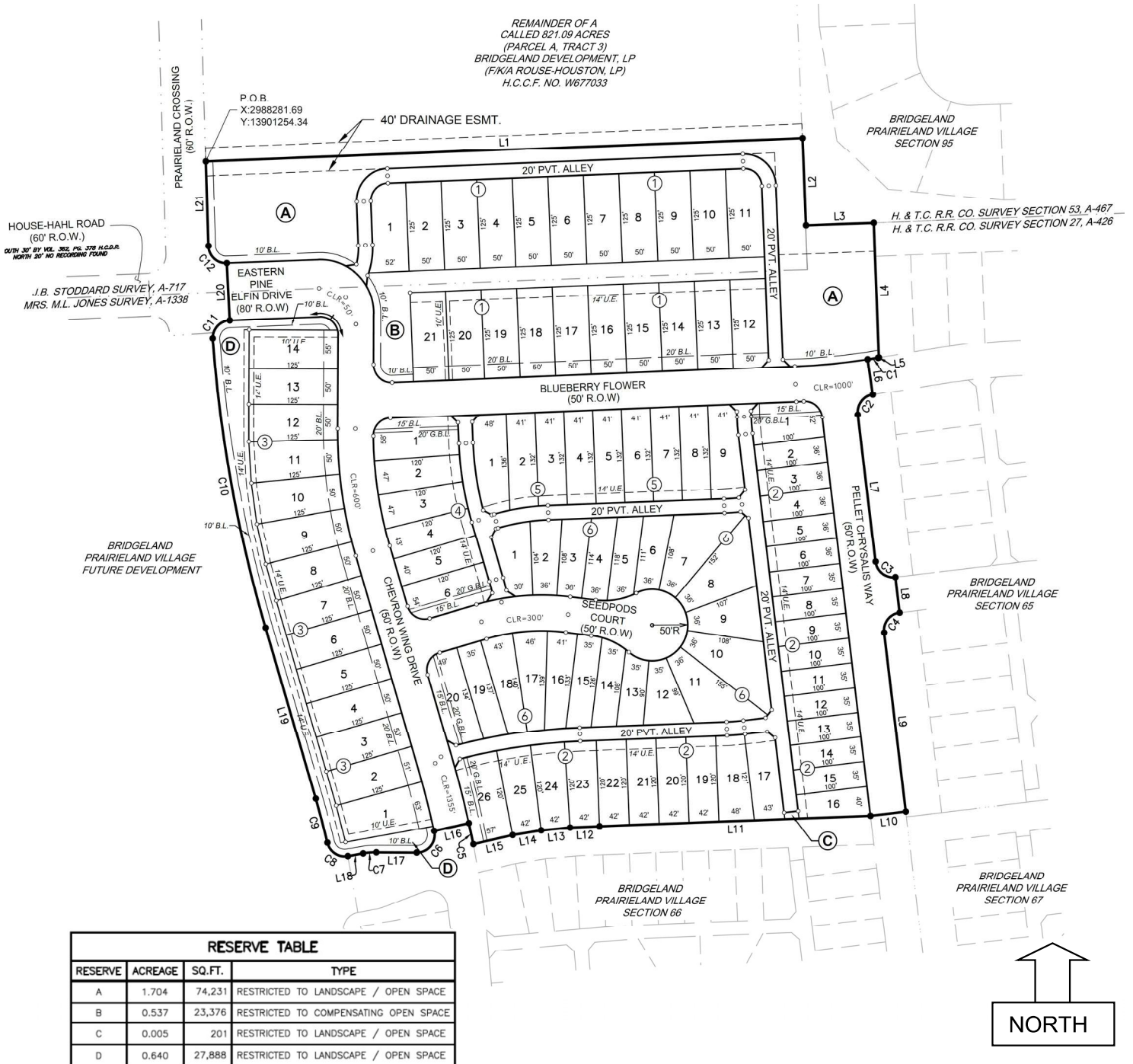


D – Variances

Site Location

Subdivision Name: Bridgeland Prairieland Village Sec 64

Applicant: LJA Engineering, Inc.

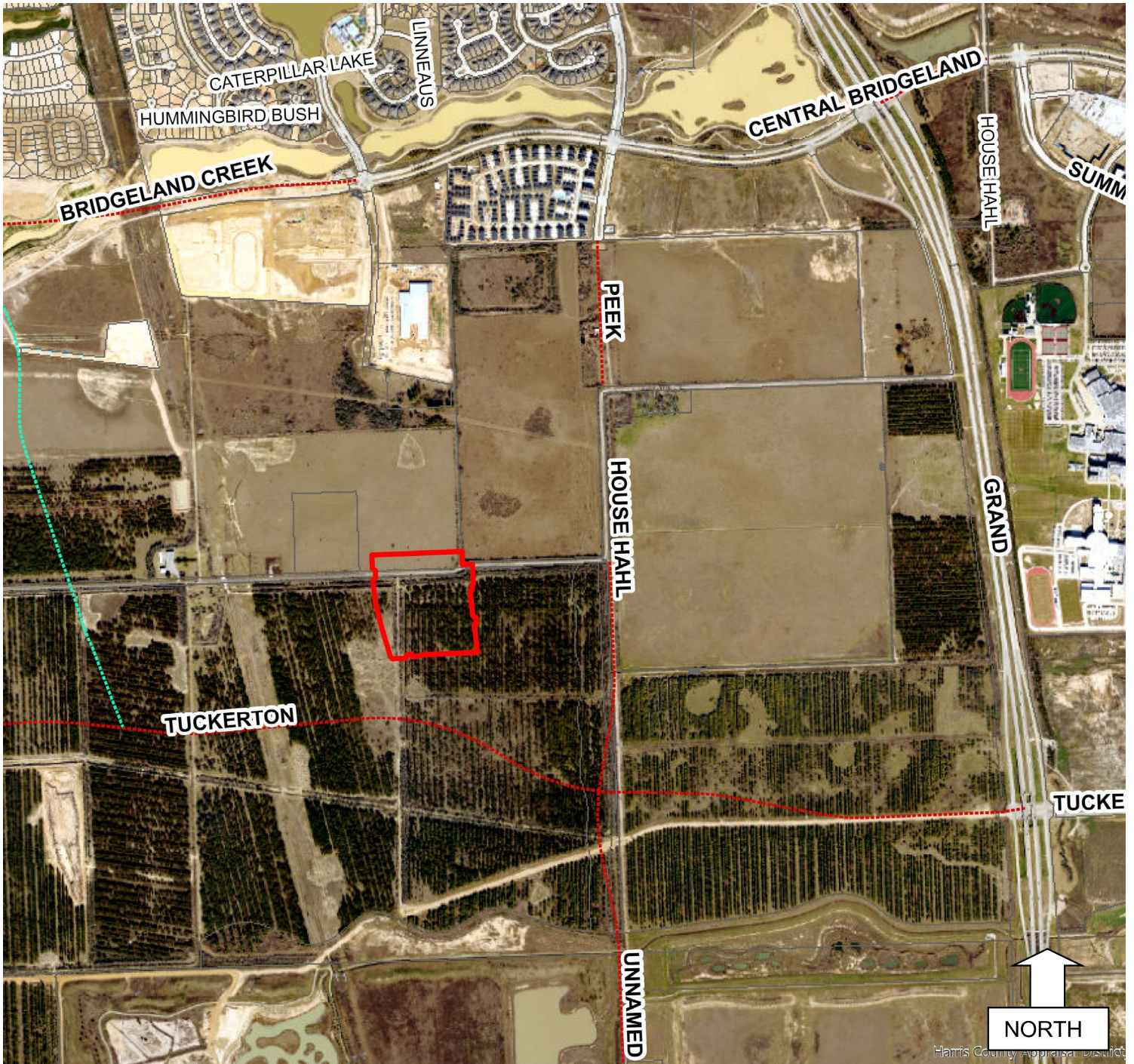


D – Variances

Subdivision

Subdivision Name: Bridgeland Prairieland Village Sec 64

Applicant: LJA Engineering, Inc.



PRAIRIELAND CROSSING
(60' R.O.W.)

P.O.B.
X:2988281.69
Y:13901254.34

(A)

L21

L20

C12

C11

HOUSE-HAHL
ROAD
(80' R.O.W.)

HOUSE-HAHL ROAD
(60' R.O.W.)

SOUTH 30' BY VOL. 362, PG. 378 H.G.D.R.
NORTH 20' NO RECORDING FOUND



Application Number: 2025-2277
Plat Name: Bridgeland Prairieland Village Sec 64
Applicant: Kayla Leal
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To allow for a 0' front building line for private alley-served lots: Block 2, Lots 1-16; Block 4, Lots 1-6; Block 5, Lots 1-9; Block 6, Lots 1-20

Chapter 42 Section: 156

Chapter 42 Reference:

Sec 42-156. Collector and local streets—Single-family residential. (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

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

Bridgeland Prairieland Village, an approximately 3,905-acre tract within the larger Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland is designed to create a pedestrian-friendly neighborhood style development through enhanced sidewalks, street trees and landscape treatments.

The request is to allow for Lots 1-11 in Block 1, Lots 1-26 in Block 2, Lots 1-6 in Block 4, Lots 1-9 in Block 5, and Lots 1-20 in Block 6, which take rear access from private alleys, to have a reduced 0' front building line. The variance supports rear-loaded alley design by allowing the dwelling within the lots to be located closer to the pedestrian walkway, allowing for safe pedestrian connectivity. Several of these lots are fronting reserves designated for open space, which encourage the residents' use to be active in the community. This layout is intended to reduce driveways or curb cuts from pedestrian routes and compensating open space to foster resident activity and the neighborhood style development that is a key feature of the Bridgeland development.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will locate homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian walkways creates a safer walking environment. The purpose of the variance is to promote walkability and support alley rear-loaded development by allowing for a 0' front building line for private alley-served lots.

(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 as chapter 42 currently allows a 0' front building line for lots taking access from public alleys. The private alleys will be developed to the same standards.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. The private alley-served lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The private alley access limits the pedestrian/vehicular interaction.

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

Economic hardship is not the sole justification of the variance. The justification for the 0' front building line is to provide an enhanced pedestrian walkway and accommodate rear-loading alleys. This is encouraged by having homes closer to the front of the lot, facing open spaces designated for community use.



Application Number: 2025-2277
Plat Name: Bridgeland Prairieland Village Sec 64
Applicant: Kayla Leal
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To allow for Lots 1-11 in Block 1 and Lots 17-25 in Block 2 in Bridgeland Prairieland Village Section 64 to not have access from a public right-of-way.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec 42-188. Lot Access. (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

Bridgeland Prairieland Village is an approximately 3,905-acre tract within the larger Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area.

The request is to allow Lots 1-11 in Block 1 and Lots 17-25 in Block 2 not have access via a public right-of-way, and instead will have vehicular access from 20'-wide private alleys. This design layout creates a pedestrian-friendly setting through improved, safer sidewalks and enhanced landscaping. Pedestrian circulation will be provided via linear open spaces. Homes will face onto these linear spaces creating the opportunity for community open space with interconnected sidewalks and trails. The results are generous streetscapes, linear parks and open space areas, and protected pedestrian walkways. Rear alley-loaded Lots 1-11 in Block 1 front Reserve B and Lots 17-25 in Block 2 will front a landscape/open space reserve within the adjacent Section 66.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing landscaped linear parks as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green space. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. The purpose of the variance is to provide vehicular access via private alleys to Lots 1-11 in Block 1 and Lots 17-25 in Block 2. The rear-loaded private alley design facilitates the enhanced pedestrian circulation system by allowing for linear open spaces that will have interconnected trails and sidewalks.

(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 as the proposed 20' private alleys provide sufficient vehicular access to Lots 1-11 in Block 1 and Lots 17-25 in Block 2 and preserve open space. These lots are intended to front reserves, while the alleys minimize curb cuts, helping to create a safe open space for the residents as intended by chapter 42.

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

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

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

Economic hardship is not the sole justification of the variance. The proposed 20' private alleys are designed to maintain adequate circulation and provide sufficient vehicular access for Lots 1-11 in Block 1 and Lots 17-25 in Block 2.

Houston Planning Commission

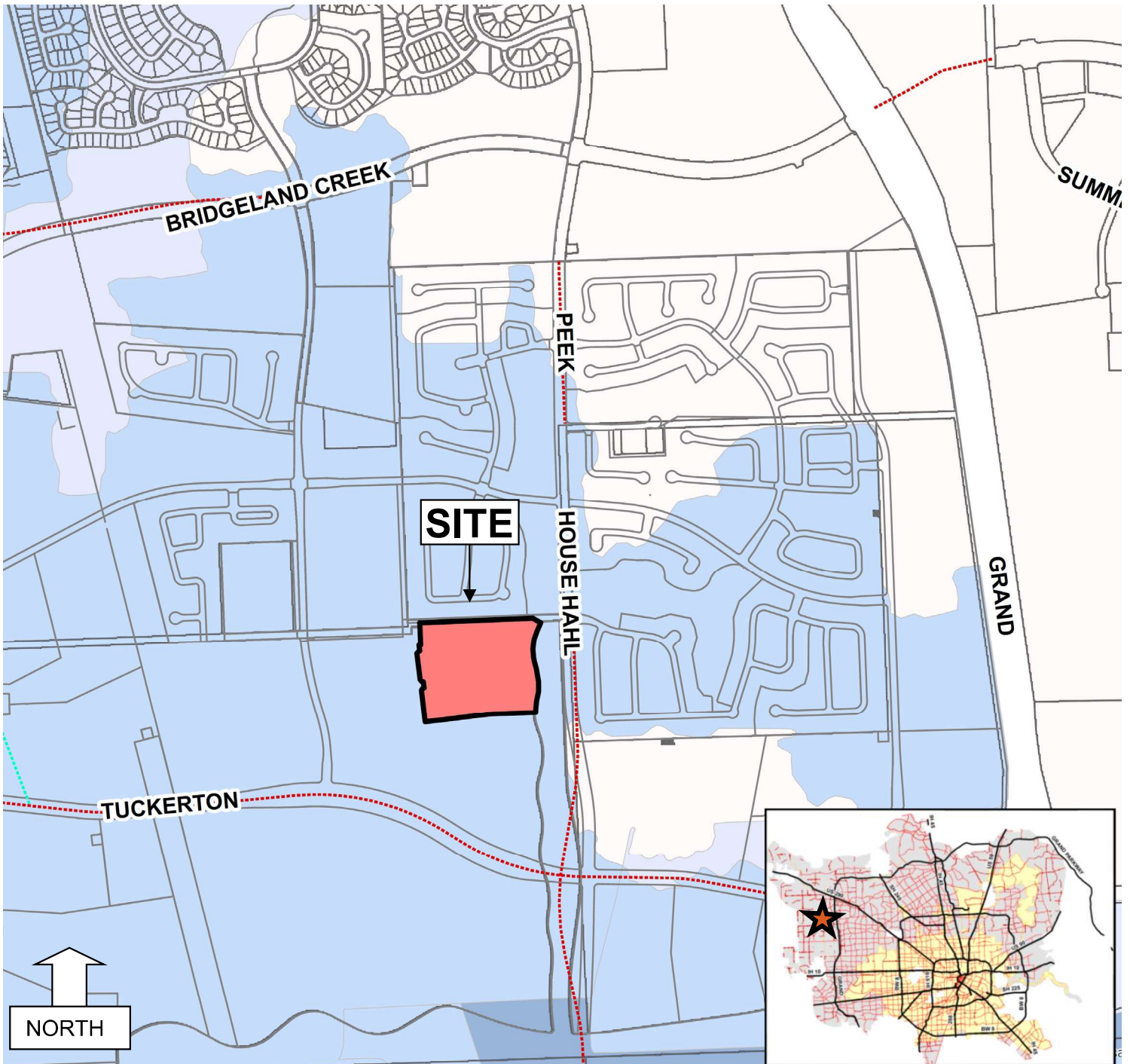
ITEM: 89

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bridgeland Prairieland Village Sec 65

Applicant: LJA Engineering, Inc.



D – Variances

Site Location

Subdivision Name: Bridgeland Prairieland Village Sec 65

Applicant: LJA Engineering, Inc.

REMAINDER OF A
CALLED 821.09 ACRES
(PARCEL A, TRACT 3)
BRIDGELAND DEVELOPMENT, LP
(K/A/ ROUSE-HOUSTON, LP)
H.C.C.F. NO. 2677033

P.O.B.
X:2989220.85
Y:13901168.33

BRIDGELAND PRAIRIELAND
VILLAGE SECTION 95

BRIDGELAND PRAIRIELAND
VILLAGE
FUTURE DEVELOPMENT

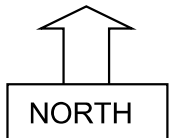
BRIDGELAND PRAIRIELAND
VILLAGE SECTION 64

CALLED 18.93
HARRIS COUNTY
CONTROL DIS
H.C.C.F. NO. 20

BRIDGELAND PRAIRIELAND
VILLAGE SECTION 66

BRIDGELAND PRAIRIELAND
VILLAGE SECTION 67

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.091	47,535	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.172	7,501	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.324	14,112	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.040	1,759	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.040	1,759	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.074	3,216	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.325	14,152	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	0.291	12,673	RESTRICTED TO COMPENSATING OPEN SPACE
I	0.037	1,623	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.037	1,623	RESTRICTED TO LANDSCAPE / OPEN SPACE
K	0.037	1,623	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.041	1,778	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.054	2,334	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.037	1,623	RESTRICTED TO LANDSCAPE / OPEN SPACE



Houston Planning Commission

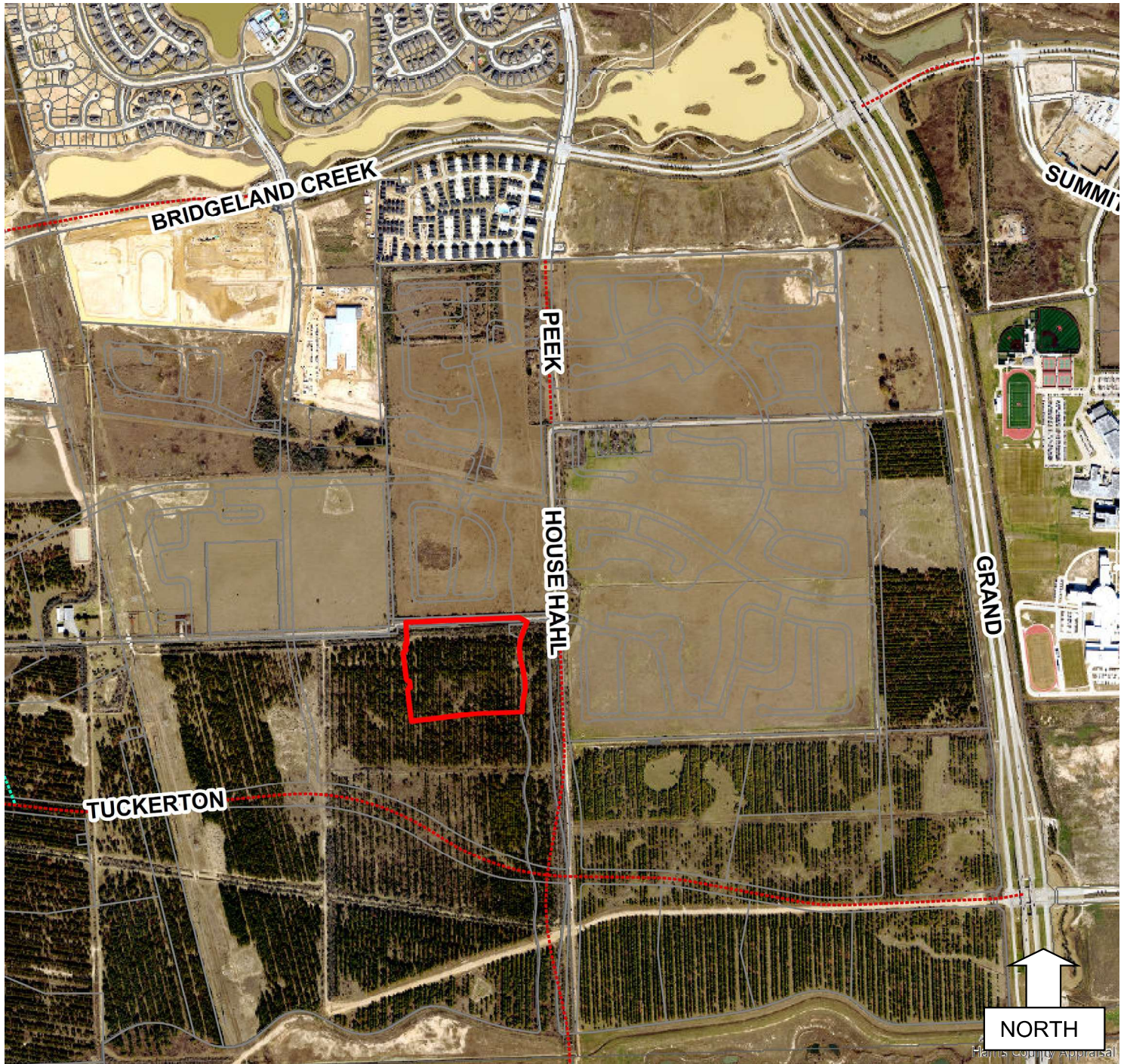
ITEM: 89

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bridgeland Prairieland Village Sec 65

Applicant: LJA Engineering, Inc.



D – Variances

Aerial

REMAINDER OF A
CALLED 821.09 ACRES
(PARCEL A, TRACT 3)
BRIDGELAND DEVELOPMENT, L.P.
(F/K/A/ ROUSE-HOUSTON, LP)
H.C.C.F. NO. 2677033





Application Number: 2025-2278
Plat Name: Bridgeland Prairieland Village Sec 65
Applicant: Kayla Leal
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To allow for a 0' front building line for private alley-served lots: Block 1, Lot 28; Block 4, Lots 1-5; Block 5, Lots 1-6; Block 6, Lots 1-7; Block 7, Lots 1-6; Block 8, Lots 1-5; Block 9, Lots 1-5

Chapter 42 Section: 156

Chapter 42 Reference:

Sec 42-156. Collector and local streets—Single-family residential. (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

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

Bridgeland Prairieland Village is an approximately 3,905-acre tract within the larger Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland is designed to create a pedestrian-friendly neighborhood style development through enhanced sidewalks, street trees and landscape treatments.

The request is to allow for lots Block 1, Lots 28-32; Block 2, Lots 1-11; Block 3, Lots 1-5, Block 4, Lots 1-5; Block 5, Lots 1-6; Block 6, Lots 1-7; Block 7, Lots 1-6; Block 8, Lots 1-5; Block 9, Lots 1-5 which take rear access from private alleys, to have a reduced 0' front building line. The variance supports rear-loaded alley design by allowing the dwelling within the lots to be located closer to the pedestrian walkway, allowing for safe pedestrian connectivity. Several of these lots are fronting reserves designated for open space, which encourage the residents' use of the areas designated for open space and the community. This layout is intended to reduce driveways or curb cuts from pedestrian routes and compensating open space to foster resident activity and the neighborhood style development that is a key feature of the Bridgeland development.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will locate homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian walkways creates a safer walking environment. The purpose of the variance is to promote walkability and support alley rear-loaded development by allowing for a 0' front building line for private alley-served lots.

(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 as chapter 42 currently allows a 0' front building line for lots taking access from public alleys. The private alleys will be developed to the same standards.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. The private alley-served lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The private alley access limits the pedestrian/vehicular interaction

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

Economic hardship is not the sole justification of the variance. The justification for the 0' front building line is to provide an enhanced pedestrian walkway and accommodate rear-loading alleys. This is encouraged by having homes closer to the front of the lot, facing open spaces designated for community use.



Application Number: 2025-2278
Plat Name: Bridgeland Prairieland Village Sec 65
Applicant: Kayla Leal
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To allow for Block 1, Lots 28-32; Block 2, Lots 1-10; Block 3, Lots 2-4 in Bridgeland Prairieland Village Section 65 to not have access from a public right-of-way.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec 42-188. Lot Access. (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

Bridgeland Prairieland Village is an approximately 3,905-acre tract within the larger Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area.

The request is to allow Lots 28-32 in Block 1, Lots 1-10 in Block 2, and Lots 2-4 in Block 3 2 not have access via a public right-of-way, and instead will have vehicular access from 20' wide private alleys. This design layout creates a pedestrian-friendly setting through improved, safer sidewalks and enhanced landscaping . Pedestrian circulation will be provided via linear open spaces. Homes will face onto these linear spaces creating the opportunity for community open space with interconnected sidewalks and trails. The results are generous streetscapes, linear parks and open space areas, and protected pedestrian walkways. Rear alley-loaded lots in block 1 front a landscape/open space reserve within the adjacent Section 67, Lots 1-10 in Block 2 front a landscape/open space reserve within Section 67, and Lots 2-4 in Block 3 front Reserve H.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing landscaped linear parks as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green space. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. The purpose of the variance is to provide vehicular access via private alleys to Lots 28-32 in Block 1, Lots 1-10 in Block 2, and Lots 2-4 in Block 3. The rear-loaded private alley design facilitates the enhanced pedestrian circulation system by allowing for linear open spaces that will have interconnected trails and sidewalks.

(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 as the proposed 20' private alleys provide sufficient vehicular access to Lots 28-32 in Block 1, Lots 1-10 in Block 2, and Lots 2-4 in Block 3, and preserve open space. These lots are intended to front reserves, while the alleys minimize curb cuts, helping to create a safe open space for the residents as intended by chapter 42.

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

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

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

Economic hardship is not the sole justification of the variance. The proposed 20' private alleys are designed to maintain adequate circulation and provide sufficient vehicular access for Lots 28-32 in Block 1, Lots 1-10 in Block 2, and Lots 2-4 in Block 3.

