

HOUSTON PLANNING COMMISSION

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Martha L. Stein
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Meera D. Victor
Libby Viera-Bland

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

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Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

Carol Lewis, Ph.D.
Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY

Vonn Tran

AGENDA

Thursday, April 17, 2025
2:30 p.m.

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission AGENDA

Thursday, April 17, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of April 3, 2025, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (Ken Calhoun)
- b. Replats (Ken Calhoun)
- c. Replats requiring Public Hearings with Notification (Aracely Rodriguez, John Cedillo, and Devin Crittle)
- d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Geoff Butler, Petra Hsia, Devin Crittle, and John Cedillo)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement (John Cedillo)
- g. Extensions of Approval (Malcolm Oliver)
- h. Name Changes (Malcolm Oliver)
- i. Certificates of Compliance (Malcolm Oliver)
- j. Administrative
- k. Development Plats with Variance Requests (Ed Buckley)

II. Establish a public hearing date of May 15, 2025

- a. Anderson Lakes Sec 3 partial replat no 1
- b. Cherry Oaks Lift Station
- c. Downing Estates
- d. Emnora Lane Lift Station
- e. Estates at McAlpine
- f. Garden Heights Landing replat no 1
- g. Harris County Water Control and Improvement District no 119 water plant no 2
- h. Hoskins Place
- i. Hyde Park partial replat no 12
- j. Mainer Plaza
- k. Montrose Addition partial replat no 7 replat no 1
- l. Mylestone Estates
- m. Steeplechase Sec 1 partial replat no 3
- n. Tomball Auto and Computer

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

IV. Public Comment

V. Adjournment

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 3 APRIL 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:37 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	<i>Absent</i>
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	<i>Absent</i>
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar “Zaf” Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<i>Absent</i>
J. Stacy Slawinski for The Honorable KP George	<i>Absent</i>
Adrian Garcia for The Honorable Lina Hidalgo	Present
Vonn Tran, Secretary	Present

Ex Officio Members Carol Lewis • Carol Haddock • Yuhayna H. Mahumd

Legal Department Kim Mickelson • Yolanda Woods

Houston Public Works John Brown • Suhail Kanwar

Director’s Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department. PlatTracker launching, Monday, April 14. During transitioning, online payments will be suspended from 5pm Thursday, April 10 until going live at 6am April 14. PlatTracker will be suspended on Friday, April 11th for questions email, plattrackeradmin@houstontx.gov as well as the Plat Tracker homepage. **Trees,** Our Planning Department collaborated with the Houston Parks & Recreation Department (HPARD) Urban Forestry division and CenterPoint to clarify definitions within the Tree and Shrub Ordinance. Planting and placement of trees will ultimately help Houston maintain power during storm events. You can find the ordinance on houstonplanning.com, look for Right Tree Right Place guide from CenterPoint, available on the Tree and Shrub area.

APPROVAL OF MINUTES

Consideration of March 20, 2025, Planning Commission Meeting Minutes

Commission action: Approved.

Motion: Stein

Second: Garcia

Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-46)

b. REPLATS (47-116)

Staff recommendation: Approve Item No's. 1 – 116, subject to the CPC 101 form conditions.

Commission action: Approved staff recommendations for all Items excluding 13, and 14 which were removed by abstaining commissioners. Item(s) 11 and 107 are removed for separate consideration.

Motion: Garcia

Vote: Carried

Second: Tahir

Abstaining: Mares

Consideration for abstained Items above.

Staff recommendation: Approve Item No's. 13 and 14 subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendation.

Motion: Garcia

Vote: Carried

Second: Jones

Abstaining: Mares

ITEM(S) 11 AND 107 REMOVED FOR SEPARATE CONSIDERATION

11 CYPRESSWOOD GOLF CLUB

Staff recommendation: Disapprove.

Commission action: Deferred for 30 days at applicant's request.

Speaker(s): Sean Conley, applicant

Motion: Rosenberg

Second: Hines

Vote: Unanimous

107 SUNGRO SUBURBAN

Staff recommendation: Disapprove.

Commission action: Deferred for 30 days at applicant's request.

Speaker(s): Jesus Serdia, applicant

Motion: Viera-Bland

Second: Jones

Vote: Unanimous

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

117 AIRPORT GARDENS PARTIAL REPLAT NO 2

Staff recommendation: Defer applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Mary Marcha, Robert Therrell, opposed

Motion: Stein

Second: Garcia

Vote: Unanimous

118 AVALON PLACE PARTIAL REPLAT NO 1

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Alleman

Second: Jones

Vote: Unanimous

119 BLUE CREEK WATER PLANT

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): Lorena Romero, Viviana Caceda, Robert Caceda – opposed, Christopher Brown, applicant

Motion: Garcia

Second: Jones

Vote: Unanimous

120 DEARBORN PLACE PARTIAL REPLAT NO 5

Staff recommendation: Defer applicant request.

Commission action: Disapprove to deny variance and disapprove the plat.

Speaker(s): Jose Fernandes, Amir Sabzevary, Betty Wittenmyer, Geary Ashby, Mrugesh Pooikh, Babu Bangaru – opposed

Motion: Robins

Second: Mares

Vote: Carried

Opposed: Tahir

121 GENOA AT BARBERRY

Commission agreed to return to this item, pending Legals' review of the Deed Restrictions.

122 GRAND PRAIRIE SEC 2 PARTIAL REPLAT NO 1 – Withdrawn

123 HIGHLAND VILLAGE PARTIAL REPLAT NO 3

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: Viera-Bland

Second: Baldwin

Vote: Unanimous

RETURNED TO ITEM 121 AFTER LEGAL REVIEWED DEED RESTRICTIONS.

121 GENOA AT BARBERRY

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

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

Speaker(s): Vicki Nuzun – opposed, Lurine Parker – supportive

Motion: Khaleeq

Second: Garcia

Vote: Unanimous

124 MCKINNEY ENCLAVE

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Stein

Second: Robins

Vote: Unanimous

125 NORTH DURHAM ESTATES REPLAT NO 1

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

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

Speaker(s): Nick Purcell – opposed

Motion: Baldwin

Second: Jones

Vote: Unanimous

126 PALUCHO ESTATE AT CADDO ROAD

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

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

Speaker(s): None

Motion: Viera-Bland

Second: Robins

Vote: Unanimous

127 QUIKTRIP STORE 4638

Staff recommendation: Defer Chapter 42 planning standards.

Commission action: Deferred

Speaker(s): Cathy Garland – applicant, available for question

Motion: Porras-Pirtle

Second: Alleman

Vote: Unanimous

128 UHAUL MOVING AND STORAGE OF HIRAM CLARKE

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

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

Speaker(s): Perdita Chavis – Office of Mayor ProTem Castex-Tatum, Keith Taylor, Claire Doucet, Yolanda Webb – opposed, Phillip Fredrick – applicant

Motion: Tahir

Second: Sigler

Vote: Unanimous

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

129 EAST ALDINE ESTATES

Staff recommendation: Defer Applicant request.

Commission action: Deferred per applicant's request.

Speaker(s): None

Motion: Jones

Second: Victor

Vote: Unanimous

130 EXTRA SPACE STORAGE MAIN

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): Sean Conley, applicant, available for questions

Motion: Garcia

Second: Mares

Vote: Unanimous

131 LAVERGNE SQUARE

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): Joyce Owens, available for questions

Motion: Stein

Second: Khaleeq

Vote: Unanimous

132 MILLS ROAD INDUSTRIAL GP

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

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

Speaker(s): None

Motion: Jones

Second: Mares

Vote: Unanimous

133 RESERVE AT HOUSTON HEIGHTS

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): Nick Purcell, Rachael Humphries – supportive, Tracy Ralley – undecided, Tracy Youngblood, applicant, Houston Public Work, Suhail Kanwar

Motion: Robins

Second: Khaleeq

Vote: Unanimous

134 SALAM HOMES FOR YOUTH LLC

Staff recommendation: Approve the plat subject to the conditions listed. During presentations, staff concludes agenda states to approve the plat, however, it is to Grant the requested variance(s) and approve the plat subject to CPC 101 form conditions.

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

Speaker(s): None

Motion: Garcia

Second: Mares

Vote: Unanimous

135 SPRING HIGH SCHOOL

Staff recommendation: Defer for further study and review.

Commission action: Deferred for further study and review.

Speaker(s): Elizabeth Delgado, opposed

Motion: Garcia

Second: Sigler

Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

136 NGUYEN AND PHAM DEVELOPMENT AT BROWNIE CAMPBELL ROAD

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: Garcia

Second: Viera-Bland

Vote: Unanimous

g. EXTENSIONS OF APPROVAL

137	Cypress Rosehill Reserve	Approved
138	E and E Aviation	Approved
139	Gated Rentals Crosby	Approved
140	Katy Kingsland	Approved
141	La Quinta Luna	Approved
142	Lexington Corner	Approved
143	LRE Reserve	Approved
144	Robbins Estates at Riley Fuzzel Road	Approved
145	Sheltering Harbour	Approved
146	Summit Energy Houston	Approved
147	Summit Energy Houston Old Richmond	Approved
148	Sunset Valley Lift Station	Approved
149	Sunset Valley Water Plant	Approved
150	Supermax Self Storage	Approved
151	Vikings Reserve	Approved
152	Wisenbaker Reeveston	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

153	20831 McGager Drive	Approved
154	24248 and 24260 E Terrace Drive	Approved
155	20610 Ravenwood Drive	Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, I and J, Item(s) 137 – 155.

Commission Action: Approved per staff's recommendation.

Speaker(s): None

Motion: Victor

Second: Garcia

Vote: Unanimous

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

156 6618 BRIAR GLADE DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): None

Motion: Viera-Bland

Second: Victor

Vote: Unanimous

157 127 WARRENTON DRIVE

Staff recommendation: Approve.

Commission action: Approved the application.

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

Motion: Mares

Second: Garcia

Vote: Unanimous

158 3779 SYRACUSE STREET

Staff recommendation: Approve.

Commission action: Approved the application.

Speaker(s): Karen Shouse – opposed, Jennifer Pool, applicant

Motion: Baldwin

Second: Robins

Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 1, 2025

- a. Grand Prairie Sec 2 partial replat no 1
- b. Noble Vistas
- c. Padok Silver Property
- d. Park Place Center
- e. Porter Municipal Utility District Lift Station J

- f. Spring Branch Estates Sec 2 partial replat no 8
- g. Sunterra Sec 62 partial replat no 1
- h. West Street Estates
- i. Wickersham Estates

Commission action: Accepted the May 1st public hearing date for Item II, a-i.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Garcia

Opposed: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4109 MCKINNEY STREET

Staff recommendation: Defer, applicant request.

Commission action: Deferred.

Speaker(s): Emily Olin, Everette Hernandez – opposed

Motion: Garcia

Vote: Unanimous

Second: Alleman

Opposed: None

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 4101 SAN JACINTO STREET

Staff recommendation: Approve.

Commission action: Approved.

Speaker(s): None

Motion: Khaleeq

Vote: Unanimous

Second: Baldwin

Opposed: None

V. EXCUSE THE ABSENCE OF COMMISSIONER LINDA PORRAS-PIRTLE

No action needed; Commissioner Porras-Pirtle was present.

VI. PUBLIC COMMENT –

Commissioner Robins asked staff to give additional information on 30-day deferrals.

Commissioner Colvard added the comment on the public lack of notification.

VII. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:52 PM.