Houston Planning Commission

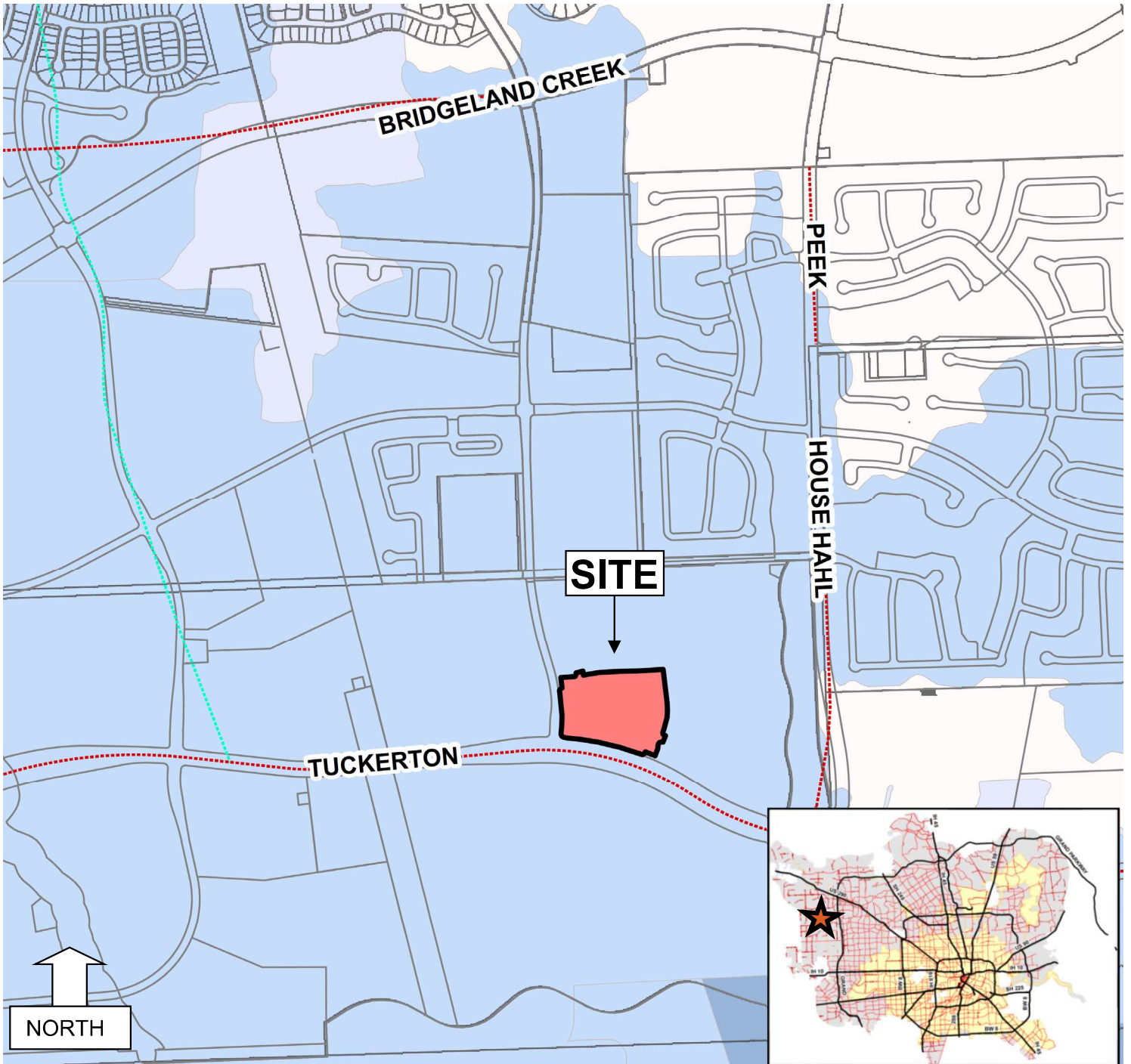
ITEM: 90

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bridgeland Prairieland Village Sec 66

Applicant: LJA Engineering, Inc.

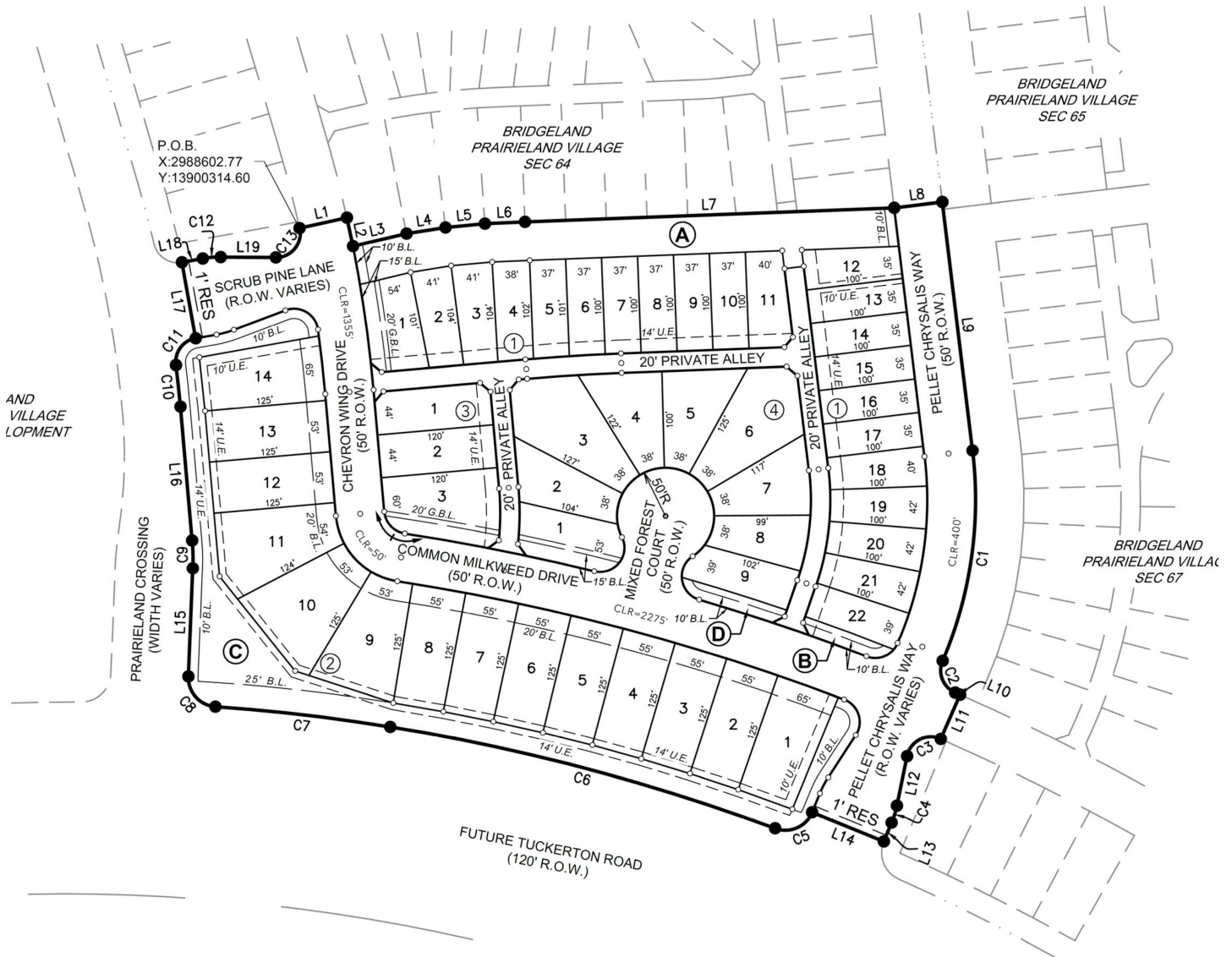


D – Variances

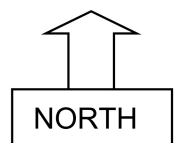
Site Location

Subdivision Name: Bridgeland Prairieland Village Sec 66

Applicant: LJA Engineering, Inc.



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.522	22,737	RESTRICTED TO COMPENSATING OPEN SPACE
B	0.034	1,493	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.860	37,442	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.041	1,765	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	1.456	63,437	



Houston Planning Commission

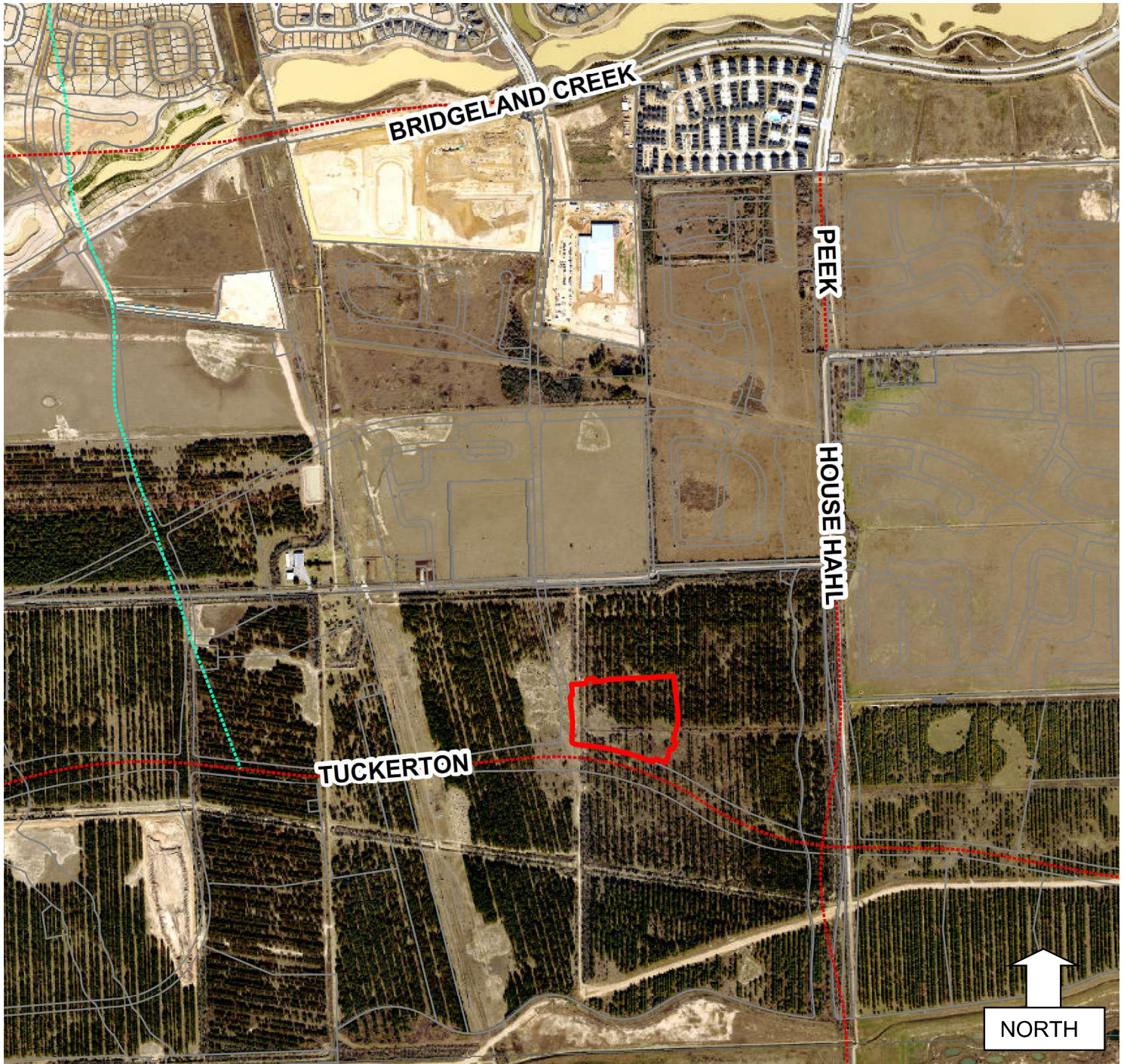
ITEM: 90

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bridgeland Prairieland Village Sec 66

Applicant: LJA Engineering, Inc.



D – Variances

Aerial



Application Number: 2025-2282
Plat Name: Bridgeland Prairieland Village Sec 66
Applicant: Kayla Leal
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To allow for a 0' front building line for private alley-served lots: Block 1, Lots 12-22; Block 3, Lots 1-3; Block 4, Lots 1-9

Chapter 42 Section: 156

Chapter 42 Reference:

Sec 42-156. Collector and local streets—Single-family residential. (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

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

Bridgeland Prairieland Village is an approximately 3,905-acre tract within the larger Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland is designed to create a pedestrian-friendly neighborhood style development through enhanced sidewalks, street trees and landscape treatments.

The request is to allow for Block 1, Lots 1-22; Block 3, Lots 1-3; Block 4, Lots 1-9 which take rear access from private alleys, to have a reduced 0' front building line. The variance supports rear-loaded alley design by allowing the dwelling within the lots to be located closer to the pedestrian walkway, allowing for safe pedestrian connectivity. Several of these lots are fronting reserves designated for open space, which encourage the residents' use to be active in the community. This layout is intended to reduce driveways or curb cuts from pedestrian routes and compensating open space to foster resident activity and the neighborhood style development that is a key feature of the Bridgeland development.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will locate homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian walkways creates a safer walking environment. The purpose of the variance is to promote walkability and support alley rear-loaded development by allowing for a 0' front building line for private alley-served lots.

(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 as chapter 42 currently allows a 0' front building line for lots taking access from public alleys. The private alleys will be developed to the same standards.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. The private alley-served lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The private alley access limits the pedestrian/vehicular interaction.

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

Economic hardship is not the sole justification of the variance. The justification for the 0' front building line is to provide an enhanced pedestrian walkway and accommodate rear-loading alleys. This is encouraged by having homes closer to the front of the lot, facing open spaces designated for community use.



Application Number: 2025-2282
Plat Name: Bridgeland Prairieland Village Sec 66
Applicant: Kayla Leal
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To allow for Lots 2-11 in Block 1 in Bridgeland Prairieland Village Section 66 to not have access from a public right-of-way.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec 42-188. Lot Access. (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

Bridgeland Prairieland Village is an approximately 3,905-acre tract within the larger Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area.

The request is to allow for Lots 2-11 in Block 1 to not have access via a public right-of-way, and instead will have vehicular access from 20'-wide private alleys. This design layout creates a pedestrian-friendly setting through improved, safer sidewalks and enhanced landscaping. Pedestrian circulation will be provided via linear open spaces. Homes will face onto these linear spaces creating the opportunity for community open space with interconnected sidewalks and trails. The results are generous streetscapes, linear parks and open space areas, and protected pedestrian walkways. Rear alley-loaded lots in Block 1 front a landscape/open space reserve.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing landscaped linear parks as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green space. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. The purpose of the variance is to provide vehicular access via private alleys to Lots 2-11 in Block 1. The rear-loaded private alley design facilitates the enhanced pedestrian circulation system by allowing for linear open spaces that will have interconnected trails and sidewalks.

(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 as the proposed 20' private alleys provide sufficient vehicular access to Lots 2-11 in Block 1 and preserve open space. These lots are intended to front reserves, while the alleys minimize curb cuts, helping to create a safe open space for the residents as intended by chapter 42.

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

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

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

Economic hardship is not the sole justification of the variance. The proposed 20' private alleys are designed to maintain adequate circulation and provide sufficient vehicular access for Lots 2-11 in Block 1.

Houston Planning Commission

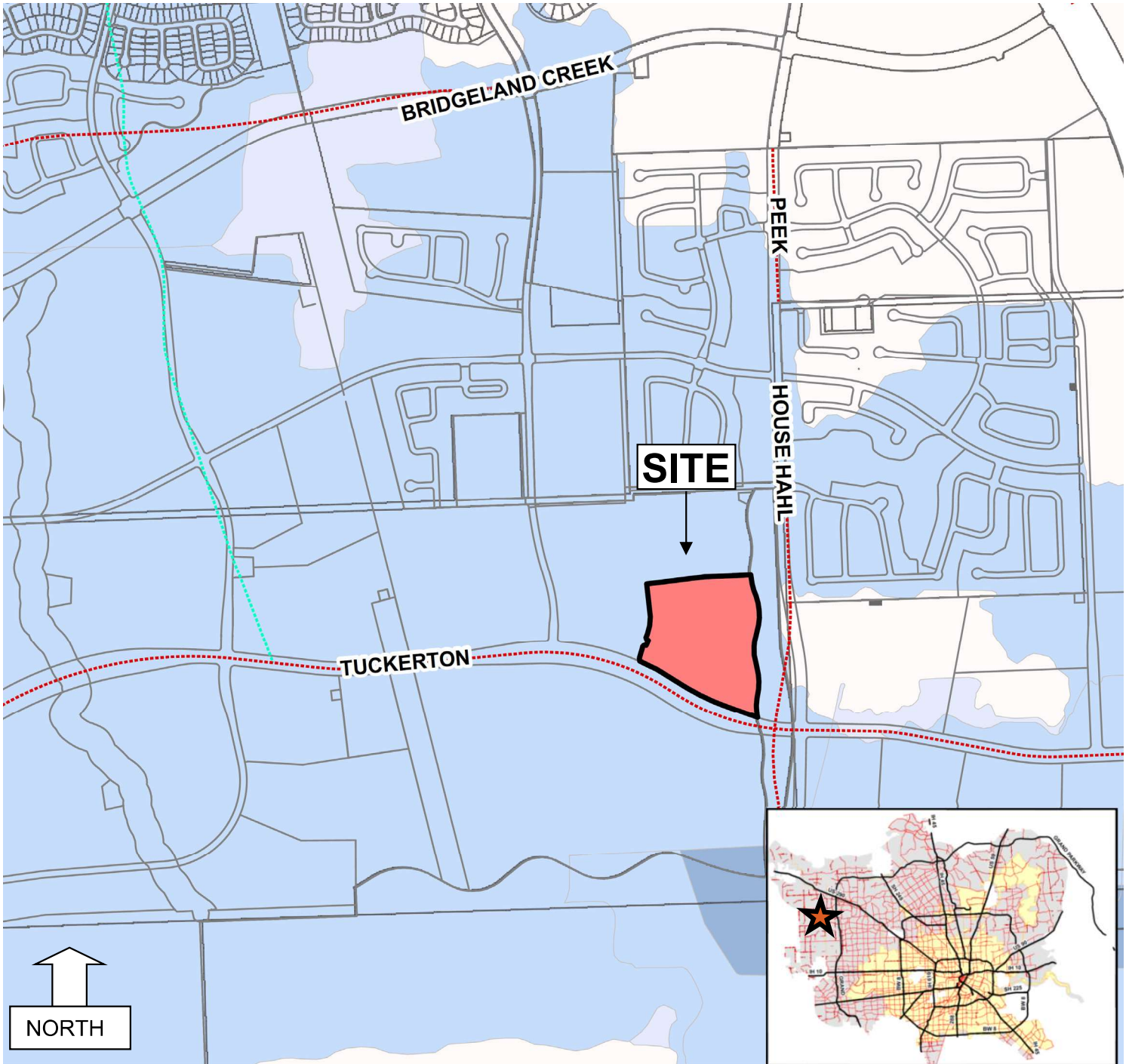
ITEM: 91

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bridgeland Prairieland Village Sec 67

Applicant: LJA Engineering, Inc.



D – Variances

Site Location

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bridgeland Prairieland Village Sec 67

Applicant: LJA Engineering, Inc.



D – Variances

Subdivision

Houston Planning Commission

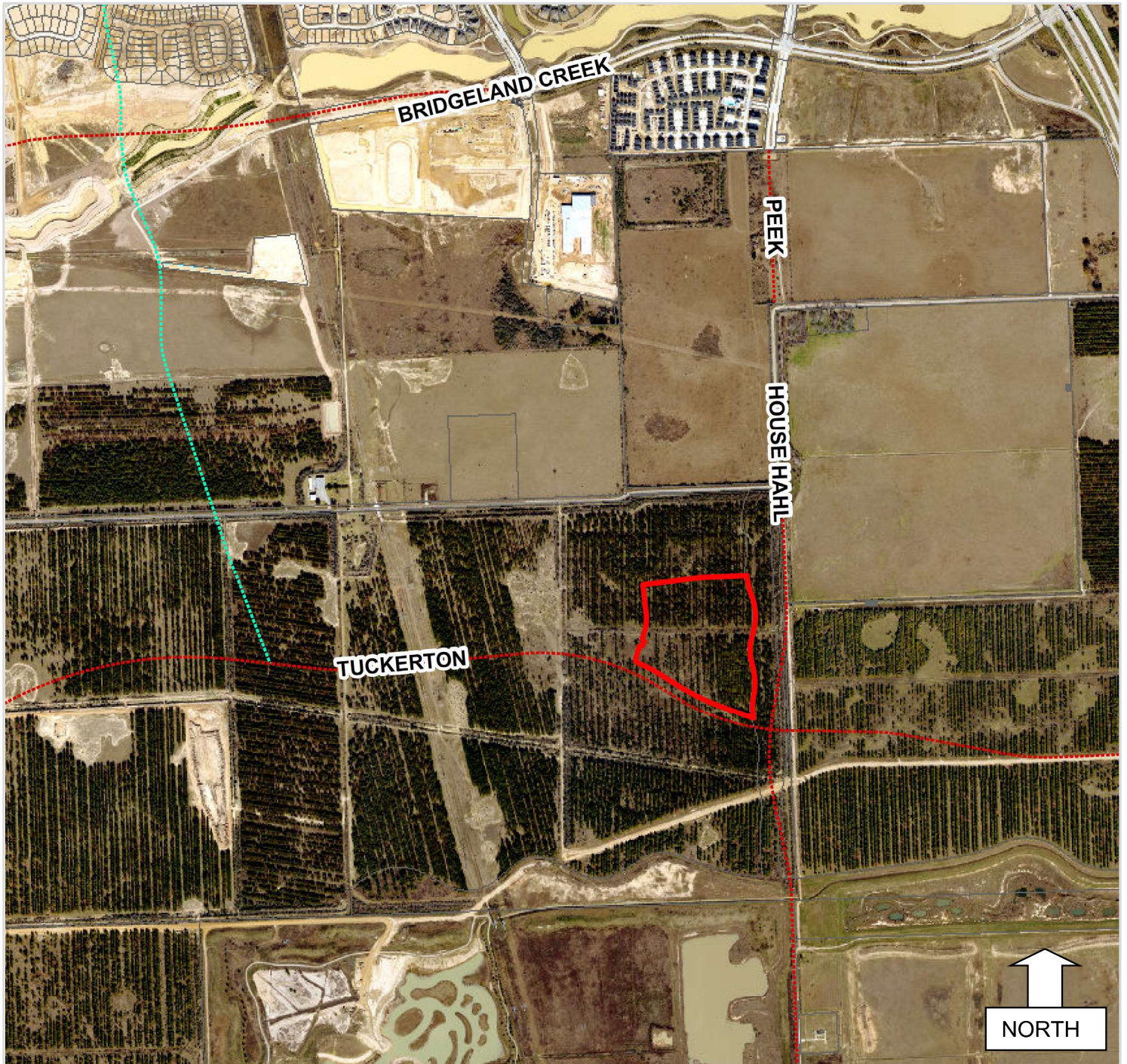
ITEM: 91

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Bridgeland Prairieland Village Sec 67

Applicant: LJA Engineering, Inc.



D – Variances

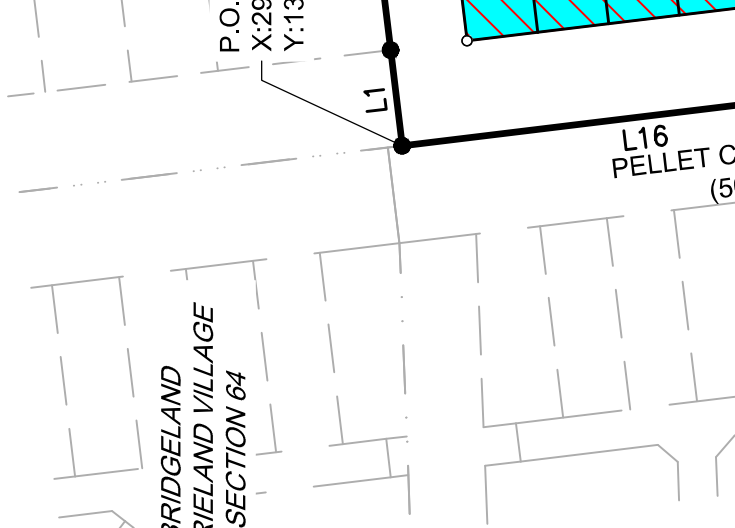
Aerial

P.O.
X:29
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L1

L16
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(5)

BRIDGELAND
PRAIRIELAND VILLAGE
SECTION 64





Application Number: 2025-2284
Plat Name: Bridgeland Prairieland Village Sec 67
Applicant: Kayla Leal
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To allow for a 0' front building line for private alley-served lots: Block 3, Lots 1-14; Block 4, Lots 1-6; Block 5, Lots 1-12; Block 6, Lots 1-14; Block 7, Lots 1-7; Block 8, Lots 1-8; Block 9, Lots 1-4

Chapter 42 Section: 156

Chapter 42 Reference:

Sec 42-156. Collector and local streets—Single-family residential. (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

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

Bridgeland Prairieland Village is an approximately 3,905-acre tract within the larger Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland is designed to create a pedestrian-friendly neighborhood style development through enhanced sidewalks, street trees and landscape treatments. The request is to allow for Block 1, Lots 1-20; Block 2, Lots 1-6; Block 3, Lots 1-14; Block 4, Lots 1-6; Block 5, Lots 1-12; Block 6, Lots 1-14; Block 7, Lots 1-7; Block 8, Lots 1-8; Block 9, Lots 1-4 which take rear access from private alleys, to have a reduced 0' front building line. The variance supports rear-loaded alley design by allowing the dwelling within the lots to be located closer to the pedestrian walkway, allowing for safe pedestrian connectivity. Several of these lots are fronting reserves designated for open space, which encourage residents' use to be active in the community. This layout is intended to reduce driveways or curb cuts from pedestrian routes and compensating open space to foster resident activity and the neighborhood style development that is a key feature of the Bridgeland development.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will locate homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian walkways creates a safer walking environment. The purpose of the variance is to promote walkability and support alley rear-loaded development by allowing for a 0' front building line for private alley-served lots.

(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 as chapter 42 currently allows a 0' front building line for lots taking access from public alleys. The private alleys will be developed to the same standards.

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

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. The private alley-served lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The private alley access limits the pedestrian/vehicular interaction.

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

Economic hardship is not the sole justification of the variance. The justification for the 0' front building line is to provide an enhanced pedestrian walkway and accommodate rear-loading alleys. This is encouraged by having homes closer to the front of the lot, facing open spaces designated for community use.



Application Number: 2025-2284
Plat Name: Bridgeland Prairieland Village Sec 67
Applicant: Kayla Leal
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To allow for Lots 1-20 in Block 1 and Lots 1-6 in Block 2 in Bridgeland Prairieland Village Section 67 to not have access from a public right-of-way.

Chapter 42 Section: 188

Chapter 42 Reference:

Sec 42-188. Lot Access. (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

Bridgeland Prairieland Village is an approximately 3,905-acre tract within the larger Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area.

The request is to allow Lots 1-20 in Block 1 and Lots 1-6 in Block 2 to not have access via a public right-of-way, and instead will have vehicular access from 20'-wide private alleys. This design layout creates a pedestrian-friendly setting through improved, safer sidewalks and enhanced landscaping. Pedestrian circulation will be provided via linear open spaces. Homes will face onto these linear spaces creating the opportunity for community open space with interconnected sidewalks and trails. The results are generous streetscapes, linear parks and open space areas, and protected pedestrian walkways. Rear alley-loaded Lots in Block 1, and Lots 1-6 in Block 2 front landscape/open space reserves.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing landscaped linear parks as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green space. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. The purpose of the variance is to provide vehicular access via private alleys to Lots 1-20 in Block 1 and Lots 1-6 in Block 2. The rear-loaded private alley design facilitates the enhanced pedestrian circulation system by allowing for linear open spaces that will have interconnected trails and sidewalks.

(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 as the proposed 20' private alleys provide sufficient vehicular access to Lots 1-20 in Block 1 and Lots 1-6 in Block 2 and preserve open space. These lots are intended to front reserves, while the alleys minimize curb cuts, helping to create a safe open space for the residents as intended by chapter 42.

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

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

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

Economic hardship is not the sole justification of the variance. The proposed 20' private alleys are designed to maintain adequate circulation and provide sufficient vehicular access for Lots 1-20 in Block 1 and Lots 1-6 in Block 2.

Houston Planning Commission

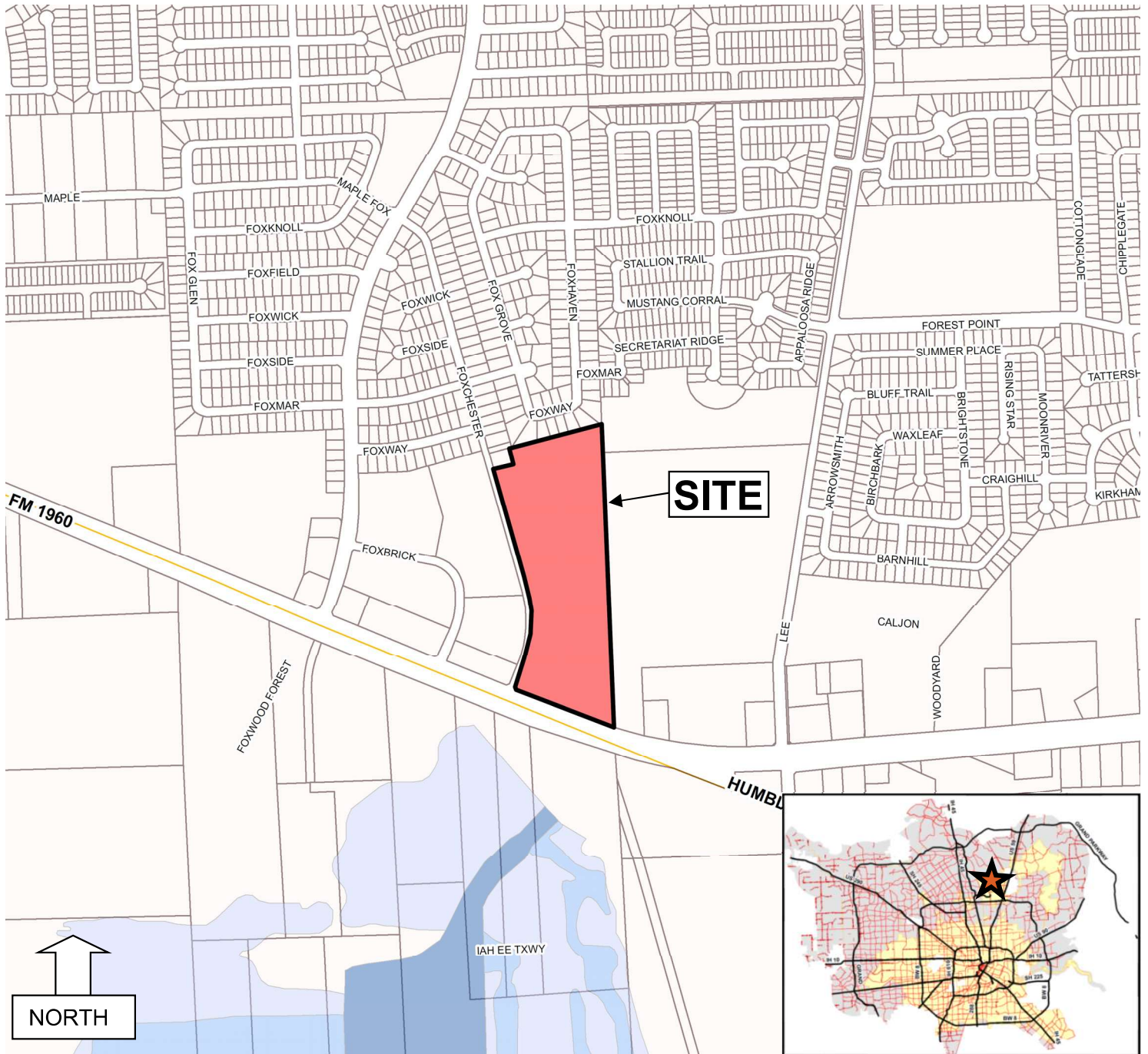
ITEM: 92

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: IAH Commerce Park

Applicant: Patrick Planning Services, LLC

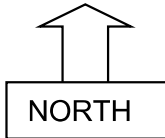
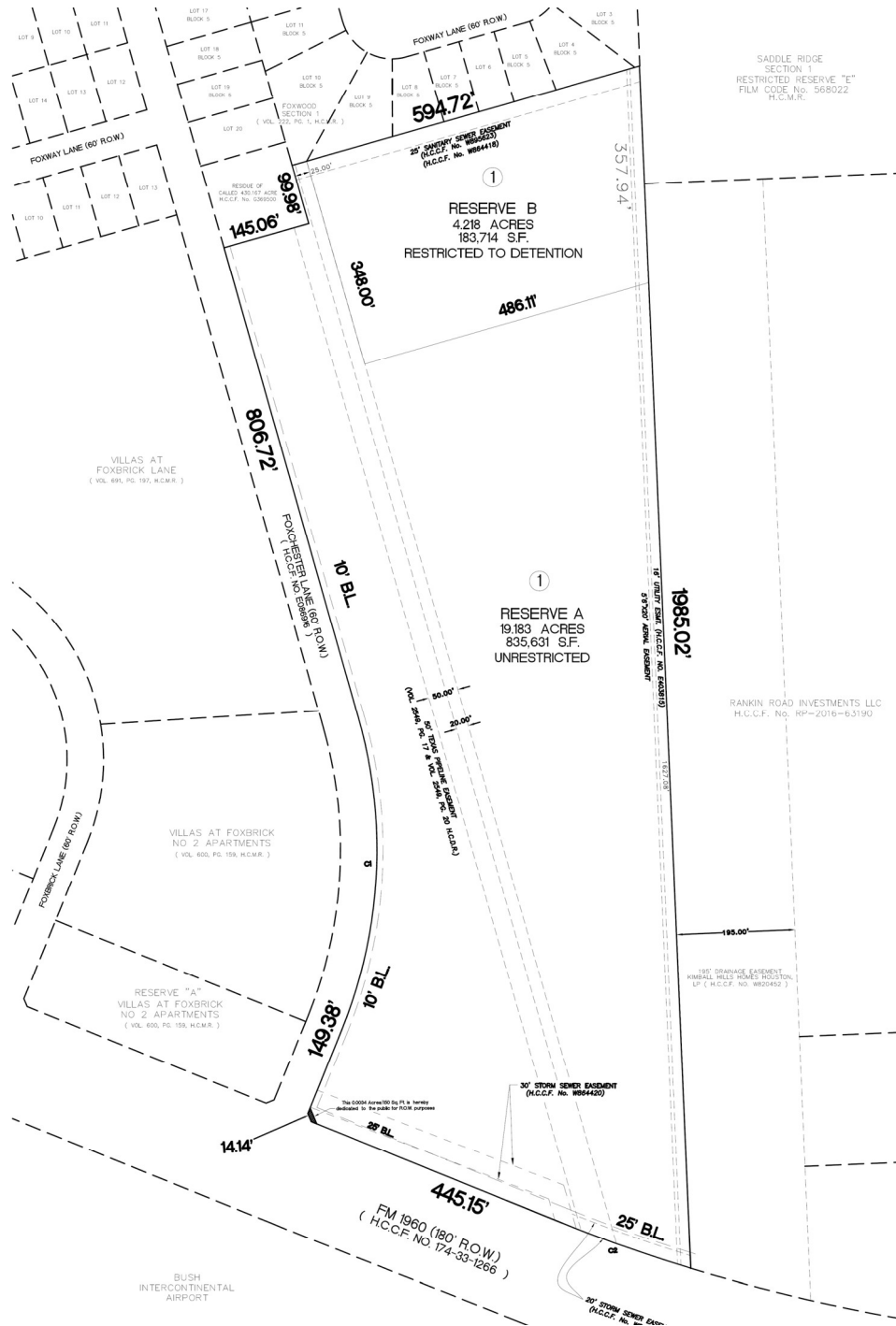


D – Variances

Site Location

Subdivision Name: IAH Commerce Park

Applicant: Patrick Planning Services, LLC



Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: IAH Commerce Park

Applicant: Patrick Planning Services, LLC



D – Variances

Aerial



SWALES NOT SHOWN, REFER TO CIVIL FOR DRAINAGE PLANS & DETAILS

CMP=90.19'

24" CMP=72'

24" CMP=87.79'

24" CMP=88.59'

24" CMP=87.1'

24" CMP=8

24" CMP=88.88'

24" CMP=8



Application Number: 2025-2290
Plat Name: IAH Commerce Park
Applicant: Jake Patrick
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To not provide the required east/west street to address intersection spacing requirements

Chapter 42 Section: 128

Chapter 42 Reference:

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

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 plat with variance was previously approved by the Houston Planning Commission on December 7th, 2023. The plat was extended via the Extension of Approval process for an additional year. However, several issues with engineering approvals have been experienced such as TxDOT taking over a year to approve the driveway permit (still not approved). Harris County will not allow the plat to be recorded without that TxDOT approval, so we are forced to resubmit the plat with variance. There were also issues with MUD engineering approvals, but those have since been solved.

This is a currently vacant site in Harris County immediately adjacent to and north of George Bush Intercontinental Airport. The site is entirely within a Limited Purpose Annexation area with the City of Houston as well. The site has frontage on the north side FM 1960 and is between Foxwood Forest Blvd and Lee Road. Along the western boundary of the site is the dedicated, but unaccepted right of way of Foxchester Lane. Across Foxchester Lane there are garden-style apartments, post office, and retail uses. Immediately east of the site is an approximately 160' wide Harris County Flood Control District (HCFCD) ditch that drains the large detention basin at the northeast corner of the subject property. To the north of the site is a single-family neighborhood, known as Foxwood, that was platted in the mid-1970s. The future development will derive its sole access from FM 1960 via a future private

driveway. Most of the frontage along FM 1960 will be small-scale retail development with the remainder of the site being utilized for office park/warehouse uses with the required detention being located in the rear of the property. This development will take no access from the Foxchester Lane right of way along the western boundary of the site, so dedicating an east/west street through this site would not make sense and would potentially encourage the mixture of traffic of incompatible land uses in the future. In addition, there is nowhere for the street to go to the east due to the aforementioned HCFCD ditch. All the needed circulation for the subject site can be satisfied by the internal driveway systems.

Finally, utilizing private driveways for the warehouse/office park will allow the area to be fenced around the perimeter of the property. This will ensure the security of the site and protect potentially valuable goods for the future tenants of this site.

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

The circumstances supporting the granting of the variance are a result of existing characteristics around the site such as the drainage ditch to the east, single-family neighborhood to the north, and recent development to the west that prevents the required street from going anywhere.

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

The intent of the ordinance is to protect residential neighborhoods while ensuring that non-residential areas have adequate access and circulation. This commerce/logistics center will provide adequate internal circulation and will have adequate access from a major thoroughfare.

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

Separating traffic from incompatible land uses will preserve public health and safety for both the future warehouse users and the existing single-family residents to the north.

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

The justification for the hardship is to separate the circulation for incompatible land uses for the benefit of both subdivision residents and warehouse users and to not dedicate unnecessary streets that will not go anywhere. It will also ensure adequate security for the goods of the future warehouse tenants.

Houston Planning Commission

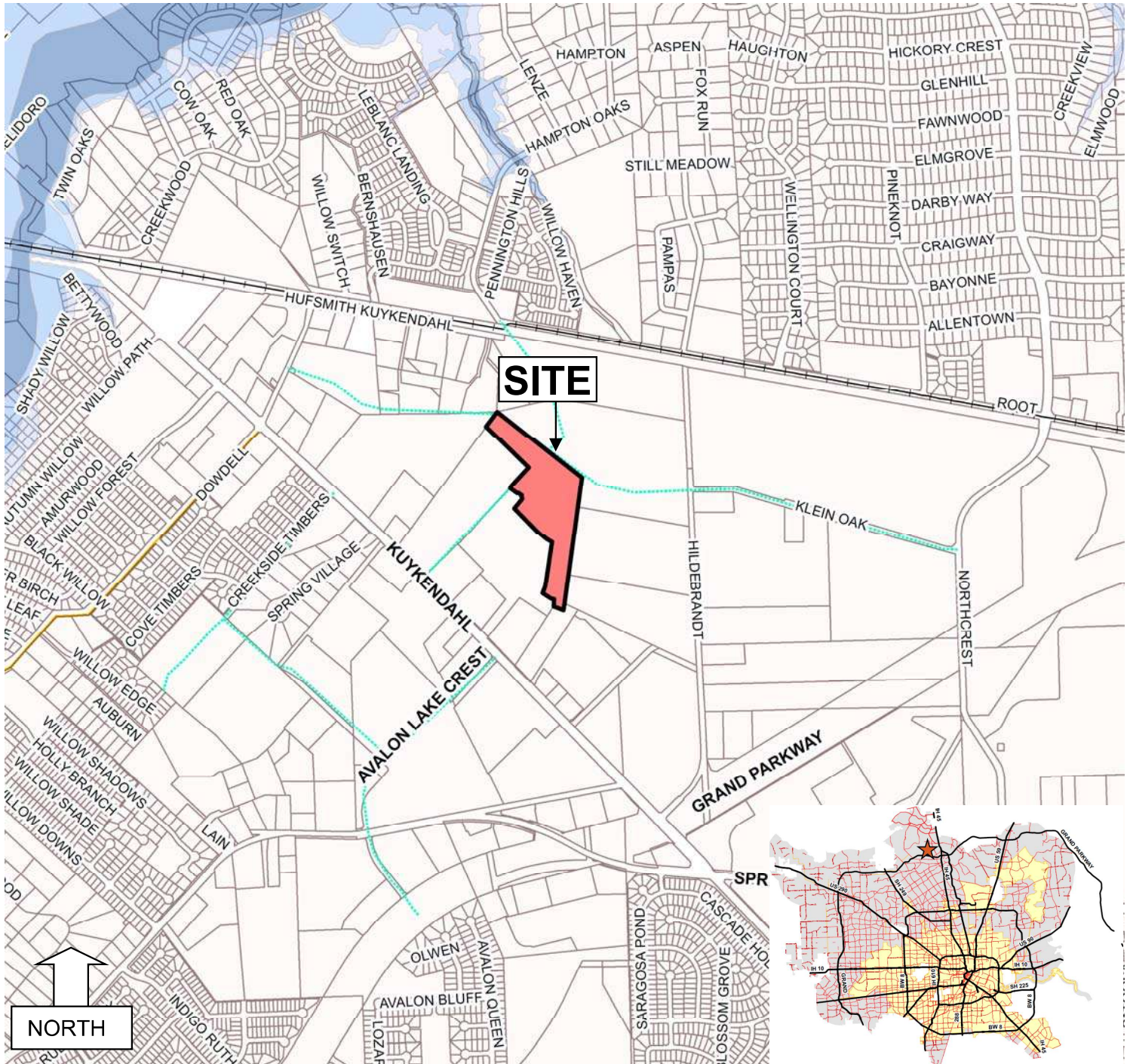
ITEM: 93

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Kuykendahl Village Sec 2 (DEF 1)

Applicant: BGE, Inc.

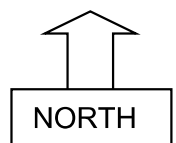
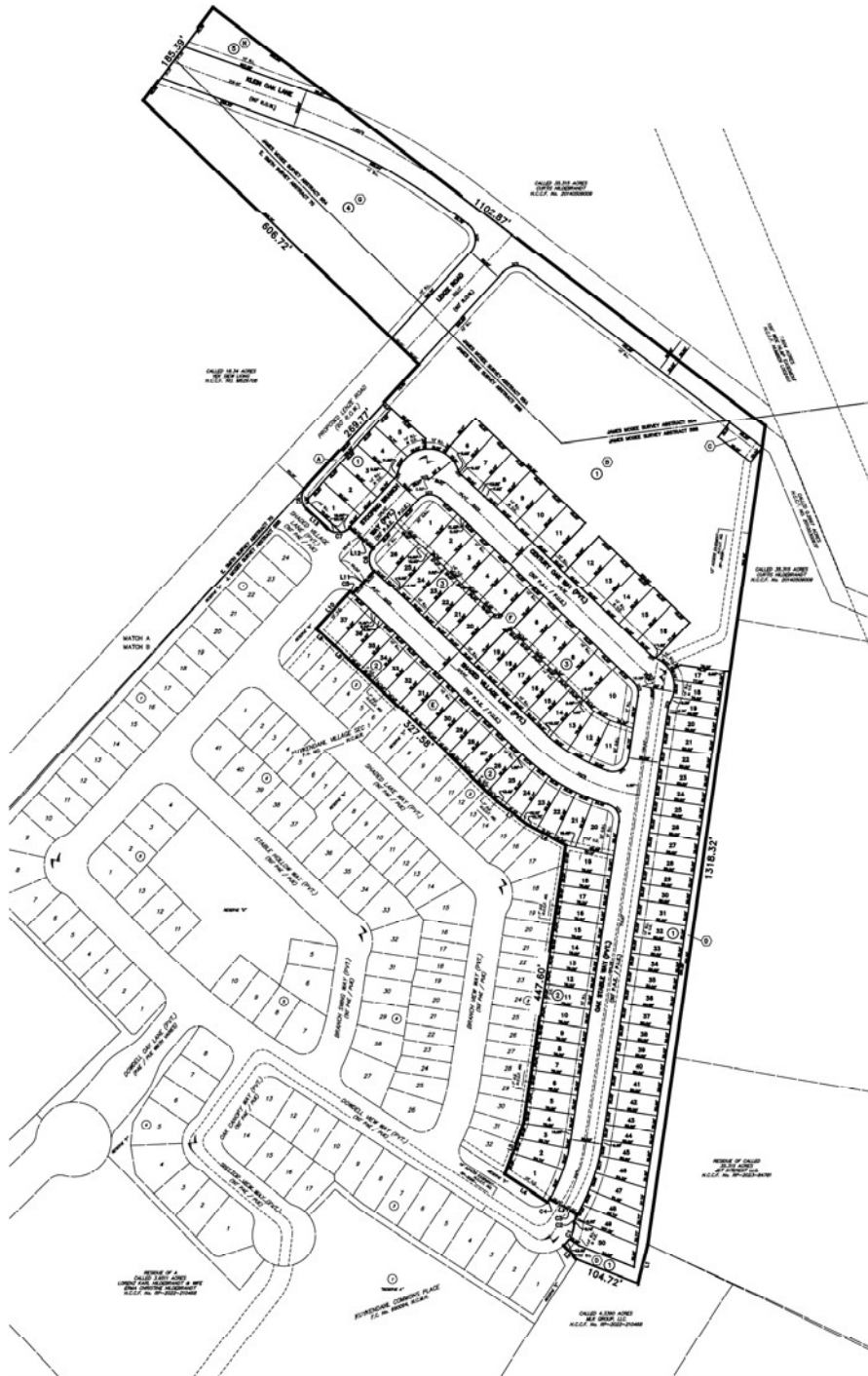


D – Variances

Site Location

Subdivision Name: Kuykendahl Village Sec 2 (DEF 1)

Applicant: BGE, Inc.



Subdivision Name: Kuykendahl Village Sec 2 (DEF 1)

Applicant: BGE, Inc.







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.



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 reserve restricted to lift station and related uses to temporarily take access from a variable width 12-foot to 16-foot access easement in lieu of the required 30-foot width.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec 42-190. – Tracts for non-single-family use—Reserves.

(d) A reserve may take access via an access easement temporarily until the adjacent public streets within the general plan are platted with abutting sections if all of the following conditions are met:

- (1) The reserve is specifically restricted to lift station, wastewater treatment, water production, or water repressurization;
- (2) The access easement is temporary and non-exclusive that must be recorded prior to the recordation of the plat in a form approved by the city attorney;
- (3) The access easement aligns with the public street pattern identified in the current approved general plan;
- (4) The minimum width of the access easement must be 30 feet with all-weather road surface and shall comply with all applicable Design Manual, Fire Code, city, county, and Texas Commission of Environmental Quality (TCEQ) requirements; and
- (5) The minimum street width and minimum frontage requirements otherwise required by this section must be met as other sections abutting the reserve are recorded.

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;

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.

The subject lift station reserve in the Kuykendahl Village Sec 2 plat has sufficient frontage along proposed Klein Oak Lane, which is being platted within Kuykendahl Village Sec 2. However, the portion of Klein Oak Lane within Kuykendahl Village does not yet provide access to adjacent property or rights-of-way. Therefore, it does not currently meet the definition of a public street. An access easement of varying width, between 12-feet and 16-feet, is proposed to access the lift station reserve from Kuykendahl Road. It will satisfy access requirements to the lift station reserve prior to Klein Oak Lane being fully constructed and providing external connectivity from the subject site. To service the lift station reserve, the easement must transverse through the Compensating Open Space (COS) reserve encompassed in the corresponding amenities plan, which has specific sidewalk and tree planting requirements. With only 30 feet between the detention pond high bank and the property boundary where the access easement crosses the COS reserve, a 30-foot access easement would make it infeasible to also meet the amenities plan requirements. Having a 12-foot temporary access easement allows space for a 5-foot sidewalk and tree plantings to satisfy the amenities plan requirements.

The proposed 12-foot access easement will be constructed with an all-weather surface and comply with Fire Code and TCEQ requirements. Also, the access easement will be temporary; in place only until Klein Oak Lane is constructed and provides external connectivity to give the lift station reserve adequate public street frontage. Granting the variance request will allow the lift station reserve to temporarily take access from Kuykendahl Road through the proposed Kuykendahl Village subdivision. It will also allow for the amenities plan requirements to be met for the adjacent COS reserve, which the proposed access easement transverses.