Lisa M. Clark, Chair

Vonn Tran, Secretary

Item		App	
No.	Subdivision Plat Name	Type	Deferral
A-Consent			
1	Almeda Elaine Companies	C2	DEF1
2	Blue Creek Trails Sec 2	C3P	
3	Bretshire Lift Station	C2	
4	Bridgeland Prairieland Village Sec 105	C3F	
5	Catalina Estates	C3F	
6	Cypresswood Golf Club (No Action Needed)	C2	DEF3
7	Elyson Sec 58	C3F	
8	Emerald Meadows Sec 2	C3F	DEF1
9	Fulton Place Townhomes replat no 1	C3F	
10	Fuqua Manor	C3F	
11	Genoa at Barberry	C3F	
12	Helix Park OST	C3F	
13	Herrmex Park	C2	
14	Highland Village partial replat no 3	C3F	
15	HLB Homes on Brinkley	C3F	
16	HLB Homes on Knoll Street	C3F	
17	Jubilee Sec 14	C3F	
18	Jubilee Sec 18	C3P	
19	Katy Grand Village Sec 1	C3F	
20	Khoi Barbecue	C2	
21	Lamar Consolidated ISD Campus Complex Sec 1	C3F	DEF1
22	Legacy Park on Dunson Glen	C3P	DEF1
23	Long Point Villas	C3F	
24	McHard Road Tract Sec 1	C2	
25	Morton Creek Ranch Sec 31	C3P	
26	Mueschke Road at Dunham Pointe Street Dedication Sec 3	SP	
27	Northwest 99 Business Park WWTP	C2	
28	Offices at Spring Cypress	C2	
29	Poundbury Sec 1 replat no 1	C3F	
30	Preserve at Newport Sec 3	C3P	
31	Prince Court	C2	
32	Residences at Almeda Genoa	C3F	DEF1
33	Self Road Place	C2	
34	Shadyvilla Addition no 1 partial replat no 5	C3F	
35	Sila Sec 16	C3P	
36	Sila Sec 17	C3P	
37	St Johns of The Cross	C2	DEF2
38	Stark Commercial Investments LLC at Ella Boulevard	C2	
39	Suburban Ranches Estates	C2	
40	Sugarland Point	C3F	

Platting Summary**Houston Planning Commission****PC Date: April 17, 2025**

Item No.	Subdivision Plat Name	App	
		Type	Deferral
41	UHaul Moving and Storage of Hiram Clarke	C3F	
42	Valley Ranch Bend Drive Street Dedication	SP	
43	Village at Mansfield	C3F	

B-Replats

44	Acre Home partial replat no 1	C2R	
45	Adams Place	C2R	DEF1
46	Always Market FM 2100	C2	
47	Anderson Homes	C2R	
48	Booker Street Residences	C2R	
49	Castle Court Landing	C2R	
50	Charlie Heights	C2R	
51	Comal Royale Duplexes	C2R	
52	Dreyfus Plaza	C2R	
53	Elite Square at San Jacinto	C2R	DEF2
54	Esprea Estates	C2R	DEF1
55	Fowler Landing	C2R	DEF1
56	Franco Oaks	C2R	
57	Franco Villas	C2R	
58	Garden Oaks Square	C2R	
59	Gunter Grove	C2R	
60	Herreras Property	C2R	
61	HLB Homes on Bennington	C2R	DEF2
62	LIZ Esters Estates	C2R	DEF1
63	Lone Wolf Waterfront	C3R	DEF2
64	Mainer Cove	C2R	DEF1
65	Mallow Homes	C2R	
66	Maxroy Craftman Heights	C2R	DEF1
67	Melbourne Court	C2R	
68	Mercedes Estates	C2R	
69	Okestra Homes	C2R	
70	Park Row Addicks Dam Addition	C2R	
71	Plaza Estates at Coffee	C2R	
72	Plaza Estates at Palmyra	C2R	
73	Plaza Estates at Rogers	C2R	
74	Prime Builders at Junell	C2R	
75	Primero Joywell	C2R	
76	Reserve at East Tidwell	C2R	DEF1
77	Residence at Fitch	C2R	
78	Sungro Suburban (No Action Needed)	C2R	DEF3
79	Sunset Landing	C2R	
80	Tierwester Villas	C2R	

Item No.	Subdivision Plat Name	App	
		Type	Deferral
81	Tyne Street Place	C2R	

C-Public Hearings Requiring Notification

82	Airport Gardens partial replat no 2	C3N	DEF1
83	Avalon Place partial replat no 1	C3N	DEF2
84	Blue Creek Water Plant	C3N	DEF1
85	Caywood Park	C3N	
86	Crestview Crossing	C3N	
87	Grand Prairie Sec 5 partial replat no 1	C3N	
88	Haven Homes at Homewood	C3N	
89	Laurel Place Reserves	C3N	
90	McKinney Enclave	C3N	DEF1
91	QuikTrip Store 4638	C3N	DEF1
92	Reisu Plaza	C3N	
93	Timbergrove Manor partial replat no 2	C3N	
94	Washington Terrace partial replat no 12	C3N	
95	Willowcreek Ranch Sec 7 partial replat no 1	C3N	

D-Variances

96	Becker Business Park	C2R	
97	East Aldine Estates	C3F	DEF1
98	Harris Health System Casa de Amigos replat no 1 and extension	C2R	
99	Houston Youth Sports Group replat no 1 and extension	C2R	
100	Jubilee Sec 17	C3P	
101	Khoury Landing Holdings	C2	
102	Leblanc GP	GP	
103	Mach Industrial Park	C2	
104	Middle Street Swan Homes	C2R	
105	Red Gully Lift Station	C2	
106	Saint Joseph Catholic Church	C2	
107	Spring High School	C2	DEF2

E-Special Exceptions

None

F-Reconsideration of Requirements

108	Griffin Airport and 288 Industrial Property Sec 1	C2	
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Item		App	
No.	Subdivision Plat Name	Type	Deferral

G-Extensions of Approval

109	Fife Lane Street Dedication Sec 1 and Reserve	EOA	
110	Flagstone Sec 3	EOA	
111	Hub at Harvest Green replat no 1 and extension	EOA	
112	Reserve on Wallisville	EOA	
113	Royal Pines Sec 5	EOA	
114	San Jacinto River and Rail Power Facility	EOA	
115	Springwoods Village Parkway Street Dedication Sec 5	EOA	
116	Temple Terrace Addition partial replat no 3	EOA	
117	Villa Greens Sec 1	EOA	
118	Willowcreek Ranch South Detention	EOA	

H-Name Changes

119	Grand Park partial replat no 5 (prev. Grand Parkway partial replat no 4)	NC	
120	Lamar Consolidated ISD Beechnut Elementary School (prev. Lamar Consolidated ISD Elementary School no 37)	NC	
121	Orem Commercial Plaza (prev. Tejani Commercial Plaza)	NC	
122	Yes Prep West Elementary (prev. Yes Prep West End Elementary)	NC	

I-Certification of Compliance

123	27089 Spanish Oaks Drive	COC	
124	25031 Plantation Valley	COC	

J-Administrative

None

K-Development Plats with Variance Requests

125	2811 Houston Avenue	DPV	
126	5513-5527 Katy Freeway	DPV	

Off-Street Parking Variance Requests

III	4109 McKinney Street	PV	DEF2
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Platting Summary**Houston Planning Commission****PC Date: April 17, 2025**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company