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

The variance request is necessitated by the status of proposed Klein Oak Lane and the requirements of the open space amenities plan. 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;

Adequate access to the lift station reserve through the proposed access easement will be upheld, 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;

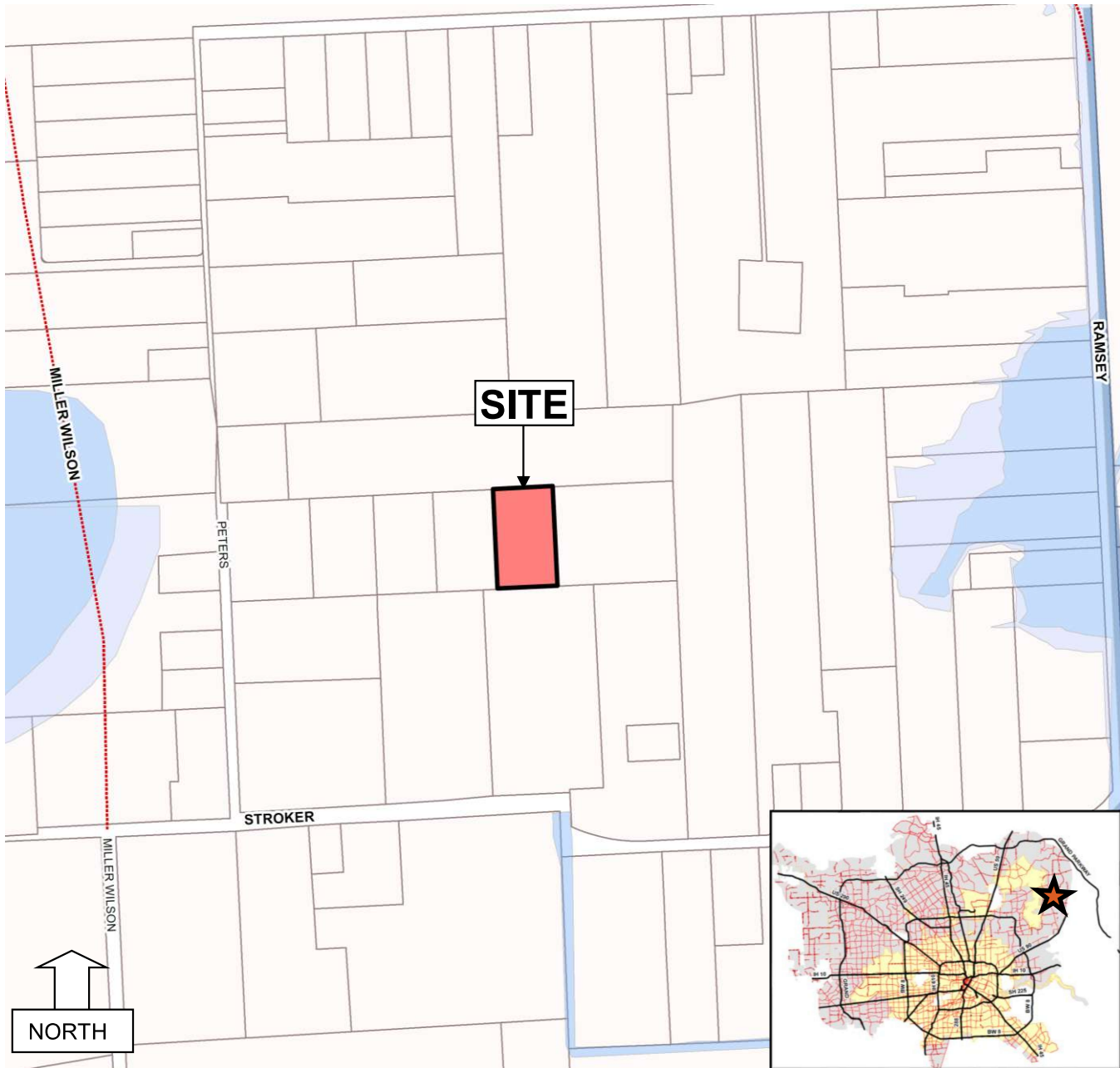
The proposed access easement will provide adequate access to the lift station reserve, and will not compromise safety or utility operations, as it will be a low traffic volume accessing the lift station. Therefore, it will not be injurious to the public health, safety, or welfare.

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

The constraints of the open space amenities plan requirements create a limitation for access easement width. Therefore, economic hardship is not the sole justification of the variance request.

Subdivision Name: Mendoza Hacienda

Applicant: Century Engineering, Inc



D – Variances

Site Location

Houston Planning Commission

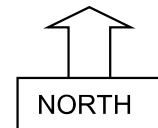
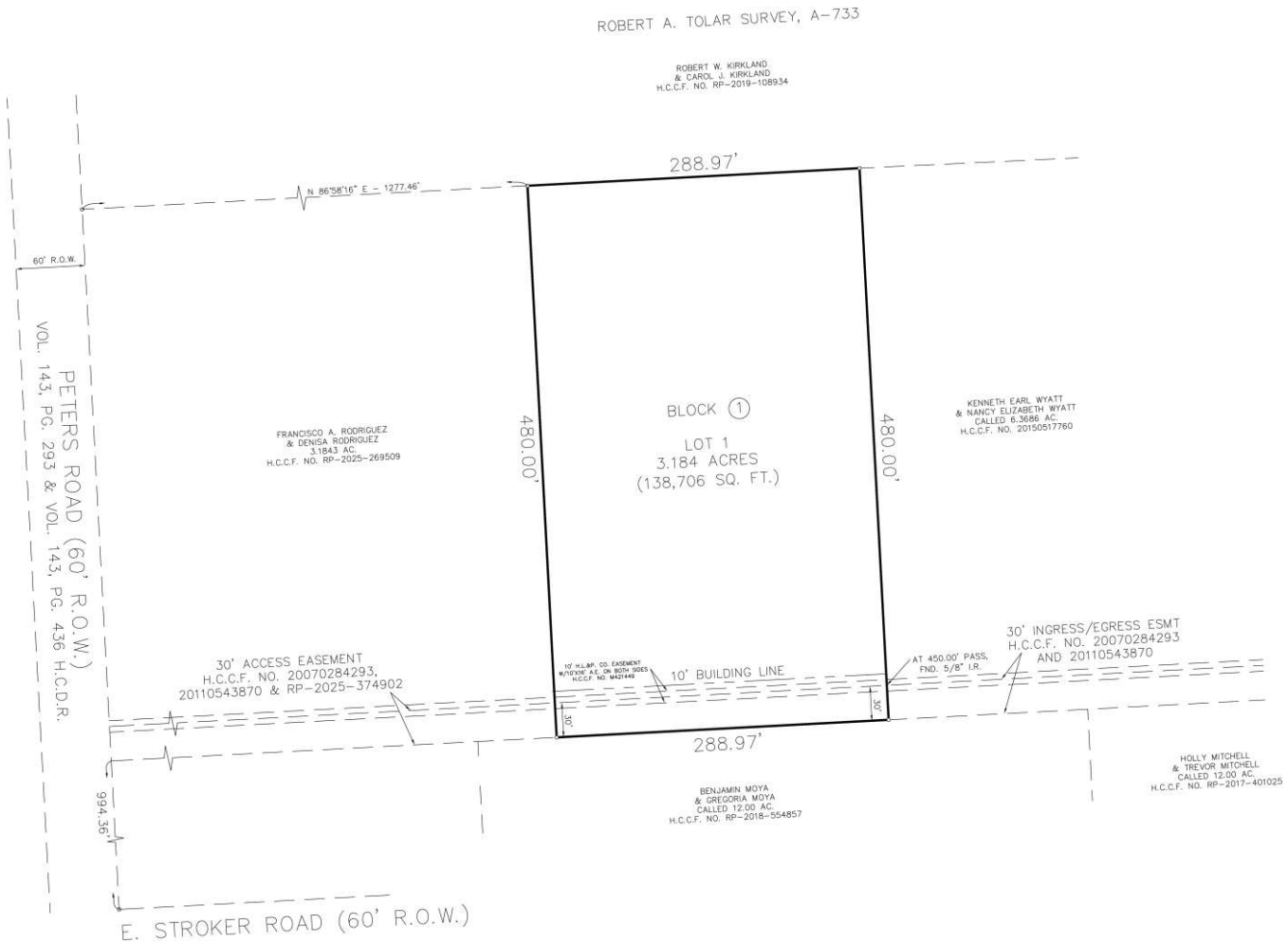
ITEM: 94

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Mendoza Hacienda

Applicant: Century Engineering, Inc



D – Variances

Subdivision

Subdivision Name: Mendoza Hacienda

Applicant: Century Engineering, Inc



D – Variances

Aerial



Application Number: 2025-2127
Plat Name: Mendoza Hacienda
Applicant: Daniel Massiatte
Date Submitted: 12/5/2025

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

Specific Variance is being sought and extent of variance:

to allow a lot to take access from an access easement and to exceed north/south intersection spacing.

Chapter 42 Section: Sec. 42-188. & 42-128

Chapter 42 Reference:

Sec. 42-188. Lot access. (c) Lots that front on or take access from a permanent access easement must be a part of a unified development scheme where the owners of all lots within the subdivision are legally bound together by deed restriction, contract or any other constituted and binding homeowners association, corporation, or other organization with, as one of its purposes, the continued care and maintenance of all commonly owned properties within the subdivision, particularly the areas established as permanent access easements, and the authority and means to impose binding assessments upon the lot owners for that purpose

Statement of Facts

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

na

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

The current owner purchased the subject property recently and plans to build a single-family home on this tract in the future. This tract has never been platted and the City of Houston will require this tract to be platted before the owner can construct a single-family home. This tract takes access from an existing permanent access easement instead of the required street or shared driveway

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

The subject tract and nine other tracts were part of a 72 acre tract at one time. The subject tract and the nine other tracts are residential and take access from the existing 30' access easement that was recorded in 2007. It would be unlikely that the owners of all ten tracts would agree to dedicate acreage and pay for a future road.

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

The subject tract and the nine other tracts that are taking access from the existing 30' access easement generate limited traffic.

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

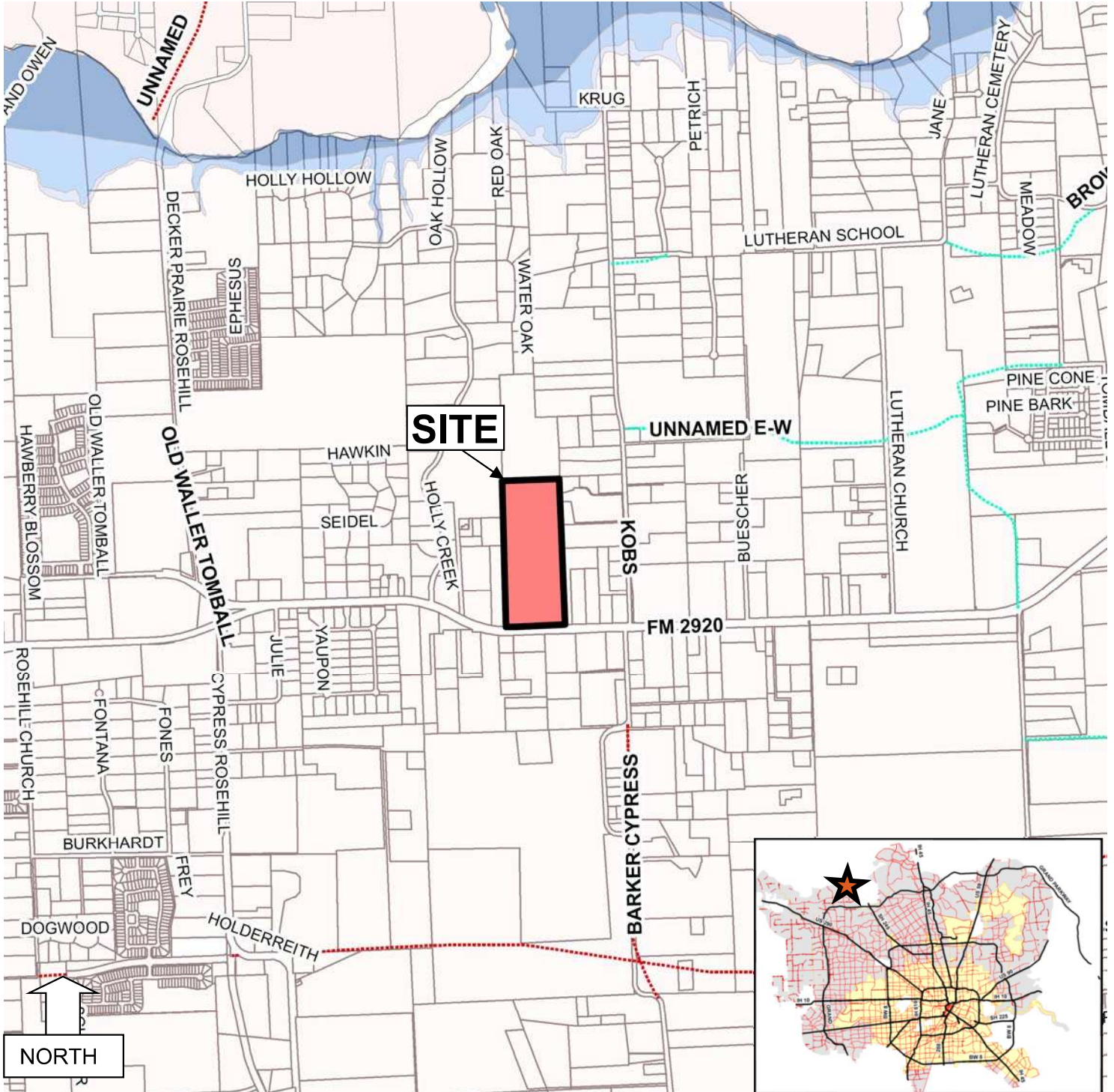
The permanent access easement has an existing all-weather gravel road with open ditch and culverts providing proper drainage. There is an existing 10' utility easement centered along the northern boundary of the access easement that services the subject tract and the nine other tracts with power.

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

The justification is the existing access easement existed prior to land acquisition and the subject tract and the nine other tracts have Peters Road addresses.

Subdivision Name: Precision at Tomball Commercial

Applicant: Tetra Land Services

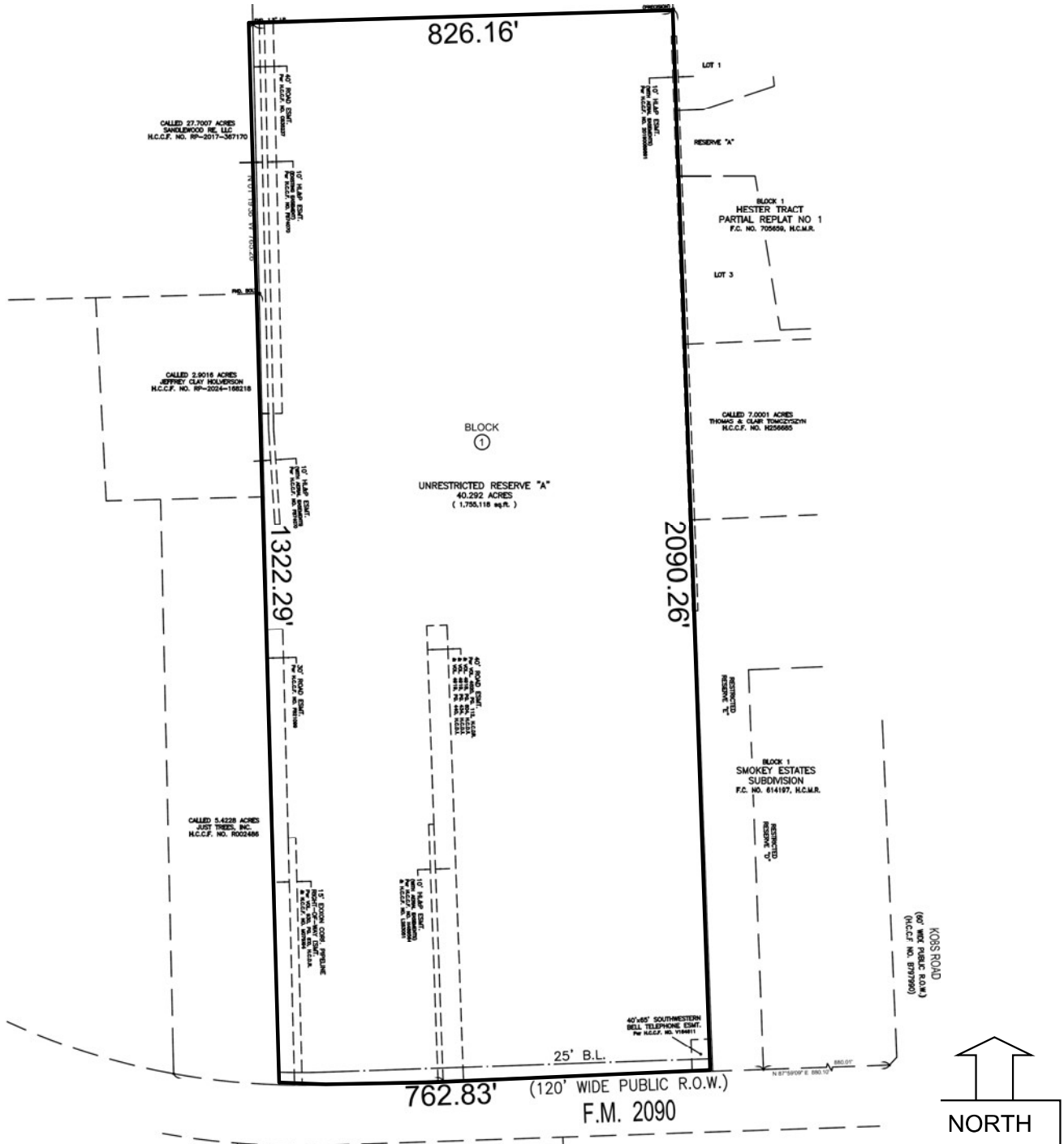


D – Variances

Site Location

Subdivision Name: Precision at Tomball Commercial

Applicant: Tetra Land Services



D – Variances

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Precision at Tomball Commercial

Applicant: Tetra Land Services



D – Variances

Aerial



Application Number: 2025-2297
Plat Name: Precision Tomball Commercial
Applicant: Paul Coyne
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:
to exceed east/west intersection spacing of +/- 1,400 feet.

Chapter 42 Section: 42-128

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

Statement of Facts

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

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

The subject property is located along FM 2920 east of Decker Prairie-Rosehill Road and west of Lutheran Church Road. The neighboring properties are commercial and large acreage lots that utilize detention ponds for drainage and spray fields for on-site sewage facilities. A requirement to provide an east/west road within 1,400 feet is impractical as there are no existing or planned east/west public roads within a mile of the subject site in either direction. Furthermore, the imposition of this section will deprive the owner the reasonable use of the land as it would interfere with drainage and OSSF development in accordance with local requirements.

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The area surrounding the subject property has and remains commercial and large acreage lots prior to the acquisition of the property.

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

The intent and general purposes of the chapter will be preserved and maintained by granting this variance. This variance will allow for reasonable and sensible

development of this land, within an area of like development, with the capacity to include the area for drainage and sewage facilities needed for a development of this size.

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

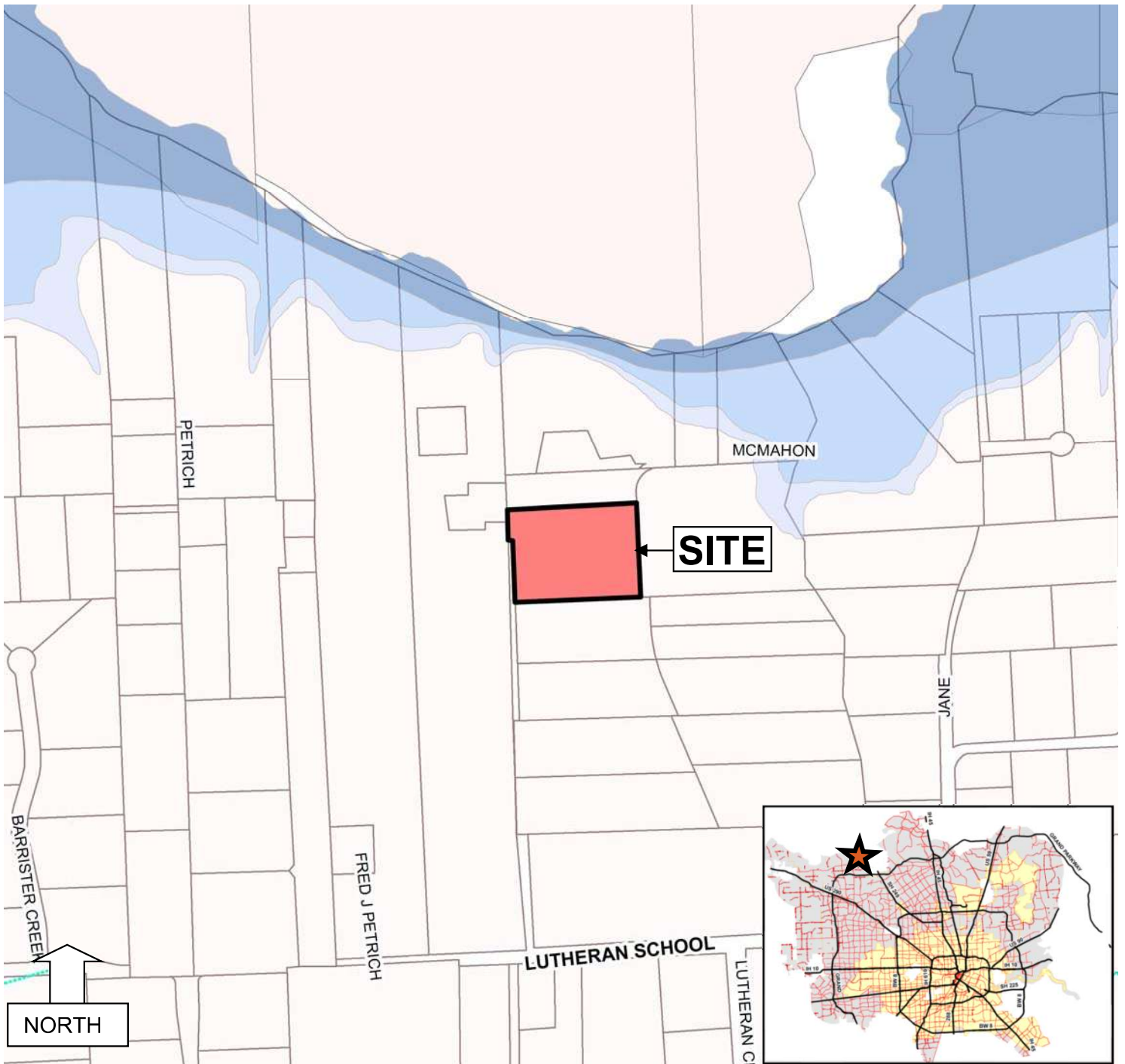
The granting of the variance will not be injurious to the public health, safety or welfare. The granting of the variance will allow for the owners to meet local requirements for drainage and OSSF development, ensuring that future commercial developments can abide by all necessary requirements for the protection of public health, safety and welfare.

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

Economic hardship is not the sole justification of the variance. As there are no current or proposed east-west roads within a mile or more of the subject property, the intersection would create a highly impractical development regardless of economic situation. The justification for this variance is purely a matter of practicality and conformation with the reasonable use of land in this area.