A-Consent

1	Almeda Elaine Companies (DEF1)	2025-0529	C2	Harris	City	572V	3.89	3.89	0	Ramon and Norma Cantu	Civil-Con Consultants, LLC
2	Blue Creek Trails Sec 2	2025-0723	C3P	Fort Bend	ETJ	525Q	40.51	8.90	140	Taylor Morrison	Meta Planning + Design LLC
3	Bretshire Lift Station	2025-0554	C2	Harris	City	454D	2.37	2.37	0	City of Houston	ARCADIS U.S., Inc.
4	Bridgeland Prairieland Village Sec 105	2025-0706	C3F	Harris	ETJ	365P	1.77	0.10	8	Bridgeland Development , LP	McKim & Creed, Inc.
5	Catalina Estates	2025-0631	C3F	Harris	City	575U	0.44	0.00	2	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
6	Cypresswood Golf Club (DEF3)	2025-0375	C2	Harris	ETJ	334G	27.23	27.23	0	Foresight Golf	Conley Land Services, LLC
7	Elyson Sec 58	2025-0709	C3F	Harris	ETJ	404R	7.47	2.00	22	Nash FM 529, LLC	BGE, Inc.
8	Emerald Meadows Sec 2 (DEF1)	2025-0481	C3F	Harris	City	574K	27.82	9.67	113	Meritage Homes of Texas	LJA Engineering, Inc.- (Houston Office)
9	Fulton Place Townhomes replat no 1	2025-0730	C3F	Harris	City	493H	0.17	0.00	4	CGEA Planning + Design	CGEA Planning + Design
10	Fuqua Manor	2025-0452	C3F	Harris	City	574U	5.00	1.23	60	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
11	Genoa at Barberry	2025-0650	C3F	Harris	City	573B	0.33	0.00	3	Phago Homes & Properties	AAB Homes, LLC
12	Helix Park OST	2025-0634	C3F	Harris	City	532M	2.19	2.19	0	Texas Medical Center	C.L. Davis & Company
13	Hermex Park	2025-0640	C2	Harris	ETJ	458C	2.02	2.02	0	N/A	The Pinnell Group, LLC
14	Highland Village partial replat no 3	2025-0656	C3F	Harris	City	491V	0.84	0.84	0	4085 WESTHEIMER HOLDINGS LTD.	Civil-Surv Land Surveying, L.C.
15	HLB Homes on Brinkley	2025-0689	C3F	Harris	City	533Y	0.19	0.00	5	Houston Land Bank	CGEA Planning + Design
16	HLB Homes on Knoll Street	2025-0690	C3F	Harris	City	455J	0.20	0.00	4	Houston Land Bank	CGEA Planning + Design
17	Jubilee Sec 14	2025-0722	C3F	Harris	ETJ	324P	14.47	2.35	54	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
18	Jubilee Sec 18	2025-0695	C3P	Harris	ETJ	324N	16.30	1.18	63	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
19	Katy Grand Village Sec 1	2025-0597	C3F	Harris	ETJ	445Y	18.83	5.64	140	TPG AG EHC III (MTH) MULTISTATE I	EHRA
20	Khoi Barbecue	2025-0657	C2	Harris	City	454E	0.62	0.62	0	STORE MASTER FUNDING XXIX, LLC	Civil-Surv Land Surveying, L.C.
21	Lamar Consolidated ISD Campus Complex Sec 1 (DEF1)	2025-0545	C3F	Fort Bend	ETJ	524R	173.00	160.19	0	Lamar CISD	McKim and Creed
22	Legacy Park on Dunson Glen (DEF1)	2025-0525	C3P	Harris	ETJ	332X	8.97	2.61	72	DR Horton	Vogler & Spencer Engineering, Inc.
23	Long Point Villas	2025-0647	C3F	Harris	City	450V	2.20	0.29	38	Hollister Pines, LLC	City Choice Group, LLC
24	McHard Road Tract Sec 1	2025-0715	C2	Fort Bend	ETJ	611F	95.56	95.04	0	Crow Holdings Industrial	Meta Planning + Design LLC

Platting Summary**Houston Planning Commission****PC Date: April 17, 2025**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
25	Morton Creek Ranch Sec 31	2025-0638	C3P	Harris	ETJ	445P	11.46	0.75	42	Woodmere Development Co	RG Miller DCCM
26	Mueschke Road at Dunham Pointe Street Dedication Sec 3	2025-0714	SP	Harris	ETJ	366G	2.12	0.00	0	Dunham Pointe Development LLC	BGE, Inc.
27	Northwest 99 Business Park WWTP	2025-0716	C2	Harris	ETJ	326B	2.05	2.05	0	Clay Partners- NW Parkway Land #1, LP	Meta Planning + Design LLC
28	Offices at Spring Cypress	2025-0639	C2	Harris	ETJ	330A	1.01	1.01	0	EC Corporate Shaw Road LLC	Hovis Surveying Company Inc.
29	Poundbury Sec 1 replat no 1	2025-0711	C3F	Harris	City	532Z	8.12	2.83	80	Lovett Homes	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
30	Preserve at Newport Sec 3	2025-0720	C3P	Harris	ETJ	419E	26.30	7.15	117	Rochester Development, LLC	Master Plan Consulting, LLC
31	Prince Court	2025-0700	C2	Harris	City	452Y	0.14	0.00	2	CORE Builders, LLC	Owens Management Systems, LLC
32	Residences at Alameda Genoa (DEF1)	2025-0614	C3F	Harris	City	574N	1.00	0.05	11	New Era Development	New Era Development & Land Services
33	Self Road Place	2025-0601	C2	Harris	ETJ	287X	4.36	4.36	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
34	Shadyvilla Addition no 1 partial replat no 5	2025-0530	C3F	Harris	City	451X	0.59	0.59	0	Criss Cross	South Texas Surveying Associates, Inc.
35	Sila Sec 16	2025-0664	C3P	Harris	ETJ	298C	42.30	17.39	140	Friendswood Development Company	BGE, Inc.
36	Sila Sec 17	2025-0665	C3P	Harris	ETJ	298C	26.49	5.67	99	Friendswood Development Company	BGE, Inc.
37	St Johns of The Cross (DEF2)	2025-0209	C2	Montgomery	ETJ	256M	15.42	15.42	0	The Archdiocese of Galveston-Houston	Gruller Surveying
38	Stark Commercial Investments LLC at Ella Boulevard	2025-0675	C2	Harris	ETJ	291Y	7.60	7.60	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
39	Suburban Ranches Estates	2025-0668	C2	Harris	ETJ	289H	3.31	0.00	3	Yousuf Siddiqui	Century Engineering, Inc
40	Sugarland Point	2025-0651	C3F	Harris	ETJ	528N	9.88	2.42	144	Sugarland Point, LLC	City Choice Group, LLC
41	UHaul Moving and Storage of Hiram Clarke	2025-0732	C3F	Harris	City	572E	2.51	2.51	0	AMERCO REAL ESTATE COMPANY	Windrose
42	Valley Ranch Bend Drive Street Dedication	2025-0652	SP	Montgomery	ETJ	256X	3.17	0.00	0	Signorelli Company	McKim and Creed
43	Village at Mansfield	2025-0670	C3F	Harris	City	452A	0.97	0.02	16	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC

B-Replats

44	Acre Home partial replat no 1	2025-0642	C2R	Harris	City	576R	0.46	0.46	0	Zulie Trading LLC	South Texas Surveying Associates, Inc.
45	Adams Place (DEF1)	2025-0569	C2R	Harris	City	494U	0.23	0.00	4	WEN & HUNT LLC	RSG Engineering

Platting Summary**Houston Planning Commission****PC Date: April 17, 2025**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
46	Always Market FM 2100	2025-0633	C2	Harris	ETJ	419C	2.42	2.42	0	Midstream and Terminal Services LLC	Doucet & Associates, Inc.
47	Anderson Homes	2025-0713	C2R	Harris	City	572S	2.12	0.53	16	Houston Habitat for Humanity	Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
48	Booker Street Residences	2025-0696	C2R	Harris	City	455T	0.23	0.00	3	EQT GRP LLC.	E.I.C. Surveying Company
49	Castle Court Landing	2025-0681	C2R	Harris	City	493W	0.13	0.00	2	Mazzarino Construction	Total Surveyors, Inc.
50	Charlie Heights	2025-0637	C2R	Harris	City	412S	0.26	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
51	Comal Royale Duplexes	2025-0688	C2R	Harris	City	573C	0.16	0.00	2	New Era Development	New Era Development & Land Services
52	Dreyfus Plaza	2025-0644	C2R	Harris	City	533Q	0.11	0.00	2	N/A	DVJ CIVIL ENGINEERING AND LAND SURVEYING
53	Elite Square at San Jacinto (DEF2)	2025-0354	C2R	Harris	City	493X	0.14	0.00	4	Twin Square LLC	STUPA INTERNATIONAL LLC
54	Esprea Estates (DEF1)	2025-0587	C2R	Harris	City	412U	0.24	0.00	3	New Era Development	New Era Development & Land Services
55	Fowler Landing (DEF1)	2025-0600	C2R	Harris	City	492M	0.17	0.00	4	Avalon Homes	Total Surveyors, Inc.
56	Franco Oaks	2025-0702	C2R	Harris	City	574D	0.92	0.01	15	Mercedes Real Estate, LLC	Owens Management Systems, LLC
57	Franco Villas	2025-0703	C2R	Harris	City	574D	0.46	0.00	5	Mercedes Real Estate, LLC	Owens Management Systems, LLC
58	Garden Oaks Square	2025-0658	C2R	Harris	City	452G	0.33	0.07	4	Aslan LLC	MOMENTUM ENGINEERING
59	Gunter Grove	2025-0678	C2R	Harris	City	494K	0.11	0.00	2	RR & J Company, LLC	Total Surveyors, Inc.
60	Herreras Property	2025-0543	C2R	Harris	City	454W	0.11	0.00	2	DH	South Texas Surveying Associates, Inc.
61	HLB Homes on Bennington (DEF2)	2025-0518	C2R	Harris	City	454Q	0.30	0.00	4	Houston Land Bank	CGEA Planning + Design
62	LIZ Esters Estates (DEF1)	2025-0446	C2R	Harris	City	493D	0.11	0.00	2	L.I.Z. Enterprises Construction LLC	Overland (Surveyors) Consortium, Inc
63	Lone Wolf Waterfront (DEF2)	2025-0306	C3R	Harris	City	338Z	14.09	14.09	58	FdR Consulting, LLC	Windrose
64	Mainer Cove (DEF1)	2025-0589	C2R	Harris	City	533P	0.12	0.00	2	TMC ELITE HOMES, INC	STUPA INTERNATIONAL LLC
65	Mallow Homes	2025-0680	C2R	Harris	City	574A	0.29	0.00	3	360 Degrees Design and Construction, LLC	360 Degrees Design and Construction, LLC
66	Maxroy Craftman Heights (DEF1)	2025-0538	C2R	Harris	City	492B	0.19	0.00	5	D&Q Associates LLC	Pioneer Engineering, LLC
67	Melbourne Court	2025-0725	C2R	Harris	City	454N	0.16	0.00	2	Kitz Services, Inc.	Owens Management Systems, LLC
68	Mercedes Estates	2025-0705	C2R	Harris	City	574D	0.92	0.01	15	Mercedes Real Estate, LLC	Owens Management Systems, LLC
69	Okestra Homes	2025-0707	C2R	Harris	City	452T	0.25	0.00	6	New Era Development	New Era Development & Land Services
70	Park Row Addicks Dam Addition	2025-0667	C2R	Harris	City	448Y	11.48	11.48	0	Cypressbrook Company	Landpoint
71	Plaza Estates at Coffee	2025-0684	C2R	Harris	City	573D	0.31	0.00	4	New Era Development	New Era Development & Land Services
72	Plaza Estates at Palmyra	2025-0686	C2R	Harris	City	453L	0.46	0.00	9	New Era Development	New Era Development & Land Services
73	Plaza Estates at Rogers	2025-0683	C2R	Harris	City	453K	0.11	0.00	2	New Era Development	New Era Development & Land Services