Subdivision Name: Lutheran Gardens GP

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



Houston Planning Commission

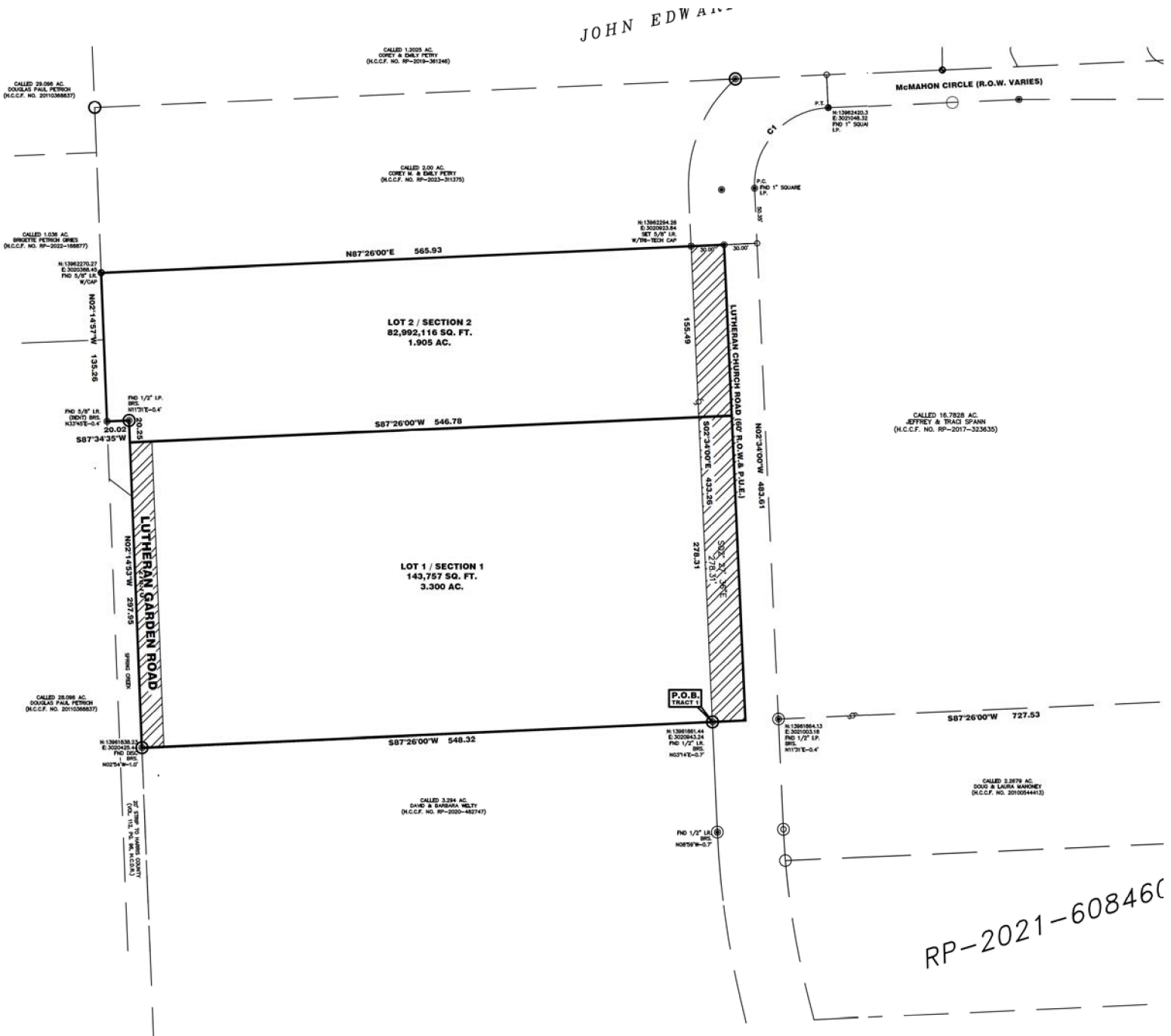
ITEM: 96

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Lutheran Gardens GP

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



F- Reconsideration of Requirements Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 01/08/2026

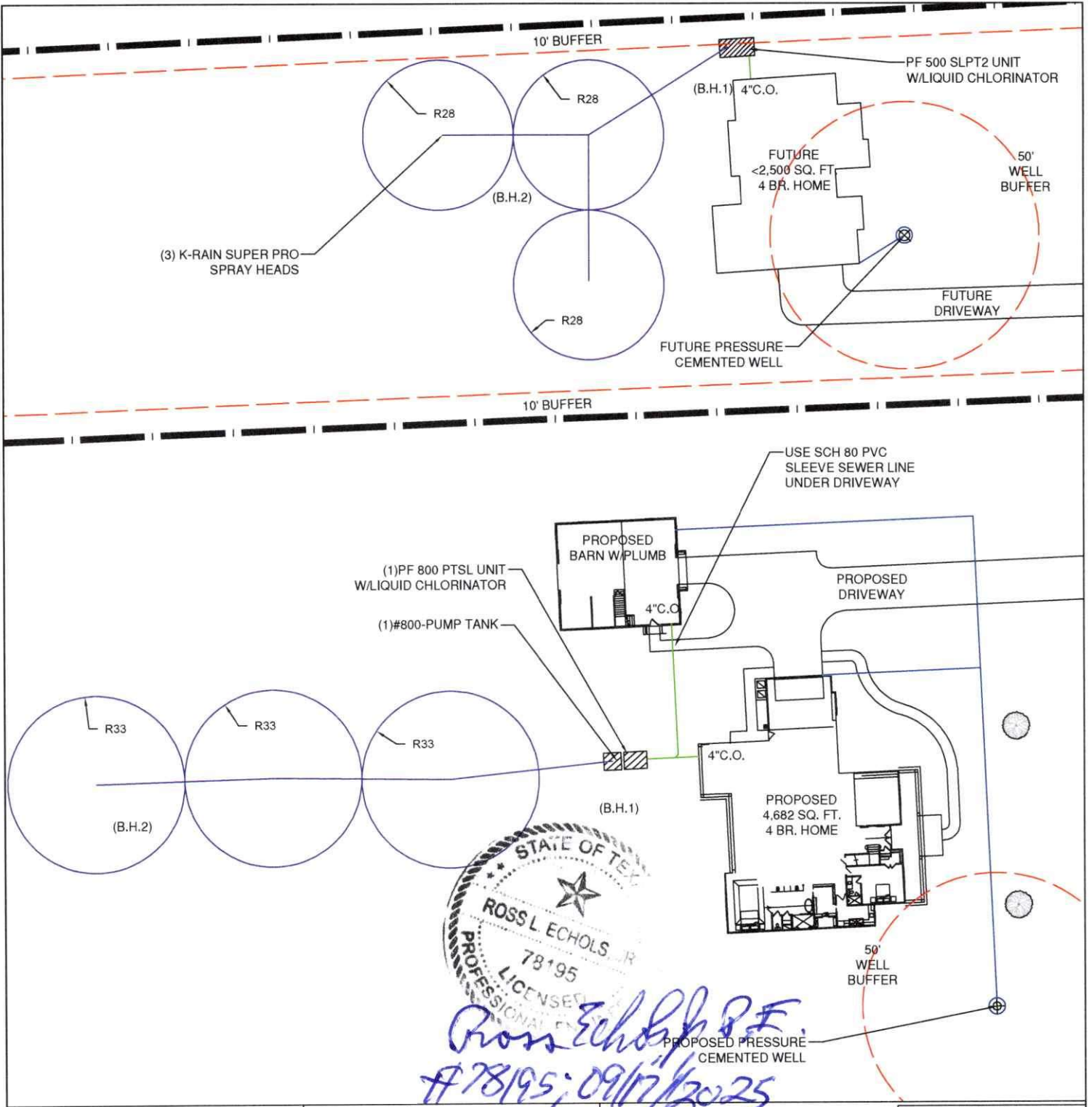
Subdivision Name: Lutheran Gardens GP

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



F- Reconsideration of Requirements

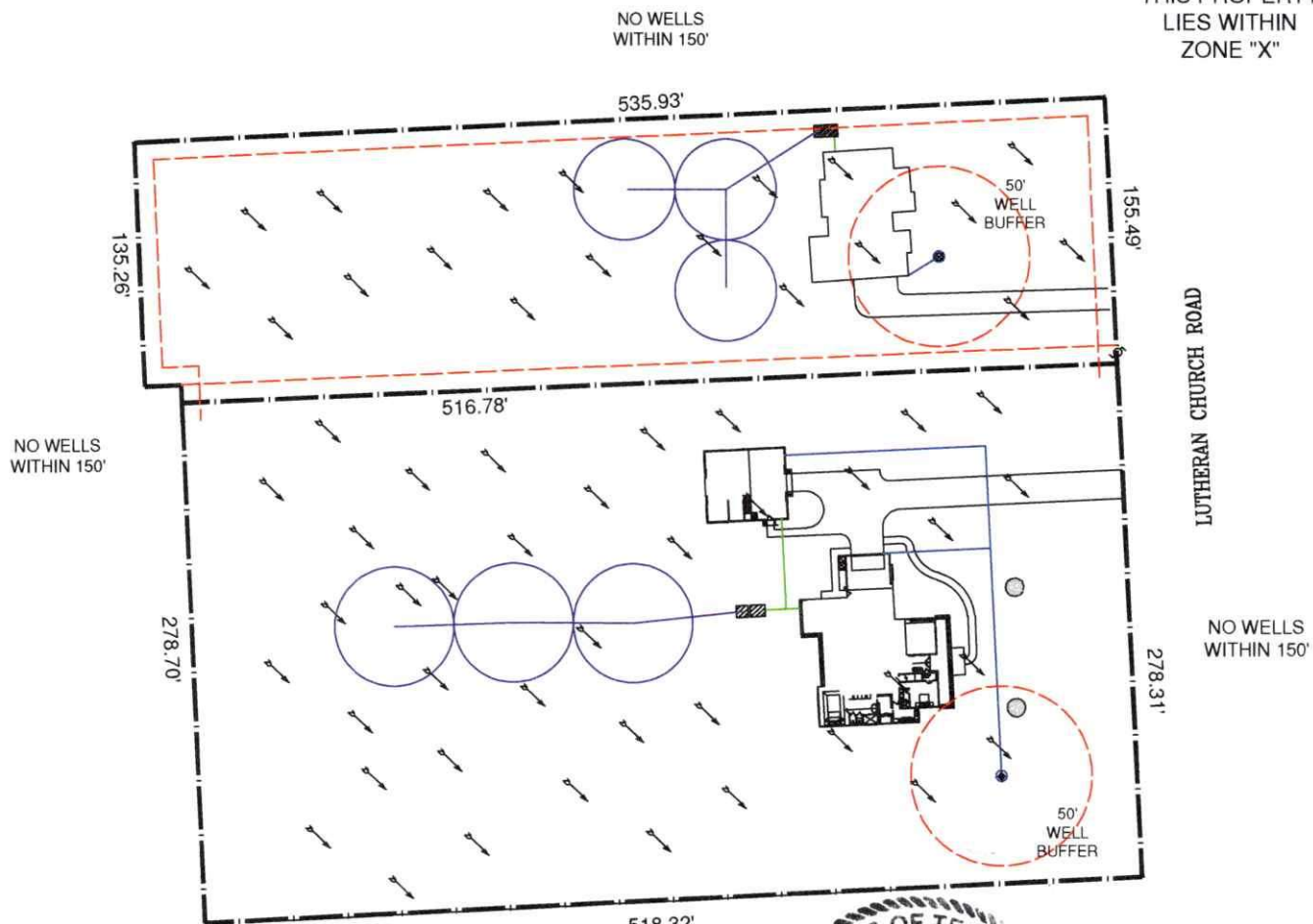
Aerial



Ross Echols P.E.
 #78195; 09/17/2025



THIS PROPERTY
LIES WITHIN
ZONE "X"



Ross Echols, Jr. P.E.
#78195; 09/17/2025

LEGEND:

	4" SCH 40 SEWER LINE
	1" PURPLE PIPE
	BUFFER ZONE
	WATER LINE
	PROPERTY LINE



Application Number: 2025-2288

Plat Name: Lutheran Gardens

Applicant: Tom Duecker

Date Submitted: 12/22/2025

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

Specific requirement or condition being sought:

To exceed intersection spacing by not providing an east/west street though the property and to not extend, nor terminate with a cul-de-sac, Lutheran Garden Road.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec. 42-128 (1) requires that each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts:

The access onto Lutheran Gardens Road without an east west intersection is commonplace in this area and would serve little to no purpose as there are no connections in the general area.

Lutheran Gardens Road is an undeveloped Right of Way that is composed of a gravel road used primarily for property owners along Lutheran Gardens Road giving little to no use for the intersection.

Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding cul-de-sac or additional PAEs. In fact, the addition of an east west intersection could potentially be harmful to public safety as the intersection would lead to a dead end along private property. In addition, the vicinity of McMahan Circe would be extremely close to the east west intersection if dedicated causing possible traffic issues and confusion.

This subdivision is designed to take access from Lutheran Gardens Road. The circumstances to include an east-west intersection would not be a result of a hardship imposed by the applicant. Rather, the inclusion of an intersection would force the applicant to provide a dedicated street that leads to the rear of the property in a dead end with no plans of connections to another street.



Application Number: 2025-2288
Plat Name: Lutheran Gardens
Applicant: Tom Duecker
Date Submitted: 12/22/2025

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing by not providing an east/west street though the property and to not extend, nor terminate with a cul-de-sac, Lutheran Garden Road.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

42-134 Street extension

(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:

(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

NA

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

The access onto Lutheran Gardens Road without an east west intersection is commonplace in this area and would serve little to no purpose as there are no connections in the general area. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding cul-de-sacs or additional ROWs.

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

This subdivision is designed to take access from Lutheran Gardens Road. The circumstances to include an east-west intersection would not be a result of a hardship imposed by the applicant. Rather, the inclusion of an intersection would force the applicant to provide a dedicated street that leads to the rear of the property in a dead end with no plans of connections to another street. The circumstances to include a cul-de-sac at the end of ROW the property is not designed to access would not be classified as a hardship imposed by the applicant or property owner.

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

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision will provide adequate circulation, as approved by the commission with the general plan. Also, the adjacent properties would be better served by having the dedicated ROW to continue north to additional properties and intersections.

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

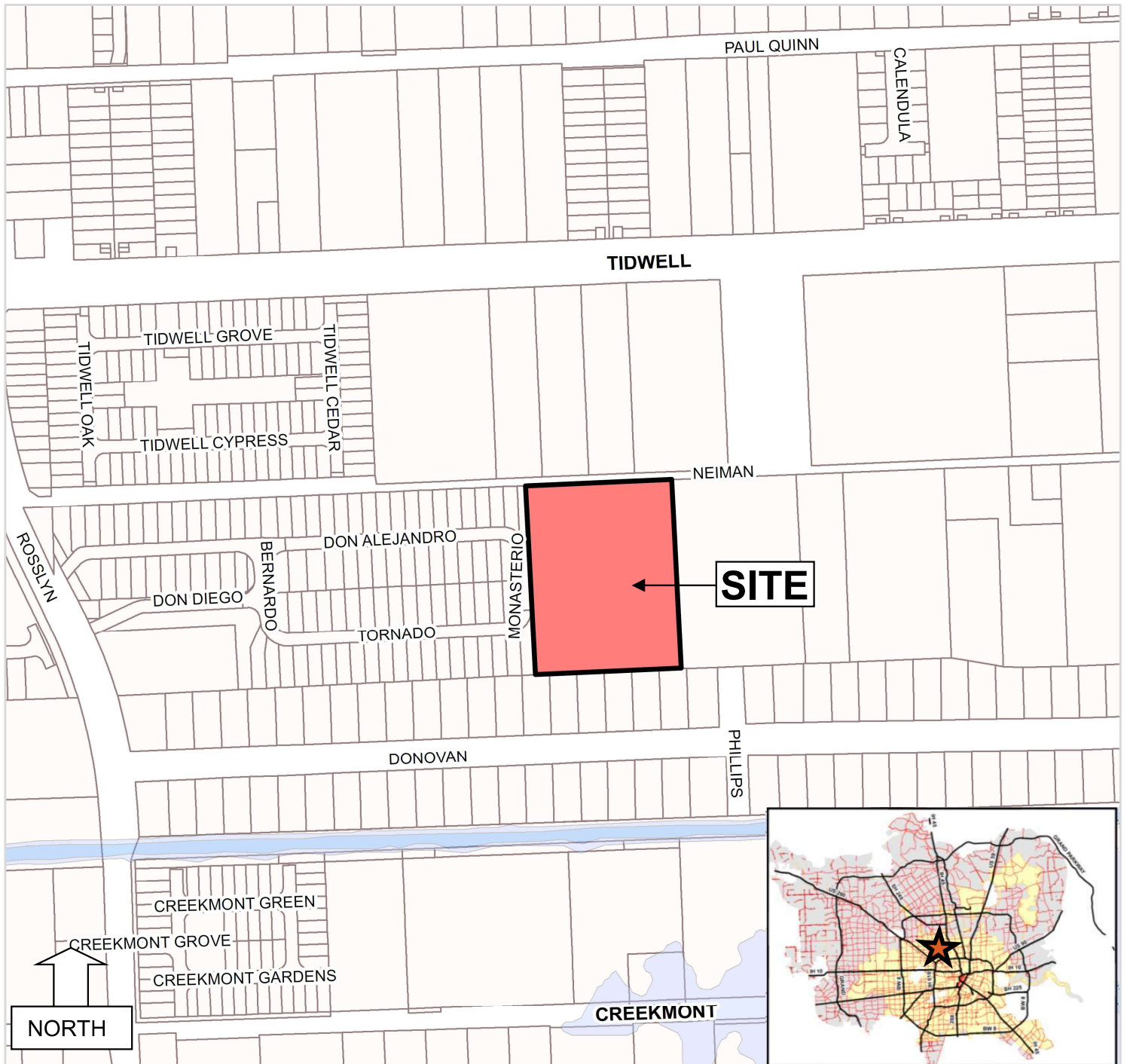
The dedicated ROW continuing and not terminating into a cul-de-sac would better serve the surrounding properties. It would be more injurious to public safety to have the dedicated ROW come to a dead end at the boundary of the subdivision. It would be better served to the community to plan for the ROW to continue North and ultimately intersect into another public street.

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

The character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer.

Subdivision Name: Willow Parrish

Applicant: The Interfield Group



F - Reconsideration of Requirements Site Location

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 01/08/2026

Subdivision Name: Willow Parrish

Applicant: The Interfield Group



F - Reconsideration of Requirements

Aerial



Application Number: 2025-2188

Plat Name: Willow Parrish

Applicant: Mary Villareal

Date Submitted: 12/8/2025

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

Specific requirement or condition being sought:

to allow 15' street widening dedication along Neiman Road, instead of 20' widening required.

Chapter 42 Section: Chapter 42 Reference: 42-122 – Right-of-Way Widths – Local Streets

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; or
- (2) 60 feet if adjacent to any other development

Statement of Facts:

Willow Parrish is located east of Rosslyn Road, south of Neiman Road, west of Phillips Street and north of W. Donovan Street.

Willow Parrish will dedicate a 15' strip of land for the widening of Neiman Road. The 15' strip dedicated by Willow Parrish aligns with the 15' street dedication shown in the plat of Tidwell Landing South, filed in March of 2025, and abuts subject property's east boundary line.

The plat of Tidwell Landing North dedicated 15' to widen Neiman Road and is located across the street from Tidwell Landing South, making Neiman Rd a 50' right-of-way. The plat of Marbella that abuts Willow Parrish's west property line was filed in 2007 and did not provide any right-of-way dedication for Neiman Road.

Neiman Road is not fully dedicated to the west. The residential developments to the west are restricted to accessing public streets though shared access already designated along other public streets, by plat. Neiman Road is not fully dedicated to the east and partially paved in a manner that does not appear to be per City of Houston standards. There are at least two (2) platted developments to the east that did not dedicate to widen Neiman Road, so there does not appear to be much incentive for those property owners to improve Neiman Rd any time soon. Therefore, it appears this portion of Neiman Road will only be utilized by Willow Parrish residents for years to come.



Application Number: 2025-2188
Plat Name: Willow Parrish
Applicant: Mary Villareal
Date Submitted: 12/8/2025

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought to allow 15' street widening dedication along Neiman Road, instead of 20' widening required per Ch. 42.

Chapter 42 Section: Chapter 42 Reference: 42-122 – Right-of-Way Widths – Local Streets

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; or
- (2) 60 feet if adjacent to any other development

Statement of Facts

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

(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;

Willow Parrish is located east of Rosslyn Road, south of Neiman Road, west of Phillips Street and north of W. Donovan Street.

Willow Parrish will dedicate a 15' strip of land for the widening of Neiman Road. The 15' strip dedicated by Willow Parrish aligns with the 15' street dedication shown in the plat of Tidwell Landing South, filed in March of 2025, and abuts subject property's east boundary line.

The plat of Tidwell Landing North, filed in March of 2025, dedicated 15' to widen Neiman Road and is located across the street from Tidwell Landing South, making Neiman Rd a 50' right-of-way.

These developments have not been constructed. While life expectancy of a home depends on the quality of construction, there are many known structures that have held up well over the typical life expectancy of a home. Typical industry standards are to design a home with a life expectancy of a minimum of 50 years. With this said, it is highly unlikely that these recent developments will be re-platted in the near future

or be required to provide land for street widening purposes.

The plat of Marbella that abuts Willow Parrish's west property line was filed in 2007 and did not provide any right-of-way dedication for Neiman Road.

The developer of Willow Parrish is also replatting the tract (Layette Landing) north of Neiman Rd and is dedicating a public street within its boundary and a 15' strip of land to widen Neiman Road (variance is being requested to allow 15', instead of 20). The developer will also construct the public street proposed in Layette Landing, as well as the utilities in the unimproved portion of Neiman Road located between Willow Parrish and Layette Landing subdivisions.

Neiman Road is not fully dedicated to the west. The residential developments to the west are restricted to accessing public streets though shared access already designated along other public streets, by plat. Neiman Road is not fully dedicated to the east and partially paved in a manner that does not appear to be per City of Houston standards. There are at least two (2) platted developments to the east that did not dedicate to widen Neiman Road, so there does not appear to be much incentive for those property owners to improve Neiman Rd any time soon. Therefore, it appears this portion of Neiman Road will only be utilized by Willow Parrish residents for years to come.

The 15' being dedicated by Willow Parrish denies developer 0.1095 acres (4,770 SF) of buildable area. The additional 5' strip of land would further deny the developer of buildable land and cause further hardships to make this development feasible.

Developer requests that Staff and Planning Commission approve the request to only provide 15' street dedication, instead of 20'.

(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 of nearby surrounding developments and previously approved right-of-way dedications.

(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. Proposed development will include a new 5-foot sidewalk and 4' pedestrian buffer along the front property line of Neiman Road.
- b. Development will be landscaped and will preserve and enhance the general character of the community.

(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. Development will enhance public welfare, without 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 prior and nearby prevailing conditions.



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

Special Request Notice

ROR

December 17, 2025

NOTICE OF RECONSIDERATION REQUEST WITH VARIANCE

REFERENCE NUMBER : 2025-2188

PLAT NAME: Willow Parrish

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 unimproved Neiman Road, East of Rosslyn Road and south of West Tidwell 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 reconsideration of requirements Specific variance is being sought and extent to allow 15 street widening dedication along Neiman Road, instead of 20. variance Specific variance is being sought and extent to allow 15' street widening dedication along Neiman Road, instead of 20'. Enclosed are copies of the reconsideration request with a variance, 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, John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6633.

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

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, January 8, 2026 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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

Table with 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: Unicorn Solution Services, Nathan Dietrich, 832.326.8162, 5535 Birdwood Rd, 25084165, 77096, 5154C, 531N, C.

HCAD ACCOUNT NUMBER(S): 0940140000037
PROPERTY LEGAL DESCRIPTION: Lot 37, Blk 1 Barkley circle
PROPERTY OWNER OF RECORD: Haddon Capital LLC
ACREAGE (SQUARE FEET): 7,840 sq feet
WIDTH OF RIGHTS-OF-WAY: Mullins Drive (60') & Birdwood Road (50')
EXISTING PAVING SECTION(S): Mullins Drive (24') & Birdwood Road (30')
OFF-STREET PARKING REQUIREMENT: Yes
OFF-STREET PARKING PROVIDED: 2 spaces
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,635 sq ft
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 4473 sq ft

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line in lieu of the 20' garage building line required per chapter 42.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The applicant respectfully requests a building line variance for the garage placement identified during the initial plan review for a new single-family residence. The denial resulted solely from an encroachment into the garage building line; however, this corner lot presents a unique configuration. The design intentionally maintains a traditional parcel frontage on Birdwood— however, adding the circular driveway on Birdwood (which provides the off street parking requirement) is an important distinguishing element not present on comparable properties. The Driveway entrance along Mullins—which reinforces the secondary entrance and preserves the established neighborhood character and pattern. To balance functionality and safety, the garage is oriented to Mullins, consistent with how other side-street-oriented homes along Mullins utilize secondary access. The additional minor redesign of the sidewalk, which includes a small, flared realignment allowing for needed area to be added to ensure that if there was someone to park at this secondary driveway, there would not be any overhang to the public sidewalk.

Granting this variance upholds the intent of the ordinance while respecting both the lot's unique constraints and the subdivision's original 1967 platted building lines. The proposed design aligns with the neighborhood character, maintains driveway safety, and avoids vehicle overhang into the sidewalk zone. Approval allows the project to proceed without forcing an unreasonable redesign when these added changes of the circular drive and adjustment to the sidewalk design meet the intent of the ordinances.

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; N/A 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 variance ensures compliance with all relevant requirements while fostering a practical and thoughtful development that aligns with sound public policy and safety standards. This project presents unique circumstances that render the strict application of standard building line requirements impractical. In typical front-facing lots, differing building lines are used to emphasize the primary structure over the garage. However, this property has a distinct configuration where the garage and the front-facing portion of the home do not share the same frontage, making the standard approach less applicable.

The proposed design includes features that support the variance and enhance the project's functionality. The garage is accessed from the side street, reducing its visual prominence while maintaining alignment with the neighborhood's character. The front yard includes a circular driveway that offers additional off-street parking, exceeding ordinance requirements. A side entryway further enhances accessibility and practicality for both owners

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

and visitors. The additional right-of-way provides space for an elongated driveway, increasing the setback from the improved right-of-way and ensuring unobstructed access. Furthermore, the adjustments to the alignment provides enough change to provide approximately 19 feet of driveway apron so the concern of cars overhang into the public sidewalk would not happen.

Granting this variance will preserve neighborhood aesthetics and functionality while providing sufficient off-street parking and ensuring safe access. The project remains consistent with the broader objectives of the ordinance, including promoting safety, accessibility, and maintaining unobstructed right-of-way usage. By addressing the unique characteristics of this lot, the proposed variance ensures that the development adheres to all underlying regulatory requirements and integrates seamlessly into the community.

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

The intent and general purposes of Chapter 42 will be preserved and fully maintained with the requested garage building line reduction. The circumstances supporting this variance are not the result of any hardship created by the applicant, but arise from the inherent conditions of a corner lot with two street frontages. This unique configuration accommodates a circular driveway on Birdwood—providing safe, primary access and reducing dependence on the side street—while the side-loading garage on Mullins offers additional intentional parking. Together, these features meet and exceed required off-street parking standards and support orderly development consistent with the ordinance’s objectives.

The revised sidewalk and driveway alignment responds to modern walkability goals, which are part of the City’s newer development vision, and adapts them appropriately to this redevelopment context. By shifting the sidewalk, the design achieves an expanded driveway apron of approximately 19 feet—nearly meeting the full requirement—allowing a standard vehicle to park without obstructing pedestrian movement or the right-of-way. This thoughtful integration maintains compliance with current safety standards while respecting the neighborhood’s original 1960s layout, which did not anticipate today’s walkability priorities. Overall, the proposal upholds the purposes of Chapter 42 by ensuring safe circulation, supporting modern pedestrian expectations, providing adequate off-street parking, and preserving neighborhood character while reasonably addressing site-specific constraints beyond the applicant’s control.

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

The intent and general purposes of Chapter 42 will be preserved and fully maintained with the requested garage building line reduction. The design meets the required off-street parking for two vehicles through the proposed circular driveway on Birdwood and provides additional parking within the side-loading garage along Mullins. This arrangement ensures ample on-site parking, reduces reliance on on-street parking, and supports safe and efficient circulation consistent with the ordinance’s objectives.

The revised sidewalk and driveway configuration continues to meet all minimum sidewalk standards while offering additional separation to prevent any potential vehicle overhang into the pedestrian zone. This improves public safety and maintains the walkability originally envisioned when the neighborhood was constructed with sidewalks along its frontages. Overall, the proposed layout upholds the goals of Chapter 42 by supporting orderly development, protecting pedestrian movement, and providing adequate off-street parking without compromising neighborhood character.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The requested variance to reduce the garage building line will not be injurious to public health, safety, or welfare. The proposed side street-loading garage is consistent with the established neighborhood pattern, where similar lot sizes and garage orientations are common. What distinguishes this property, however, is its ability to accommodate a functional circular driveway along Birdwood—an option not available to many nearby lots. This feature allows the primary access point to remain on Birdwood while still maintaining a safe and practical secondary garage orientation on Mullins, ensuring the home remains compatible with the surrounding built environment.