Platting Summary**Houston Planning Commission****PC Date: April 17, 2025**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
74	Prime Builders at Junell	2025-0692	C2R	Harris	City	412T	0.22	0.00	2	To be determined	SEM SERVICES
75	Primero Joywell	2025-0666	C2R	Harris	City	574A	0.61	0.00	6	Oikos TX, LLC	AAB Homes, LLC
76	Reserve at East Tidwell (DEF1)	2025-0568	C2R	Harris	City	453B	1.08	1.08	0	AQ INVESTMENTS LLC	RSG Engineering
77	Residence at Fitch	2025-0687	C2R	Harris	City	454G	0.43	0.00	4	New Era Development	New Era Development & Land Services
78	Sungro Suburban (DEF3)	2025-0380	C2R	Harris	City	415N	11.98	11.85	0	Balanced Rock Power	Doucet & Associates, Inc.
79	Sunset Landing	2025-0677	C2R	Harris	City	453T	0.12	0.00	3	TOMO Development, LLC	Total Surveyors, Inc.
80	Tierwester Villas	2025-0617	C2R	Harris	City	493V	0.11	0.00	2	The Smart Rise 77, LLC	Patrick Planning Services, LLC
81	Tyne Street Place	2025-0679	C2R	Harris	City	492G	0.13	0.00	2	Century Custom Homes	Total Surveyors, Inc.

C-Public Hearings Requiring Notification

82	Airport Gardens partial replat no 2 (DEF1)	2025-0217	C3N	Harris	City	575K	0.54	0.00	4	Alvarado Group	South Texas Surveying Associates, Inc.
83	Avalon Place partial replat no 1 (DEF2)	2025-0232	C3N	Harris	City	492U	0.52	0.00	1	Robert Dame Designs	Probstfeld & Associates, Inc.
84	Blue Creek Water Plant (DEF1)	2025-0309	C3N	Harris	ETJ	370U	0.75	0.75	0	Northwest Park Municipal Utility District	EHRA
85	Caywood Park	2025-0429	C3N	Harris	City	451X	0.75	0.01	12	SFA Caywood No 2 LLC	Pioneer Engineering, LLC
86	Crestview Crossing	2025-0260	C3N	Harris	City	455F	0.20	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
87	Grand Prairie Sec 5 partial replat no 1	2025-0383	C3N	Harris	ETJ	323V	1.37	0.00	0	Grand Prairie Development, LLC	Costello, Inc.
88	Haven Homes at Homewood	2025-0478	C3N	Harris	City	455F	0.18	0.18	0	New Era Development	New Era Development & Land Services
89	Laurel Place Reserves	2025-0435	C3N	Harris	ETJ	376C	5.92	5.92	0	Roberts Markel Weinberg Butler Hailey, PC	Windrose
90	McKinney Enclave (DEF1)	2025-0302	C3N	Harris	City	535K	0.30	0.00	5	None	Texas Land Maps
91	QuikTrip Store 4638 (DEF1)	2025-0208	C3N	Harris	City	495F	5.96	5.96	0	QuikTrip Corporation	Matkin Hoover Engineering
92	Reisu Plaza	2025-0110	C3N	Harris	ETJ	417S	0.55	0.55	0	Premier Builder	South Texas Surveying Associates, Inc.
93	Timbergrove Manor partial replat no 2	2025-0462	C3N	Harris	City	452Y	0.26	0.00	1	Robert Eller	Owens Management Systems, LLC
94	Washington Terrace partial replat no 12	2025-0335	C3N	Harris	City	493Y	0.13	0.00	3	Ak Custom homes	South Texas Surveying Associates, Inc.
95	Willowcreek Ranch Sec 7 partial replat no 1	2025-0410	C3N	Harris	ETJ	288S	6.65	1.21	1	IATLO III, Inc	EHRA

D-Variances

96	Becker Business Park	2025-0230	C2R	Harris	ETJ	285S	14.85	14.85	0	Forte Structural LLC	South Texas Surveying Associates, Inc.
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Platting Summary**Houston Planning Commission****PC Date: April 17, 2025**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
97	East Aldine Estates (DEF1)	2025-0497	C3F	Harris	ETJ	414E	10.04	3.96	47	County of Harris	EHRA
98	Harris Health System Casa de Amigos replat no 1 and extension	2025-0549	C2R	Harris	City	493G	3.38	3.38	0	Harris Health System	C.L. Davis & Company
99	Houston Youth Sports Group replat no 1 and extension	2025-0581	C2R	Harris	City	297U	11.88	11.68	0	Texas Sports & Civil Engineering	Windrose
100	Jubilee Sec 17	2025-0694	C3P	Harris	ETJ	324N	5.90	0.12	54	290 WR Holdings, LP	LJA Engineering, Inc.- (Houston Office)
101	Khoury Landing Holdings	2025-0698	C2	Harris	ETJ	334N	1.50	1.50	0	Khoury Land Holdings, LLC	Owens Management Systems, LLC
102	Leblanc GP	2025-0620	GP	Harris	ETJ	286M	36.10	0.00	0	DJL Real Estate LLC.	E.I.C. Surveying Company
103	Mach Industrial Park	2025-0697	C2	Harris	ETJ	410G	22.70	22.21	0	M2 Properties, Ltd./Adelante Properties, Ltd.	McKim & Creed, Inc.
104	Middle Street Swan Homes	2025-0438	C2R	Harris	City	494N	0.11	0.00	4	Cisneros Design Studio	Windrose
105	Red Gully Lift Station	2025-0555	C2	Harris	City	416W	4.37	4.37	0	City of Houston	ARCADIS U.S., Inc.
106	Saint Joseph Catholic Church	2025-0580	C2	Harris	City	493K	1.84	1.84	0	Ward, Getz & Associates, LLP	Windrose
107	Spring High School (DEF2)	2025-0362	C2	Harris	ETJ	292M	208.89	208.89	0	Spring Independent School District	Civil-Surv Land Surveying, L.C.

E-Special Exceptions

None

F-Reconsideration of Requirements

108	Griffin Airport and 288 Industrial Property Sec 1	2025-0592	C2	Harris	City	572H	17.80	17.80	0	Kimley Horn	Windrose
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G-Extensions of Approval

109	Fife Lane Street Dedication Sec 1 and Reserve	2024-0978	EOA	Harris	ETJ	657D	3.23	0.43	0	BC-SB Baybrook JV LLC	LJA Engineering, Inc.- (Houston Office)
110	Flagstone Sec 3	2024-1031	EOA	Harris	ETJ	334K	33.36	16.56	111	Humble Joint Venture 1 LLC	Meta Planning + Design LLC
111	Hub at Harvest Green replat no 1 and extension	2024-0720	EOA	Fort Bend	ETJ	566C	19.10	19.10	0	Morton Ranch Development, LLC	Gruller Surveying
112	Reserve on Wallisville	2024-0788	EOA	Harris	City	495B	26.29	26.29	0	McCorvey Real Estate Holdings Ltd	Hovis Surveying Company Inc.
113	Royal Pines Sec 5	2024-1129	EOA	Montgomery	ETJ	297E	34.30	20.06	85	TC LB Royal Pines, LB	Meta Planning + Design LLC
114	San Jacinto River and Rail Power Facility	2024-0577	EOA	Harris	ETJ	418V	3.21	3.21	0	To be determined	SEM SERVICES

Platting Summary**Houston Planning Commission****PC Date: April 17, 2025**

Item No.	Subdivision Plat Name	App No.	App Type	Location			Plat Data			Customer	
				Co	City/ ETJ	Key Map	Plat Ac	Rsv Ac	Lots	Developer	Applicant's Company
115	Springwoods Village Parkway Street Dedication Sec 5	2024-0866	EOA	Harris	ETJ	291M	6.97	0.00	0	Harris County Improvement District No. 18	C.L. Davis & Company
116	Temple Terrace Addition partial replat no 3	2024-1284	EOA	Harris	City	493J	7.48	7.47	0	SCI Capital Holdings, Inc	C.L. Davis & Company
117	Villa Greens Sec 1	2024-0731	EOA	Harris	City	372F	20.64	6.36	99	Villa Greens, LTD.	EHRA
118	Willowcreek Ranch South Detention	2024-0734	EOA	Harris	ETJ	288W	8.97	8.97	0	Boudreaux 58, LLC	EHRA

H-Name Changes

119	Grand Park partial replat no 5 (prev. Grand Parkway partial replat no 4)	2025-0109	NC	Harris	City	533R	0.11	0.00	2	J&K Association LLC	J&K Association LLC
120	Lamar Consolidated ISD Beechnut Elementary School (prev. Lamar Consolidated ISD Elementary School no 37)	2024-1635	NC	Fort Bend	ETJ	525R	30.52	26.15	0	Lamar CISD	McKim and Creed
121	Orem Commercial Plaza (prev. Tejani Commercial Plaza)	2024-2473	NC	Harris	City	572K	1.42	1.42	0	ADVANCE SURVEYING, INC	Advance Surveying, Inc.
122	Yes Prep West Elementary (prev. Yes Prep West End Elementary)	2025-0496	NC	Harris	City	529M	8.00	8.00	0	Yes Prep Public Schools, Inc	Pape-Dawson Engineers

I-Certification of Compliance

123	27089 Spanish Oaks Drive	24-0016	COC	Montgomery	ETJ	258J				Isaias Palacios and Rosa Garcia	Isaias Palacios and Rosa Garcia
124	25031 Plantation Valley	24-0017	COC	Montgomery	ETJ	295Q				Cruz F. Cisneros	Cruz F. Cisneros

J-Administrative

None

K-Development Plats with Variance Requests

125	2811 Houston Avenue	24111379	DPV	Harris	City	493C				Brad Koenig	Alair Homes
126	5513-5527 Katy Freeway	24105439	DPV	Harris	City	492G				Nathan Dietrich	Unicorn Service Solutions

Off-Street Parking Variance Requests

III	4109 McKinney Sreet (DEF2)	25001889	PV	Harris	City	494S				Romulo Cisneros	Cisneros Design Studio
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Houston Planning Commission