The design also maintains safe pedestrian and vehicular circulation. The revised driveway layout provides sufficient apron depth so a standard sedan can park without encroaching into the sidewalk or right-of-way, preserving unobstructed pedestrian movement. All construction will meet applicable City of Houston building, health, and safety requirements and will be reviewed and inspected by the appropriate departments, ensuring full compliance with adopted safety standards.

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

Economic hardship is not the basis for this variance request. The homeowner is seeking a modest reduction in the garage building line to accommodate a functional home layout for a growing family while fully maintaining public health and safety standards. The design emphasizes safe vehicular circulation on a local street and ensures that all access points operate safely within the context of the neighborhood.

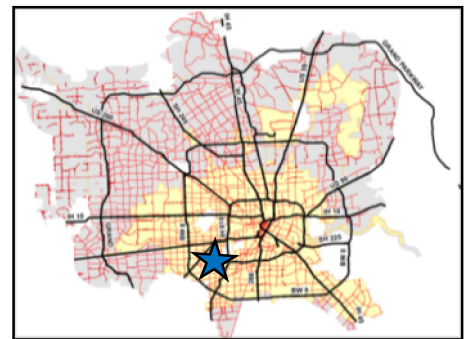
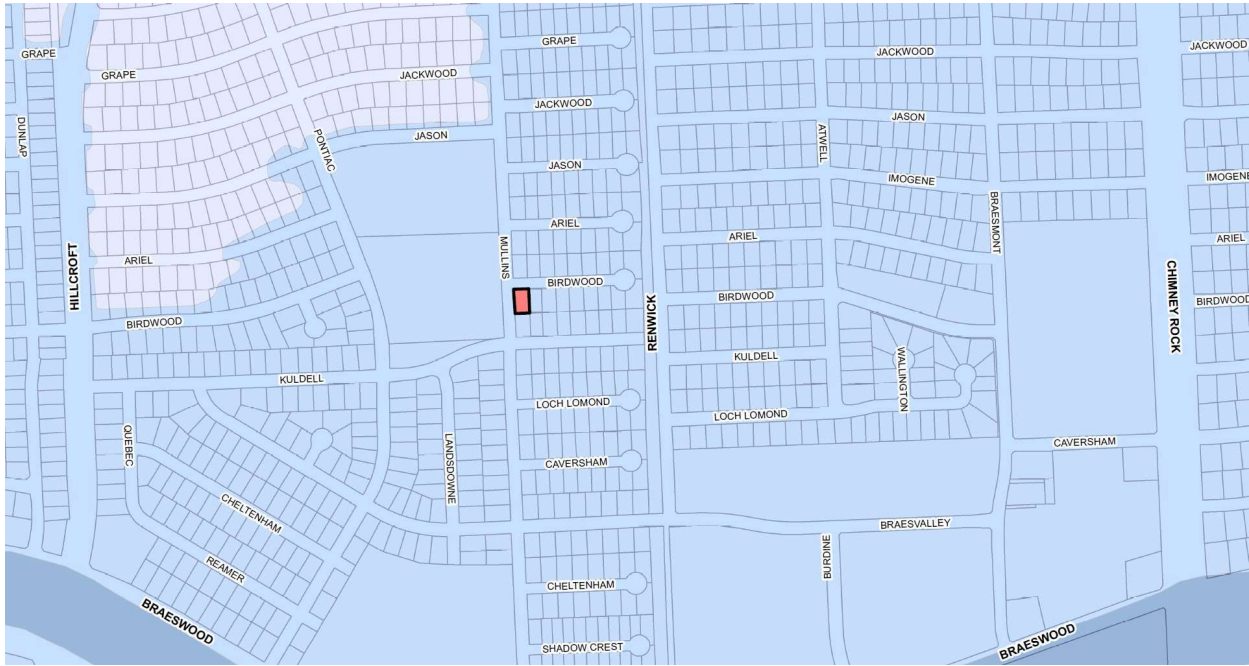
The minor setback encroachment supports a practical site layout that preserves the architectural rhythm of the block and enhances on-site parking capacity. The circular driveway on Birdwood—an important distinguishing feature—will serve most day-to-day arrivals and quick stop-and-go interactions, reducing reliance on the garage frontage along Mullins. The side-loading garage, used primarily for evening or weather-protected parking, complements this arrangement and reinforces why the configuration is appropriate for this specific corner lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map

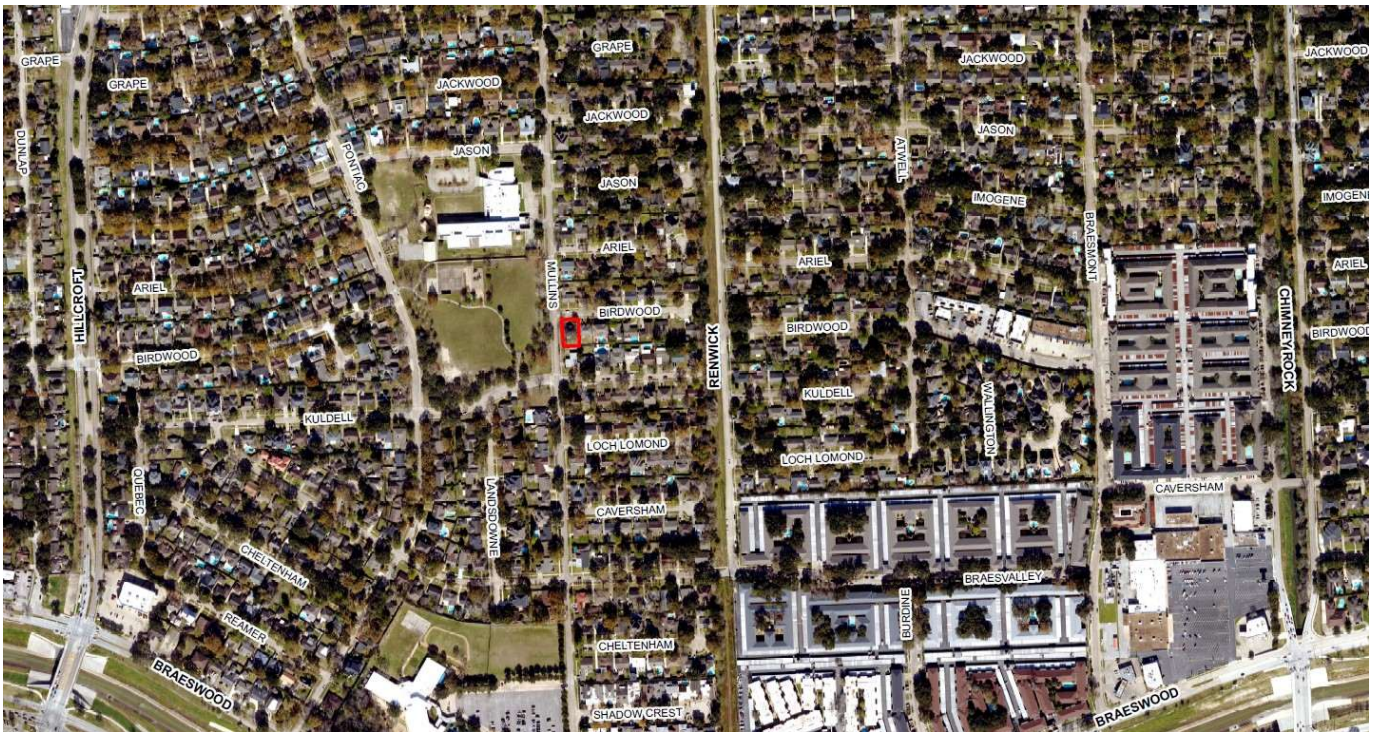


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Aerial Map

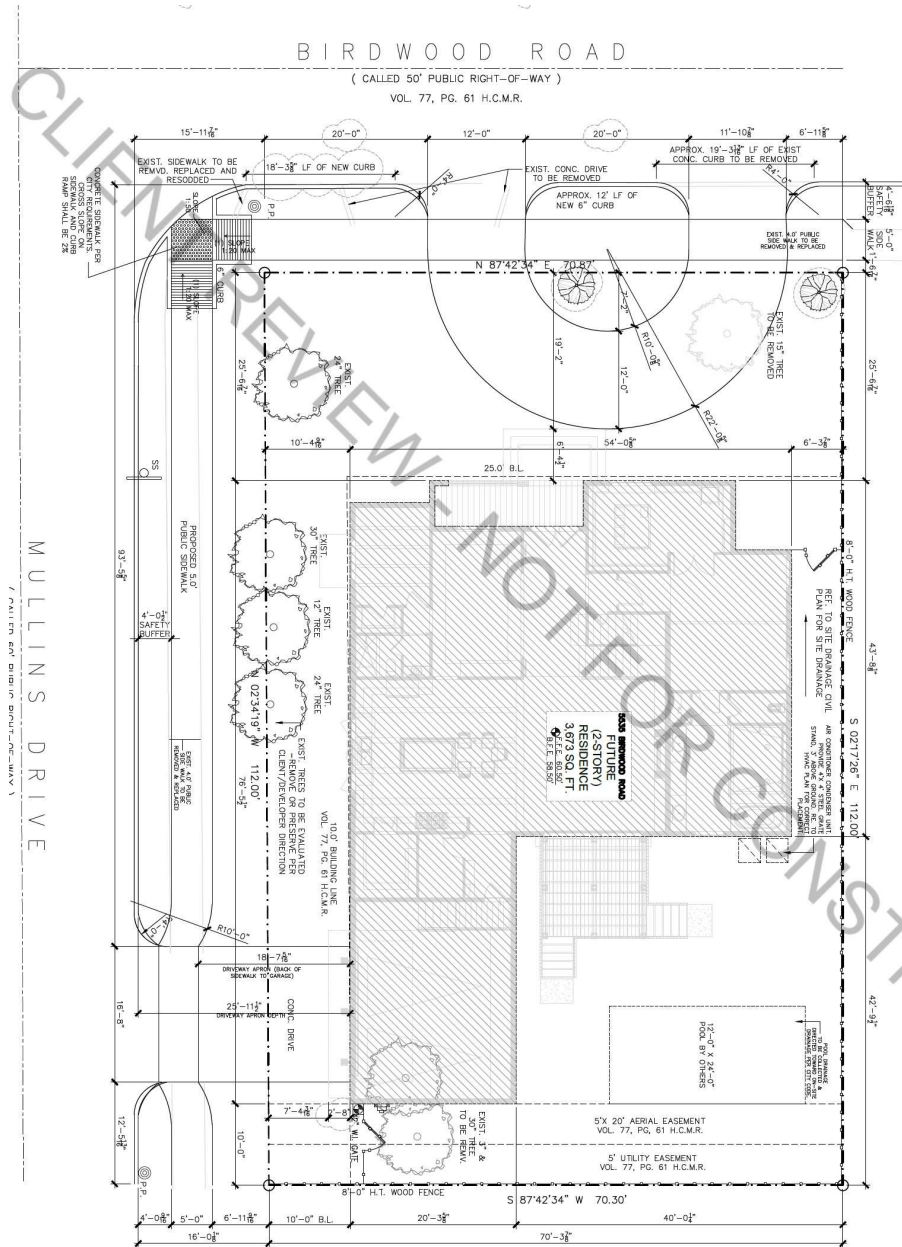


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

Table with 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: Greater Houston Rehabbers, Sayak Ghosh, 281 220 9767, 511 Cordell Street, 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



Houston Planning Commission

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



Houston Planning Commission

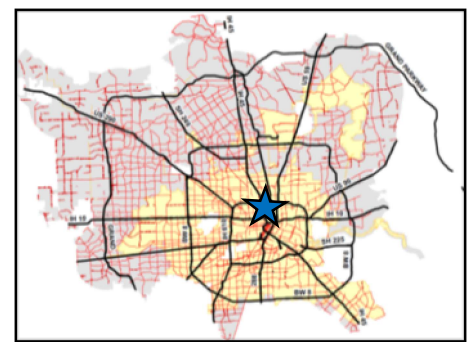
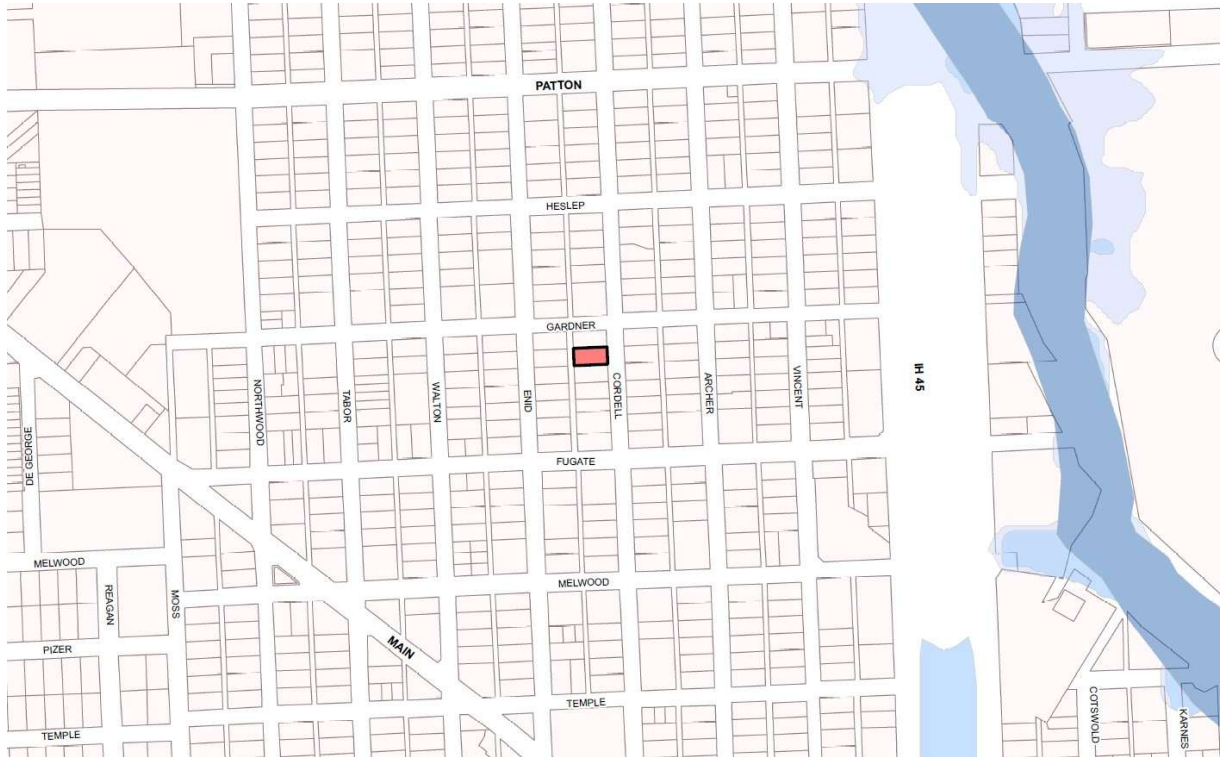
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
The variance requested serves the intent of the abovementioned Sec 42-150- to ease traffic flow and provide adequate on-site parking. The distance between the proposed porch and the paved section of the R.O.W 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.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map

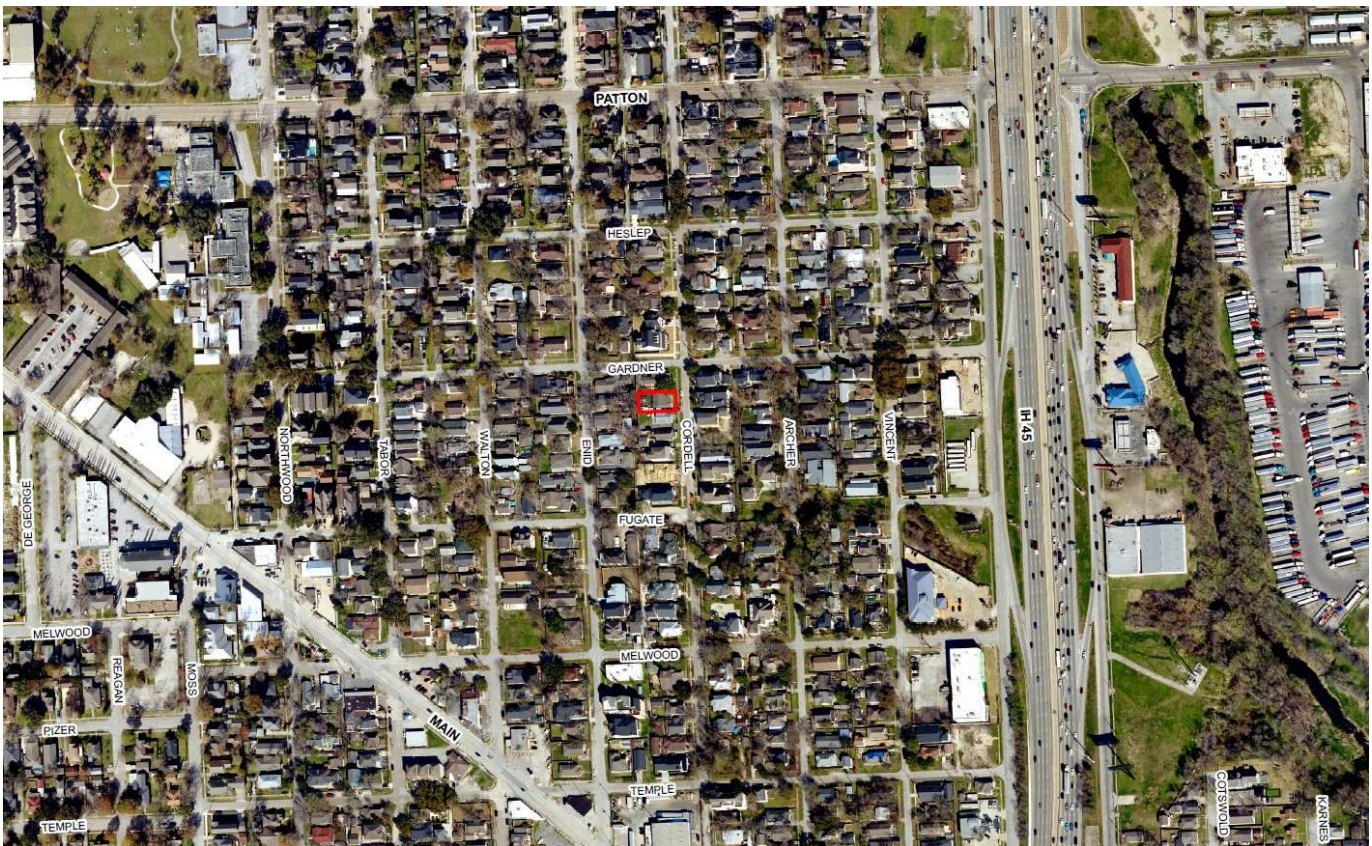


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Aerial Map

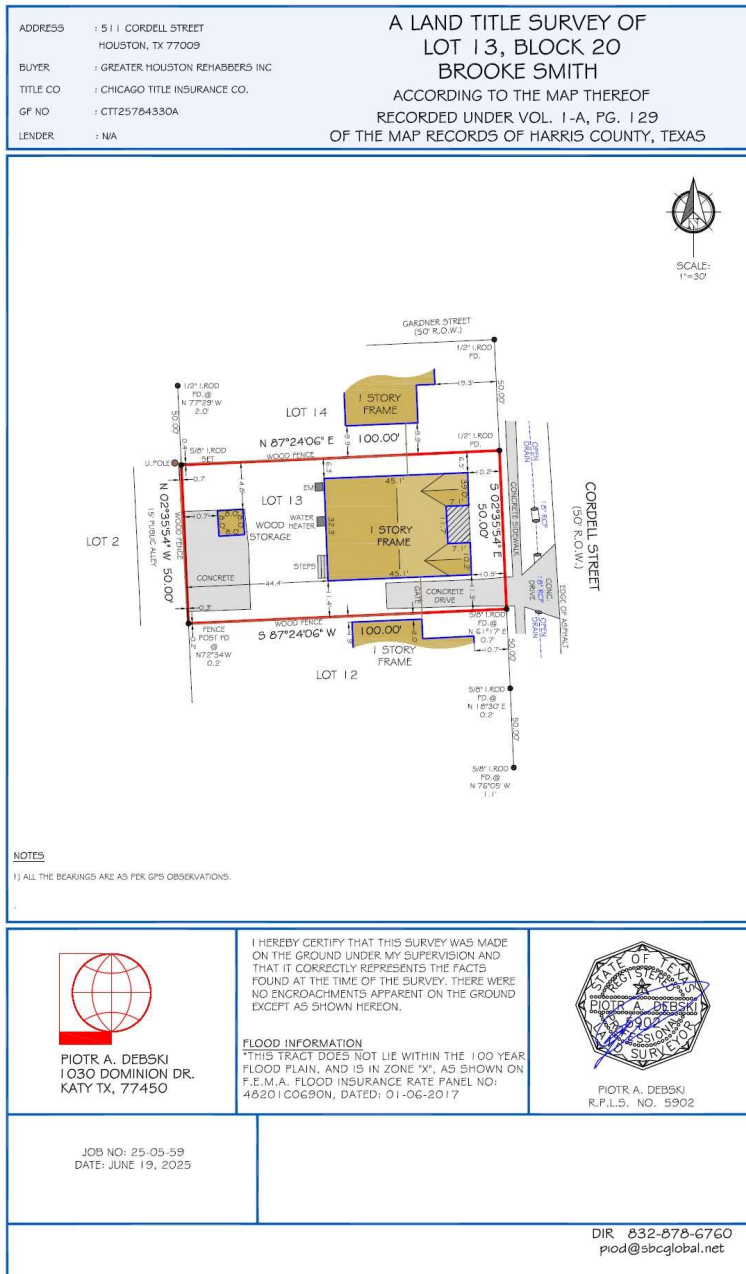


DEVELOPMENT PLAT VARIANCE



ITEM: 111 (DEF 1)
Meeting Date: 01/08/2026

Survey

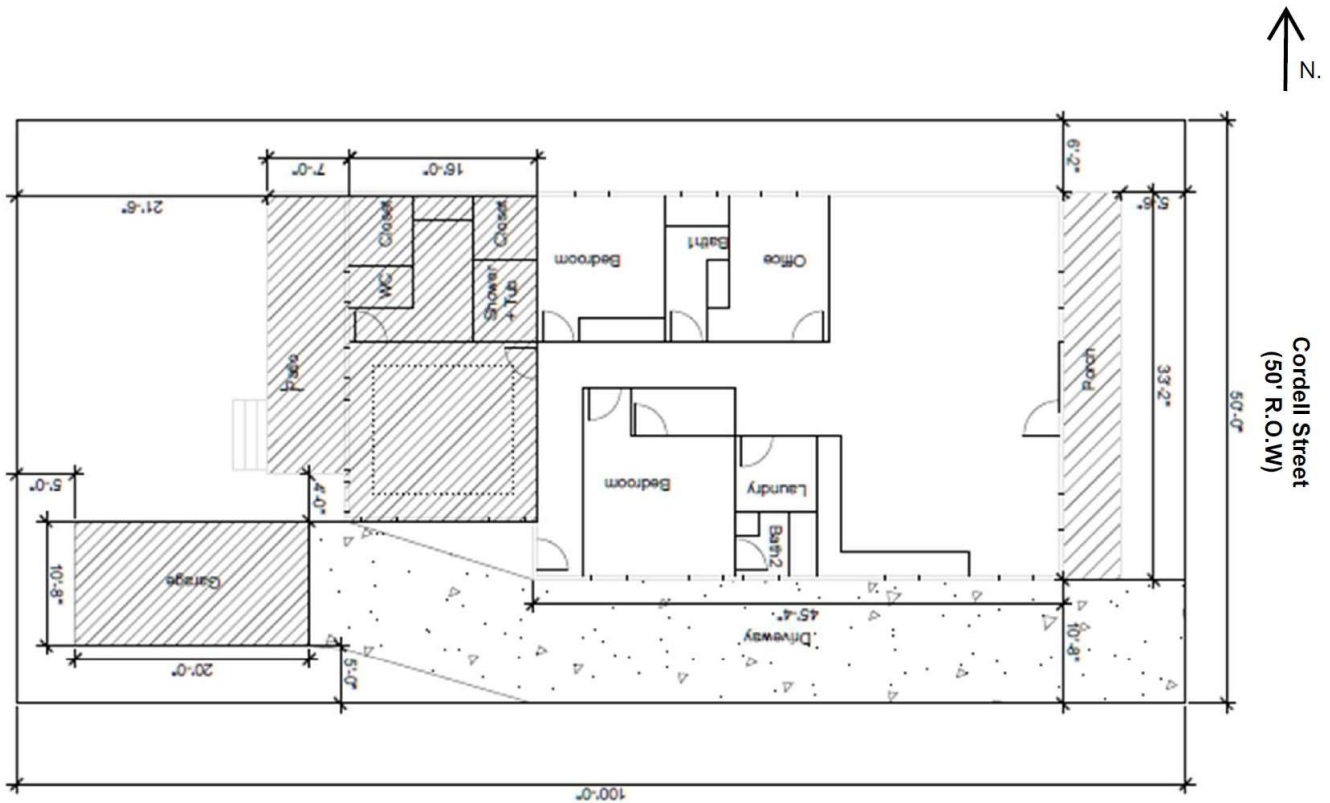


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

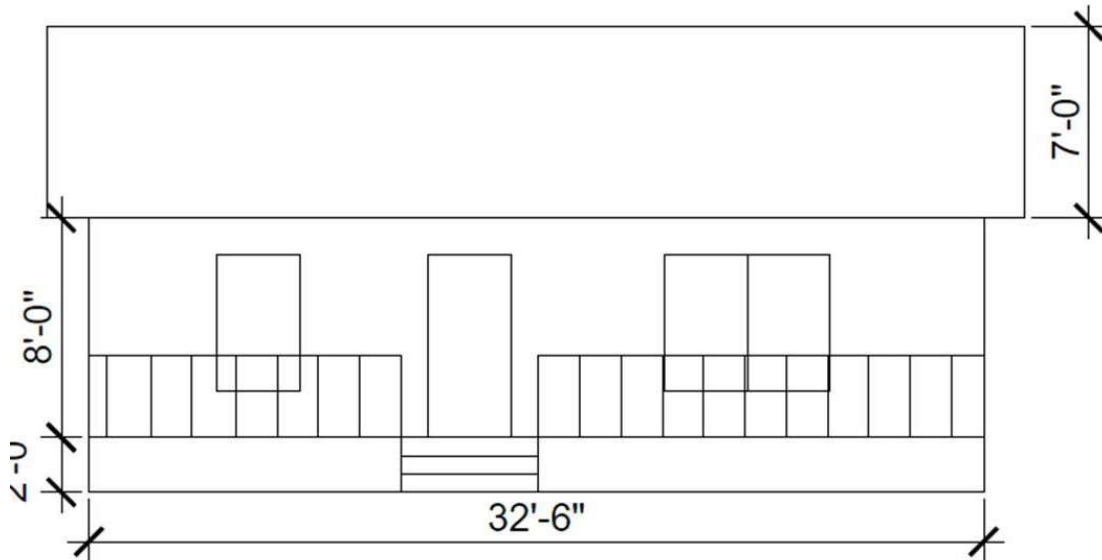


DEVELOPMENT PLAT VARIANCE

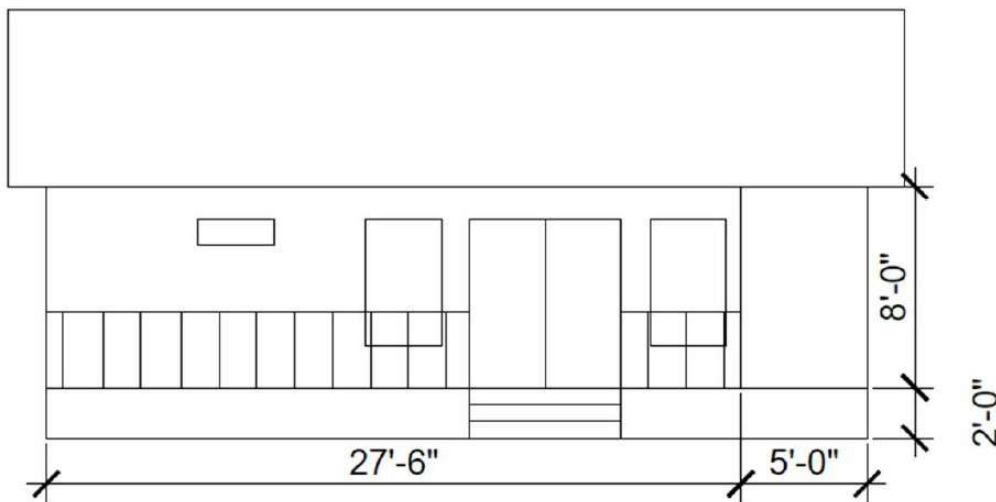


Houston Planning Commission

Elevations



Rear elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

Table with 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: The Interfield Group, Mary Villareal, 713-780-0909, 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.

DEVELOPMENT PLAT VARIANCE



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



Houston Planning Commission

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.

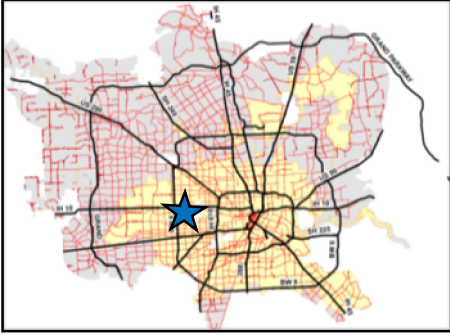
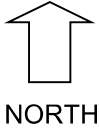
Economic hardship is not the sole justification of the variance, which is being requested on basis of reasonable assessment of existing and nearby prevailing conditions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



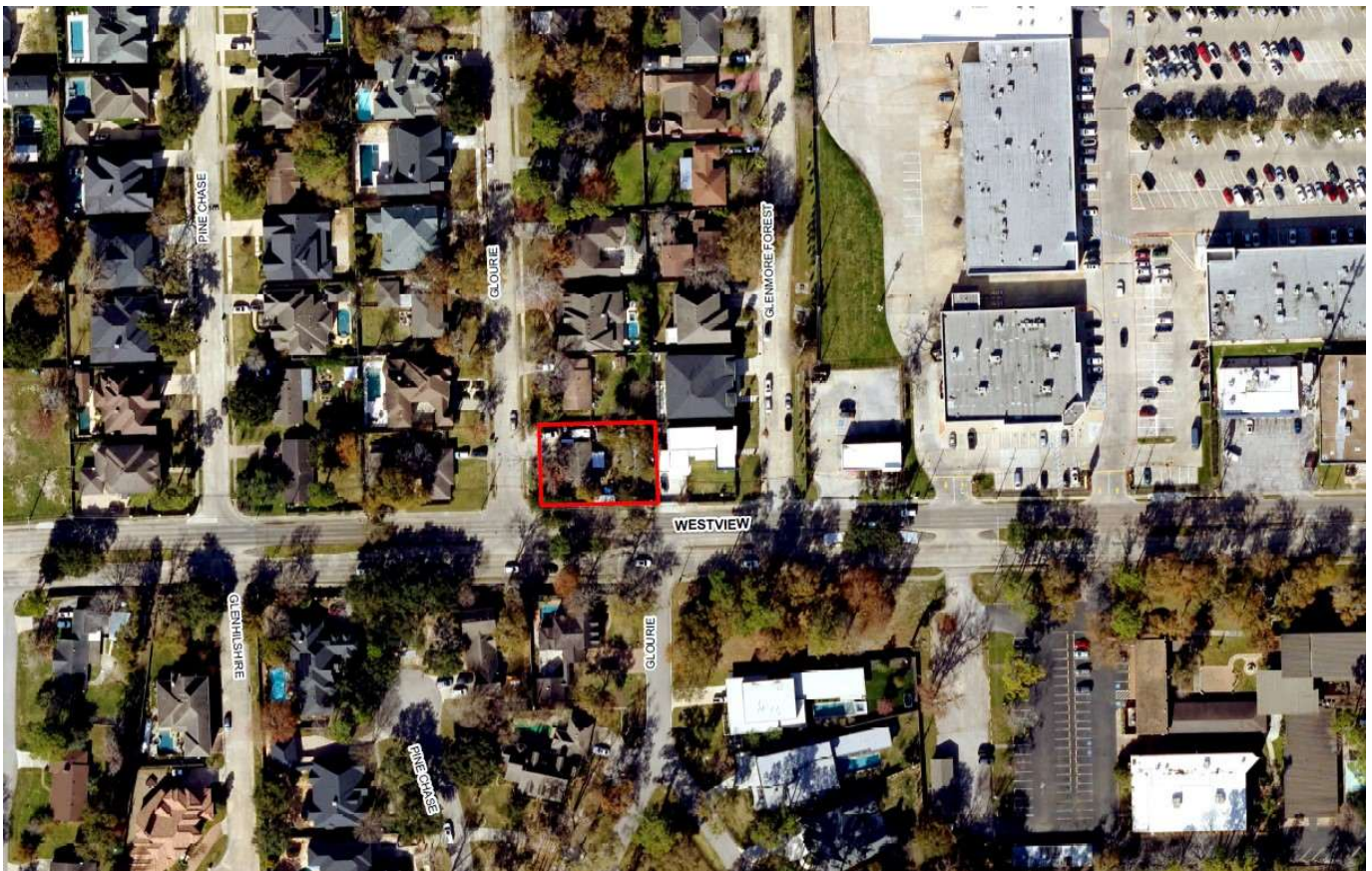
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 112 (DEF 1)

Meeting Date: 01/08/2026

Houston Planning Commission

Aerial Map

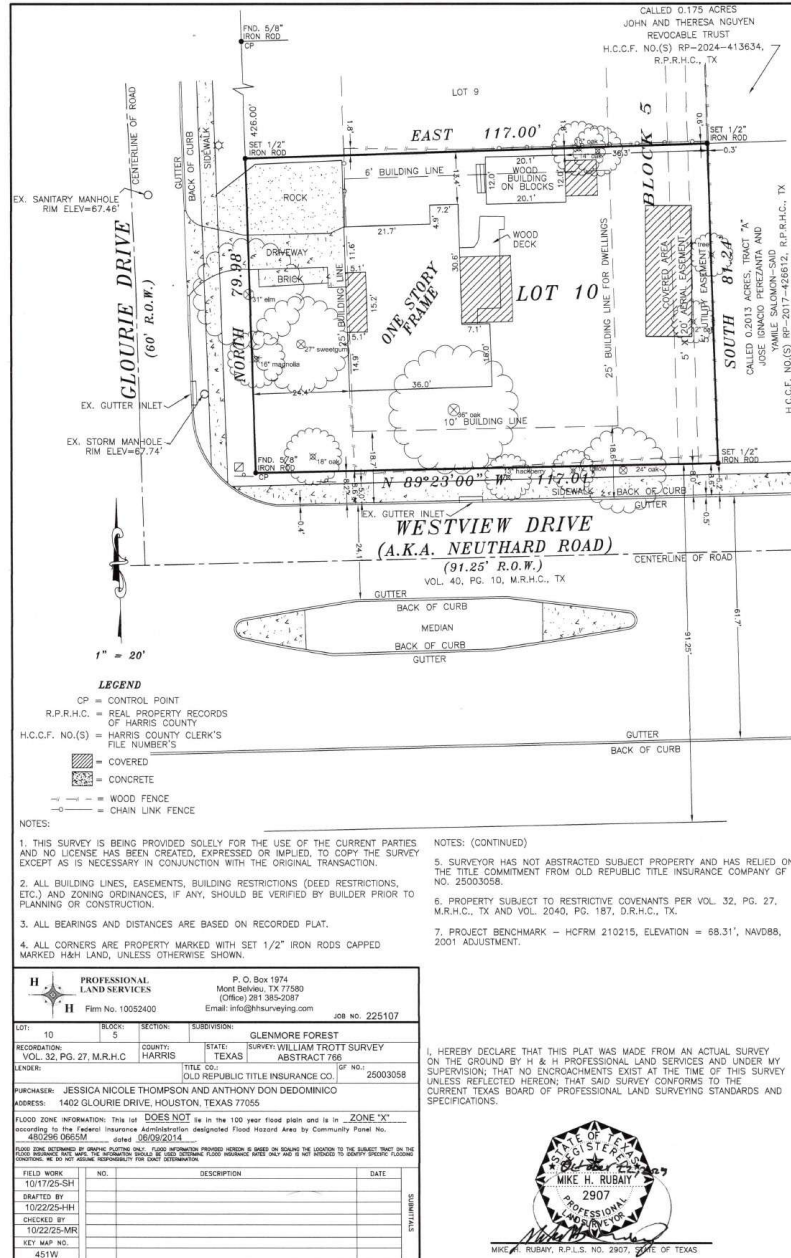


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

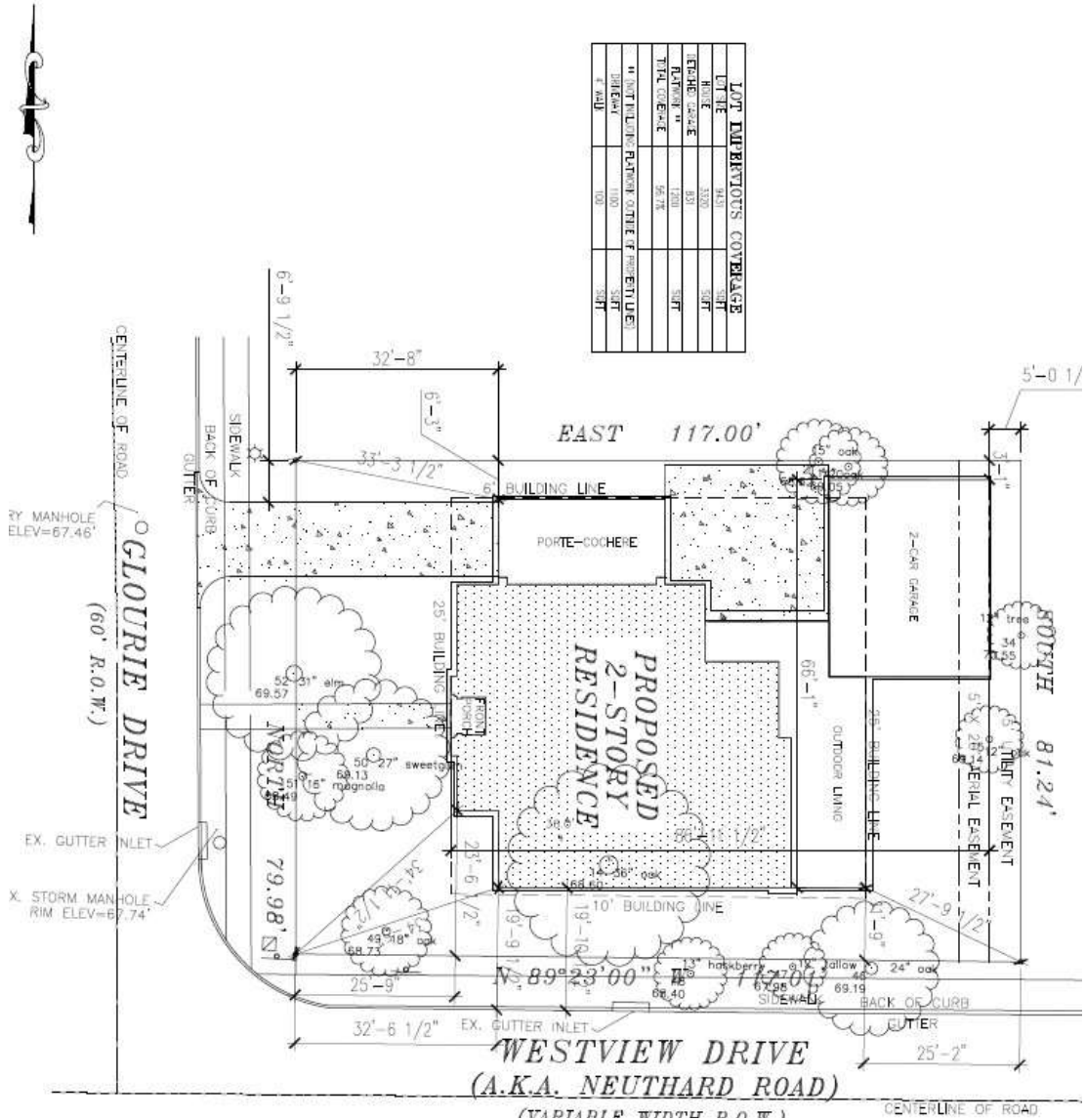


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

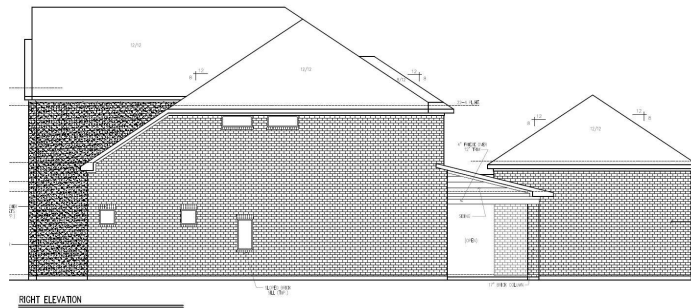


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@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.

Table with 6 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: PERMIT PROS, RAMIE ELIZONDO, 832-715-1781, 4609 RUSK ST, 25104400, 77023, 5456B, 494T, I

HCAD ACCOUNT NUMBER(S): 0130140090002
PROPERTY LEGAL DESCRIPTION: LT 3 & RES E2 & TR 2 BLK 9 EASTWOOD
PROPERTY OWNER OF RECORD: THETFORD, CAITLIN & SOTO, AMILCAR
ACREAGE (SQUARE FEET): 11,010 SF
WIDTH OF RIGHTS-OF-WAY: Rusk Street (60') & S. Lockwood Drive (Width Varies)
EXISTING PAVING SECTION(S): Rusk Street (19') & S. Lockwood Drive (52')
OFF-STREET PARKING REQUIREMENT: RESIDENTIAL
OFF-STREET PARKING PROVIDED: RESIDENTIAL
LANDSCAPING REQUIREMENTS: 2 TREES IN FRONT YARD
LANDSCAPING PROVIDED: 2 TREES IN FRONT YARD

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: SINGLE FAMILY HOME, 3209 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: SINGLE FAMILY HOME, 3858 SF

PURPOSE OF VARIANCE REQUEST: to allow a 3' building line in lieu of the required 25' building line along S. Lockwood Drive a major thoroughfare.

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

We are requesting a variance from the side building line requirement outlined in the ordinance, which mandates a 20-foot setback from the left side property line. Specifically, we are seeking approval to reduce the left-side building setback from 20 feet to 3 feet to allow for the construction of front and rear porches, as well as to accommodate future updates to the detached garage and carport.

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**
Adhering to the 20-foot setback significantly reduces the usable building footprint for the garage and left side of the house, limiting the ability to make updates and improve the functionality of the home that aligns with the character of the neighborhood. Additionally, the increased distance from the side property line reduces our ability to implement effective noise reduction and privacy measures.
- (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;**
this restriction creates practical difficulties as a result of zoning regulations applied after the property was platted

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

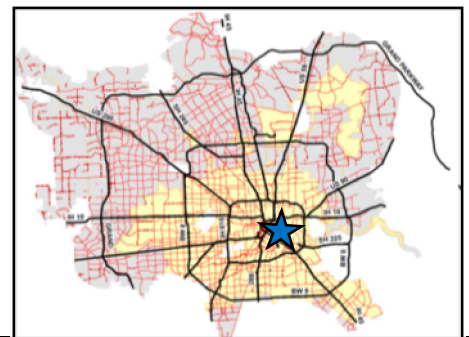
- (3) **The intent and general purposes of this chapter will be preserved and maintained;**
Granting this variance will not negatively impact neighboring properties or the character of the area. Many surrounding homes were built in accordance with the original plat and have challenges with the 20' side setback. Our request ensures consistency within the community.
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**
Allowing this variance does not create any health, safety, or welfare concerns, as the 17-foot reduction does not encroach on utility easements, drainage areas, or neighboring privacy
- (5) **Economic hardship is not the sole justification of the variance.**
By allowing the 3-foot setback, we can fully utilize the detached garage and porch areas of the home in a way that enhances privacy, safety, and security—all of which align with the intent of zoning regulations to promote safe and functional residential development.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map

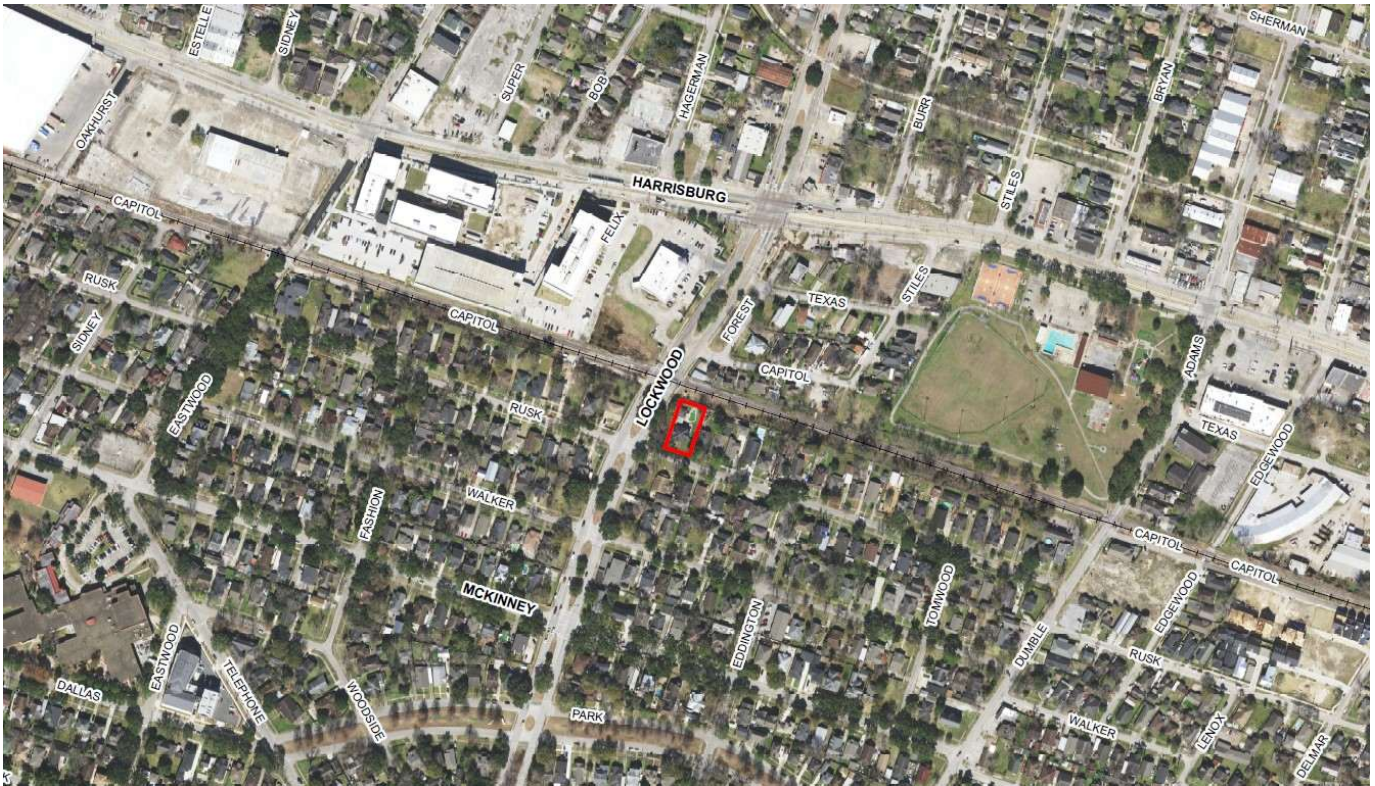


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Aerial Map

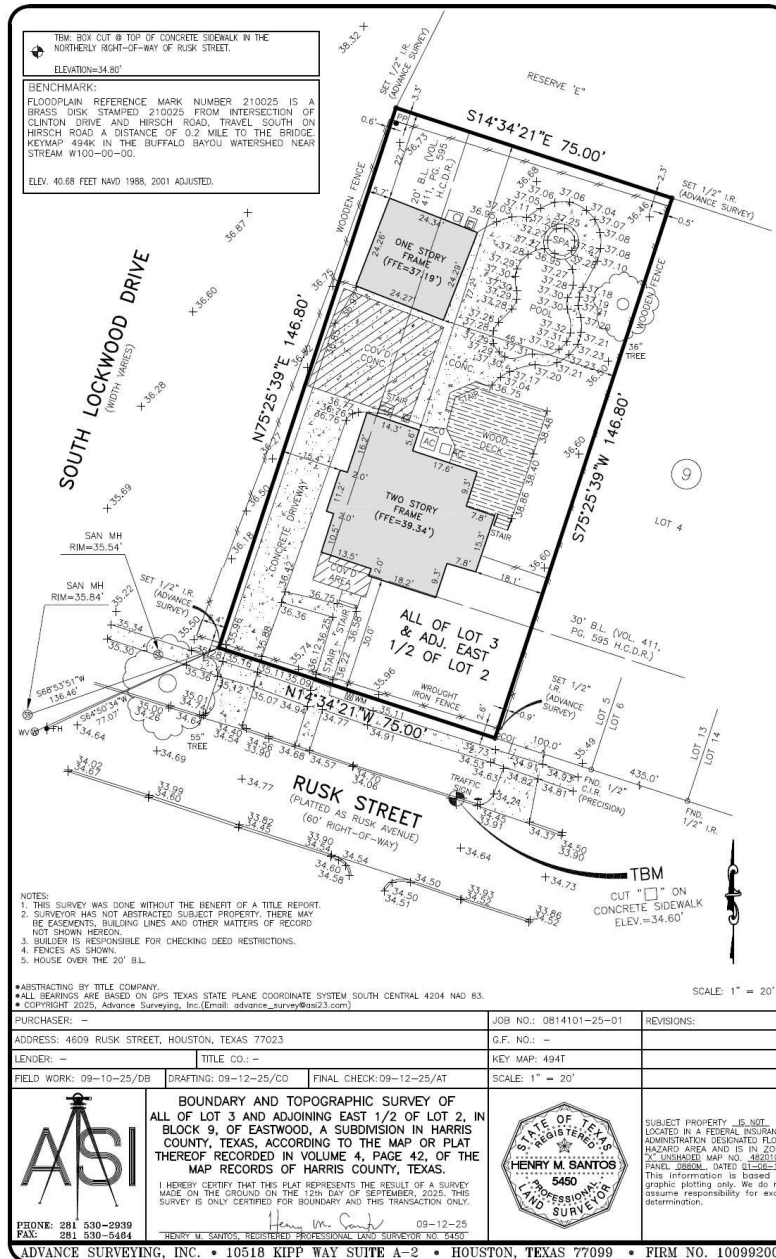


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

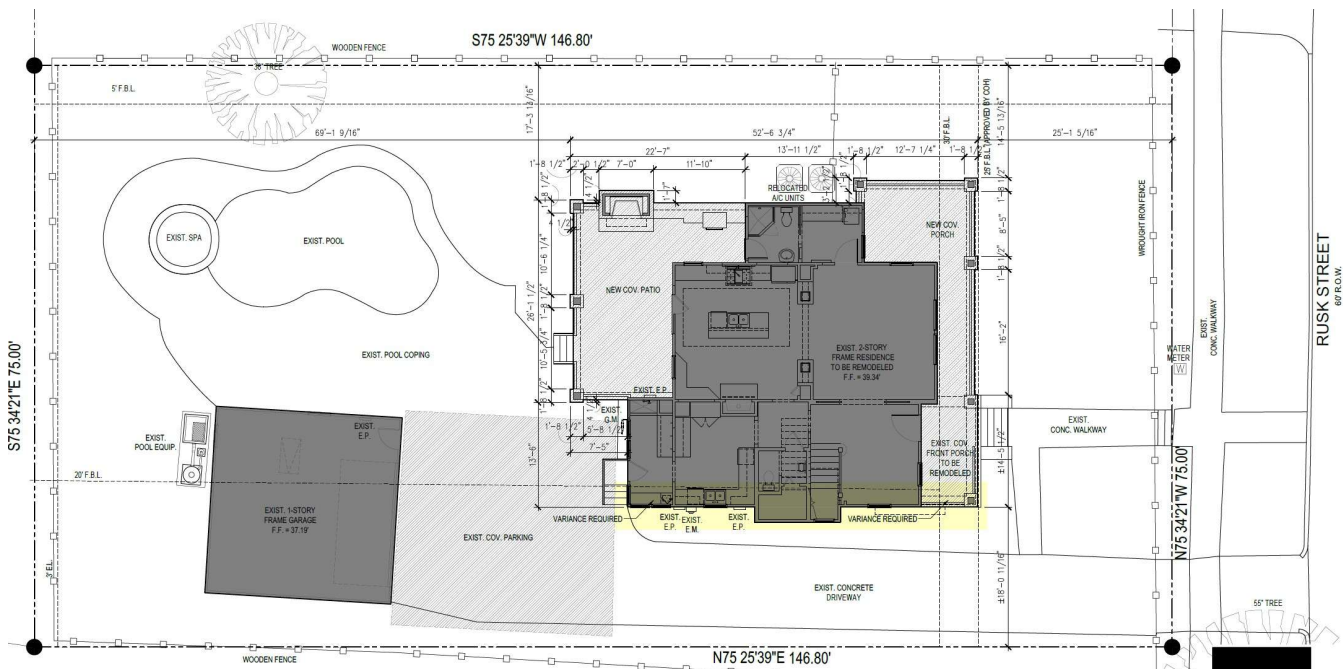


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



SOUTH LOCKWOOD DRIVE
R.O.W. VARIES

CALCULATIONS OF IMPERVIOUS PERCENTAGE	
HOUSE & GARAGE	1,850 SQ. FT.
PORCHES	752 SQ. FT.
DRIVEWAY/SIDEWALK	3,144 SQ. FT.
TOTAL OF IMPERVIOUS COVERED	5,746 SQ. FT.
LOT AREA	10,950 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA	52.47%

LOT 3 & E. 1/4 OF LOT 2,
BLOCK 9

- EXISTING RESIDENCE
- EXISTING COVERED AREA
- NEW COVERED AREA



SANITARY
M.H. RIM-35.54

NEW SITE PLAN

SCALE: 3/32" = 1'-0"

10 09 25

4609 RUSK ST.

SOTO & THEFFORD RESIDENCE

REVIEWED BY: JOEL JAMEL, R.A.

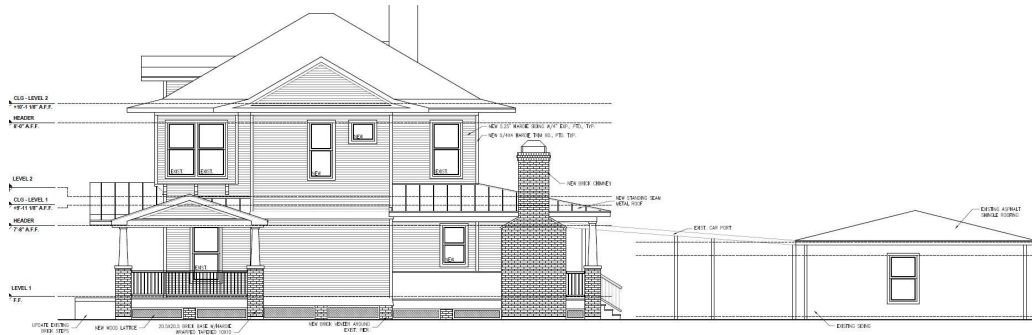
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



RIGHT ELEVATION



FRONT ELEVATION

PROPOSED ELEVATIONS SCALE: 1/8" = 1'-0"

10.09.25 4609 RUSK ST. SOTO & THEFORD RESIDENCE REVIEWED BY: JOEL JAMEL, R.A. NOT FOR PERMITS & UTILITY APPROVAL PERMITTING OR CONSTR



LEFT ELEVATION



REAR ELEVATION

PROPOSED ELEVATIONS SCALE: 1/8" = 1'-0"

10.09.25 4609 RUSK ST. SOTO & THEFORD RESIDENCE

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

Table with columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS, PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: The ARTZ, DeMarco Howard, 281-698-2900, 5317 Inker Street, 25033827, 77007, 5258D, 492G, C.

HCAD ACCOUNT NUMBER(S): 0101820000079
PROPERTY LEGAL DESCRIPTION: Lots 79,80, & 81; Tracts 1, 79A, Abst. 642 J Reinerman & Cottage Grove Sec. 1
PROPERTY OWNER OF RECORD: Wehring Real Estate Partnership LTD
ACREAGE (SQUARE FEET): 44,361 sq. ft.
WIDTH OF RIGHTS-OF-WAY: Inker Street: 50 ft.
EXISTING PAVING SECTION(S): Inker Street: 17 ft.
OFF-STREET PARKING REQ.: 88 spaces
OFF-STREET PARKING PROV'D.: 100 spaces
LANDSCAPING REQUIREMENTS: Complies

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

PURPOSE OF VARIANCE REQUEST: reduce parking requirements

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications.
CLASS 6-RECREATION AND ENTERTAINMENT
F. SPORTS CLUB GYM 15,574SF @5/1,000 =77.8(78) PROVIDED 32 ON SITE .

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

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

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

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

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

APPLICANT’S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts (“SOF”) below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant’s information. P&D will formulate its recommendation by evaluating the SOF’s information, the additional information provided and any relevant information available to the Department.

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

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

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

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

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

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

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

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

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

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code. The center will also serve as home to a local nonprofit organization, YOUTH UNITED THROUGH HEARTZ that has received **City of Houston Case For Kids City Connections** grant funding for its youth arts and leadership initiatives. Granting this variance will help preserve those city-supported programs, enabling continued service to children and families in the surrounding neighborhoods.

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

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

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

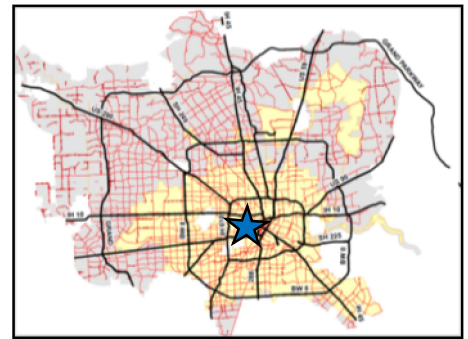
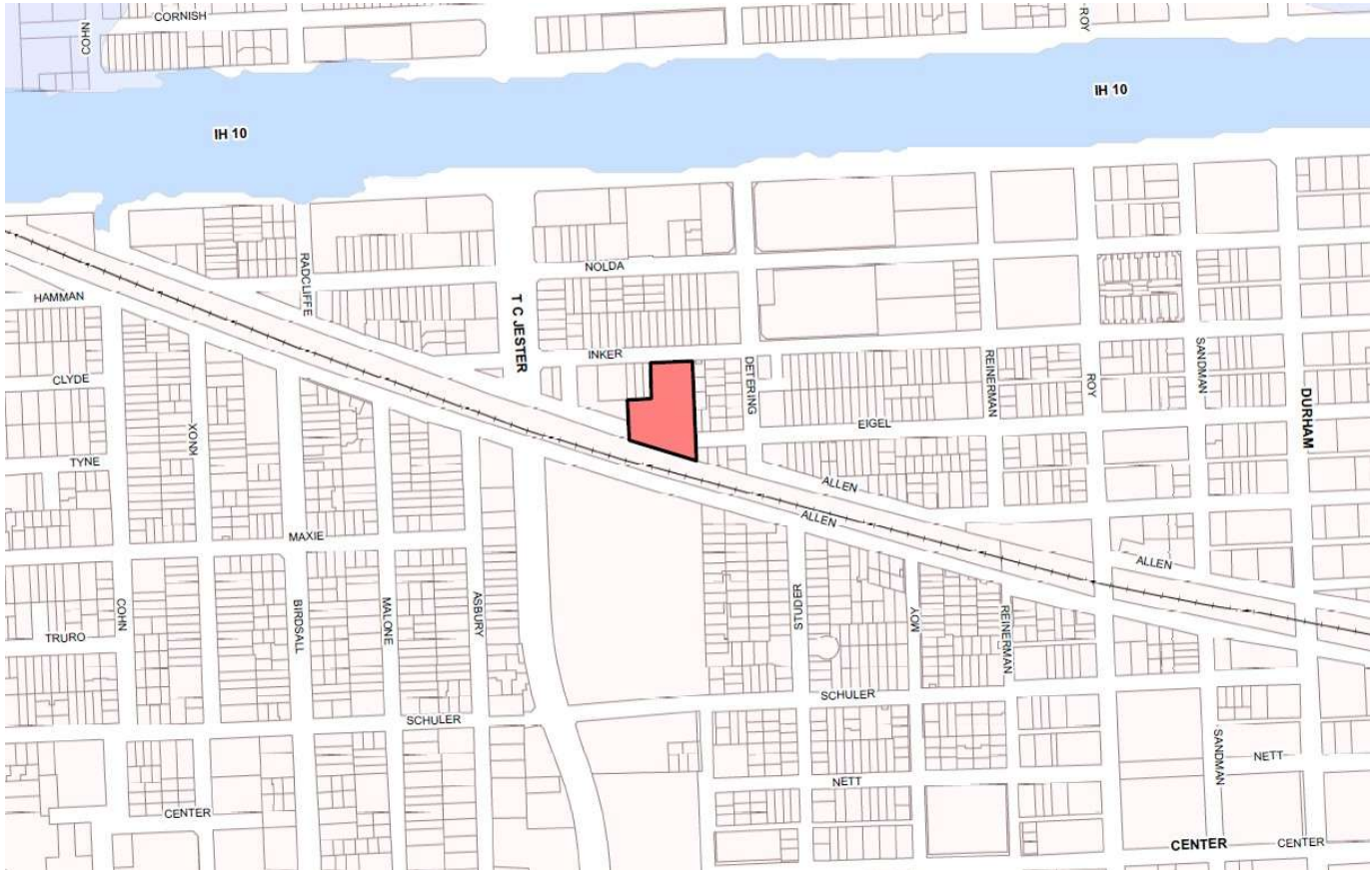
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Aerial Map



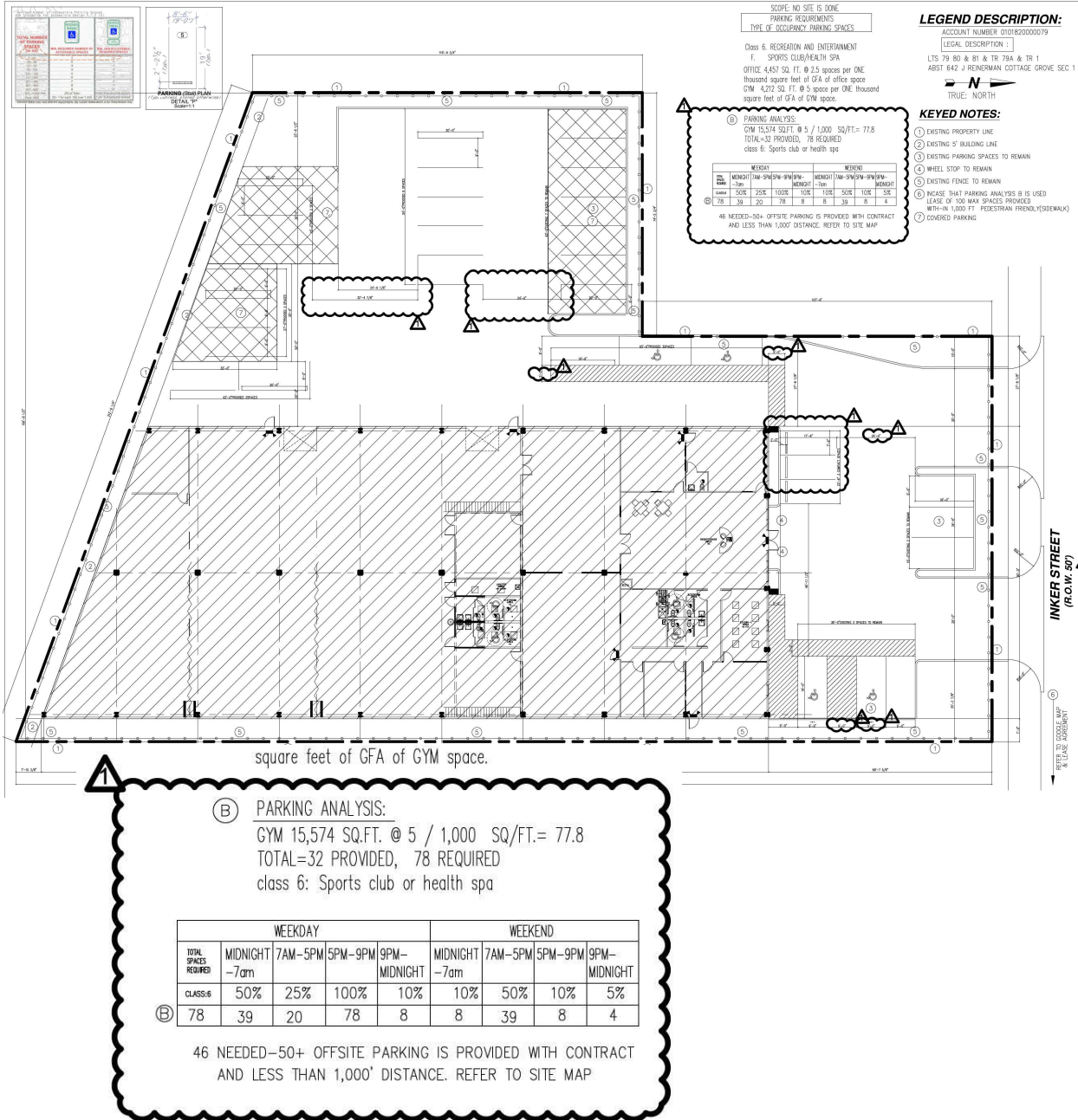
OFF-STREET PARKING VARIANCE



Houston Planning Commission

ITEM: III (DEF 2)
Meeting Date: 01/08/2026

Site Plan

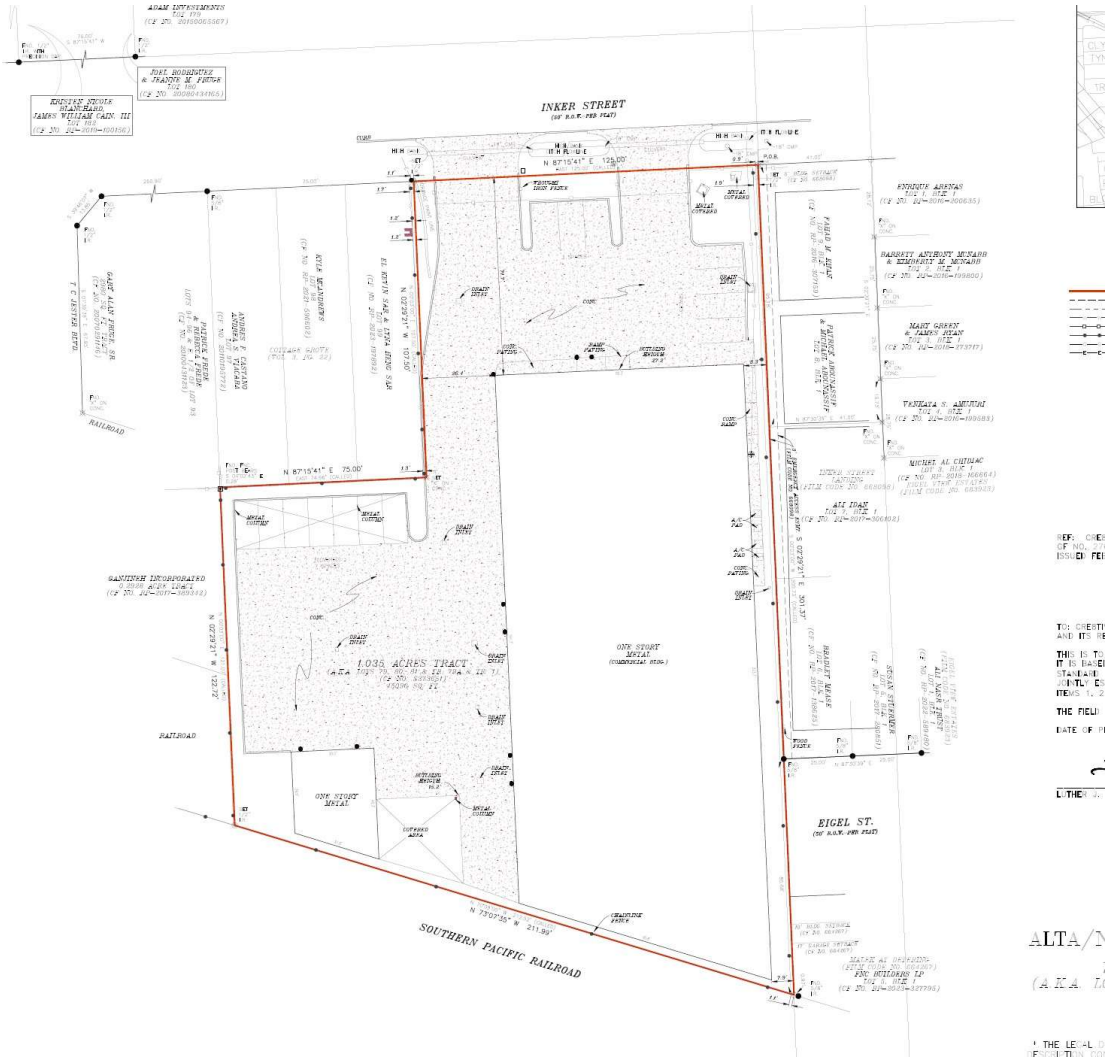


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Survey



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III (DEF 2)
Meeting Date: 01/08/2026

Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE

Block 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 6,820 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-five (25) 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 two blockface(s), 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-two (22) of twenty-five (25) single-family residential properties (representing 88% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained ten (10) of twenty-five (25) 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 6,820 sf exists on sixteen (16) 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 1955. The houses originate from the 1960s and 1970s. The establishment of a 6,820 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.*
Sixteen (16) out of twenty-five (25) lots (representing 72.7% of the application area) are at least 6,820 square feet in size.

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

ATTACHMENTS:

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

SPECIAL MINIMUM LOT SIZE BLOCK			
Application No.	889		
Date Received:	9/2/2026	Date Complete:	9/25/2026
Street(s) Name:	Mayflower	4900 - 5000 block of Mayflower Street	
		Lot(s)	
Cross Streets:	Coffee St	and	Chain St
Side of street:	North & South		
SPECIAL MINIMUM LOT SIZE:			

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
4903 (LT 32 & W 12 FT OF LT 31, BLK 3)	SFR		8,250
4911 (W 30 FT of LT 30 & 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,& W 5.35 FT of LT 20 TR 20 B, BLK 3)	SFR		6,858

Special Minimum Lot Size Block

5025 (LTS 22 & 23 parcel)	SFR		10,780
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, BLK 6)	SFR	Y	6,270
4930 (LT9, BLK 6)	SFR	Y	6,270
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
5032 (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 **202,895** 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%):

22	# developed or restricted to no more than two SFR Units	Of	22	Total number of SFR lots in the Proposed Application Area	25	Total number of lots in the Proposed Application Area	88%
0	# of Multifamily lots						
0	# of Commercial lots						
3	# of Vacant Lots						
25	Total						

Minimum Lot Size Calculations:

Total # of lots **25** Total sq. ft. = **202,895** / # of lots = **8,116** average sq. ft.
 6,947 median sq. ft.

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	12,870	6.3%	6.3%
2	12,540	6.2%	12.5%
3	11,990	5.9%	18.4%
4	11,550	5.7%	24.1%
5	10,780	5.3%	29.4%
6	10,450	5.2%	34.6%
7	10,340	5.1%	39.7%
8	8,250	4.1%	43.8%
9	8,250	4.1%	47.8%
10	8,250	4.1%	51.9%
11	7,700	3.8%	55.7%
12	7,040	3.5%	59.1%
13	6,947	3.4%	62.6%
14	6,930	3.4%	66.0%
15	6,858	3.4%	69.4%
16	6,820	3.4%	72.7%
17	6,270	3.1%	75.8%
18	6,270	3.1%	78.9%
19	6,270	3.1%	82.0%
20	6,270	3.1%	85.1%
21	6,270	3.1%	88.2%
22	6,270	3.1%	91.3%
23	6,270	3.1%	94.4%
24	5,720	2.8%	97.2%
25	5,720	2.8%	100.0%
Total	202,895	100.0%	

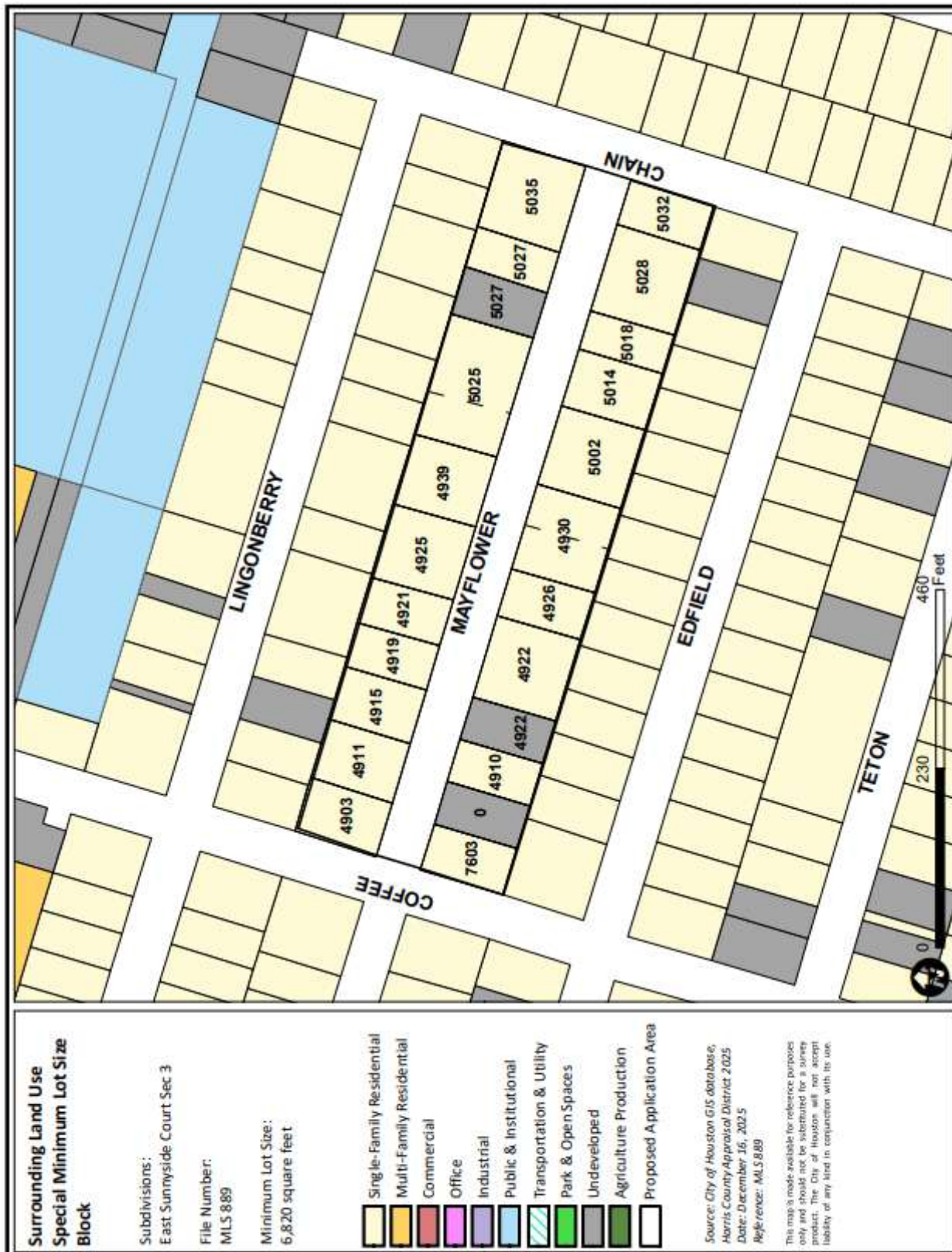
This application qualifies for a **6,820** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size? Yes
 No

If yes, number of lots not included within deed restrictions per blockface:









Source: GeoEye, GeoEye Inc., DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

**Aerial View
 Special Minimum
 Lot Size Block**

Subdivision:
 East Sunnyside Court Sec 3

File Number:
 MLS 889

Minimum Lot Size:
 6,820 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: December 16, 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 connection with its use.



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 Cooker 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 Hinton Date: 8-24-25

Address: 4800 4911 MAYFLOWER STREET
Street Address Apartment/Unit #
Houston TX 77033
City State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Signature of alternate applicant: Darlene Hinton

Application Information (STAFF USE ONLY)

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