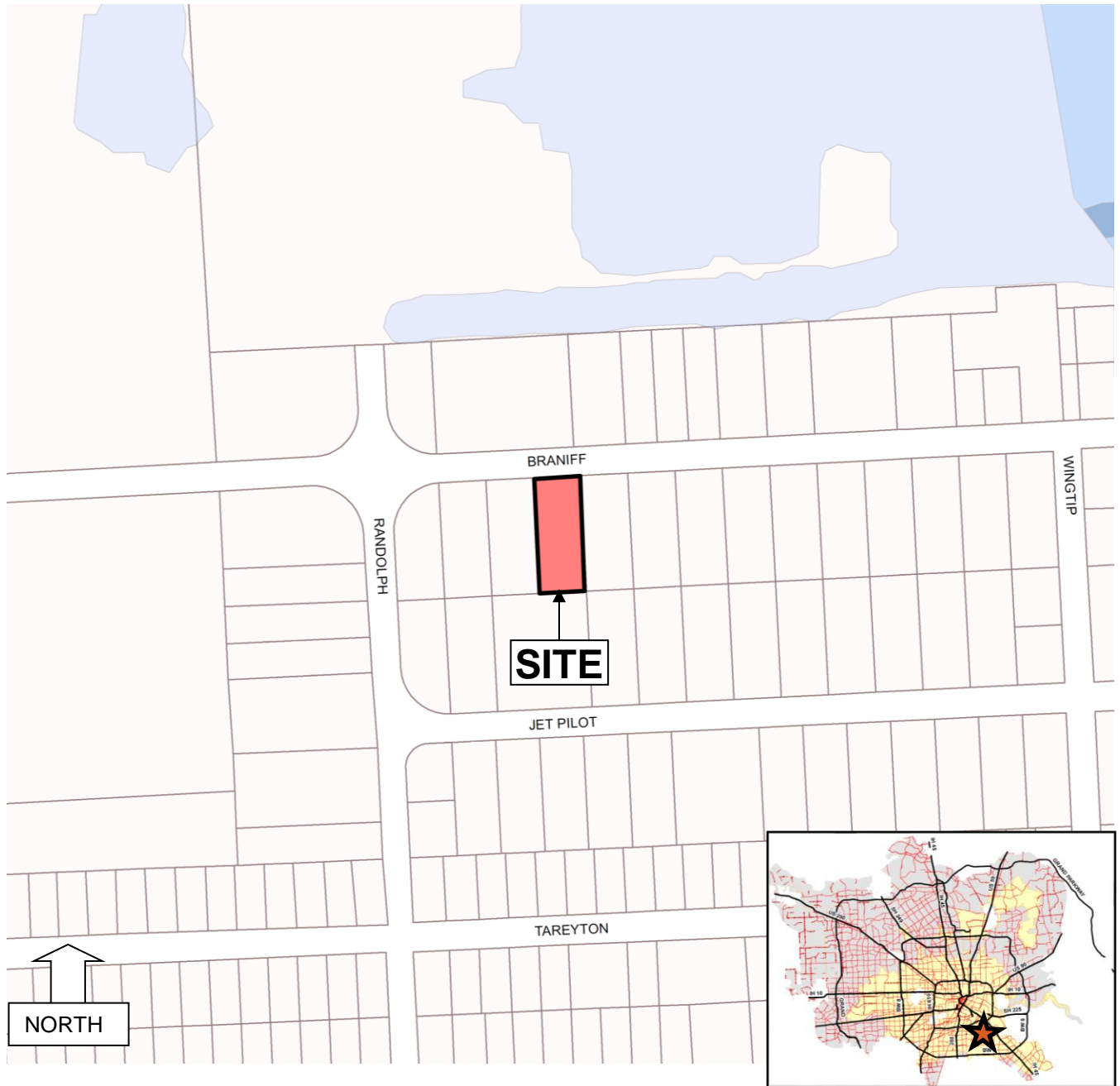
ITEM: 82

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Airport Gardens partial replat no 2 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

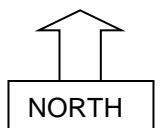
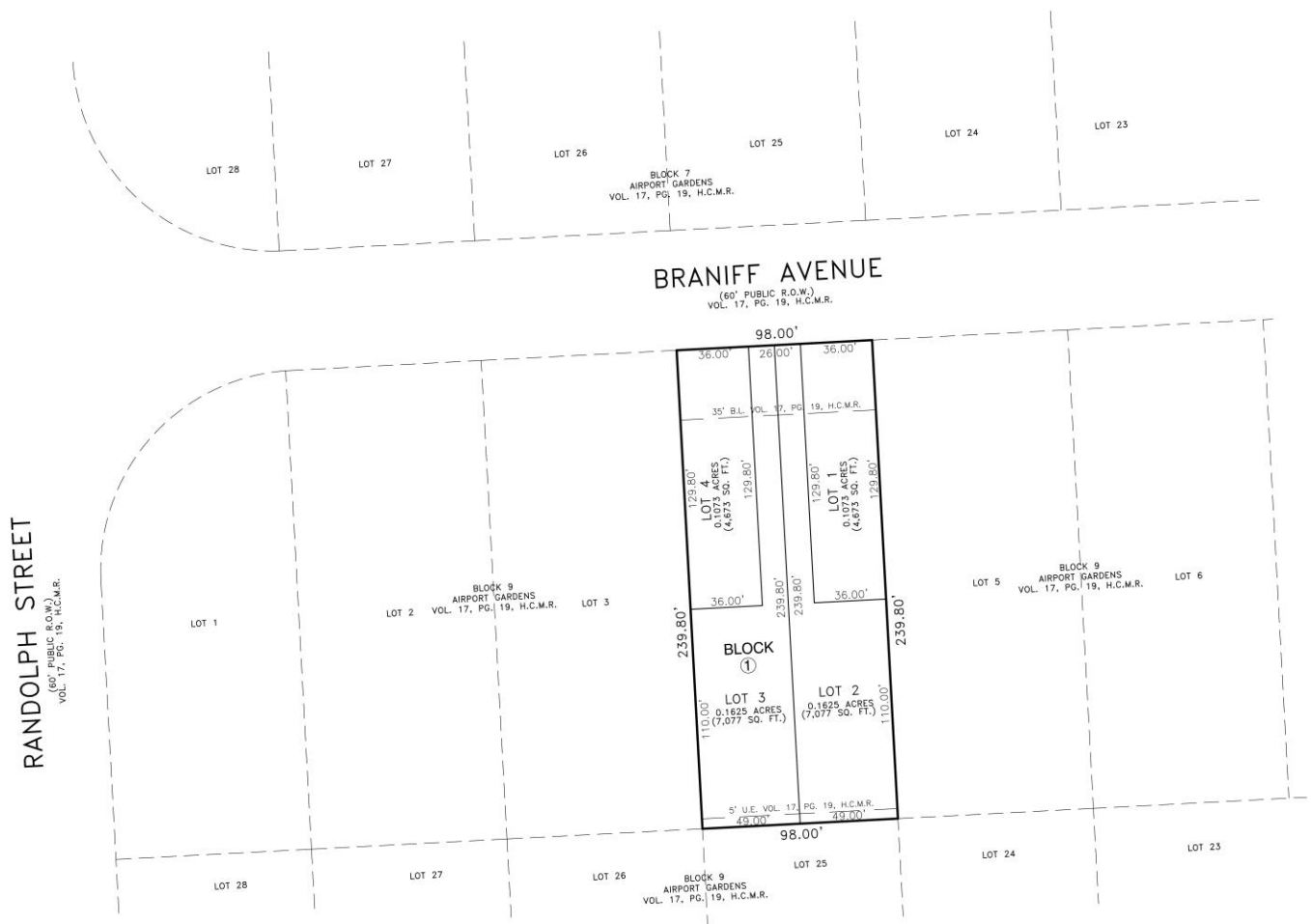
ITEM: 82

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Airport Gardens partial replat no 2 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Airport Gardens partial replat no 2 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



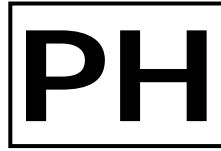
CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 14, 2025

Dear Property Owner:

Reference Number: 2025-0217, "Airport Gardens partial replat no 2", a partial replat of "**Airport Gardens**", being all of Lot 4, Block 9, as recorded in Volume 17, Page 19 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Braniff Avenue between Randolph Street and Wngtip Drive. The purpose of the replat is to create four (4) single-family residential lots. The applicant, **Jason Barringer, with South Texas Surveying Associates, Inc.**, can be contacted at **281-556-6918** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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.

If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department via email at **Dorianne.Powe@houstontx.gov** or call **832-393-6534**.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 3rd, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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.** Are 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.
- **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.
- **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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.
- **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 a requirement of article III of Chapter 42. This is a type of Special Request.

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 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

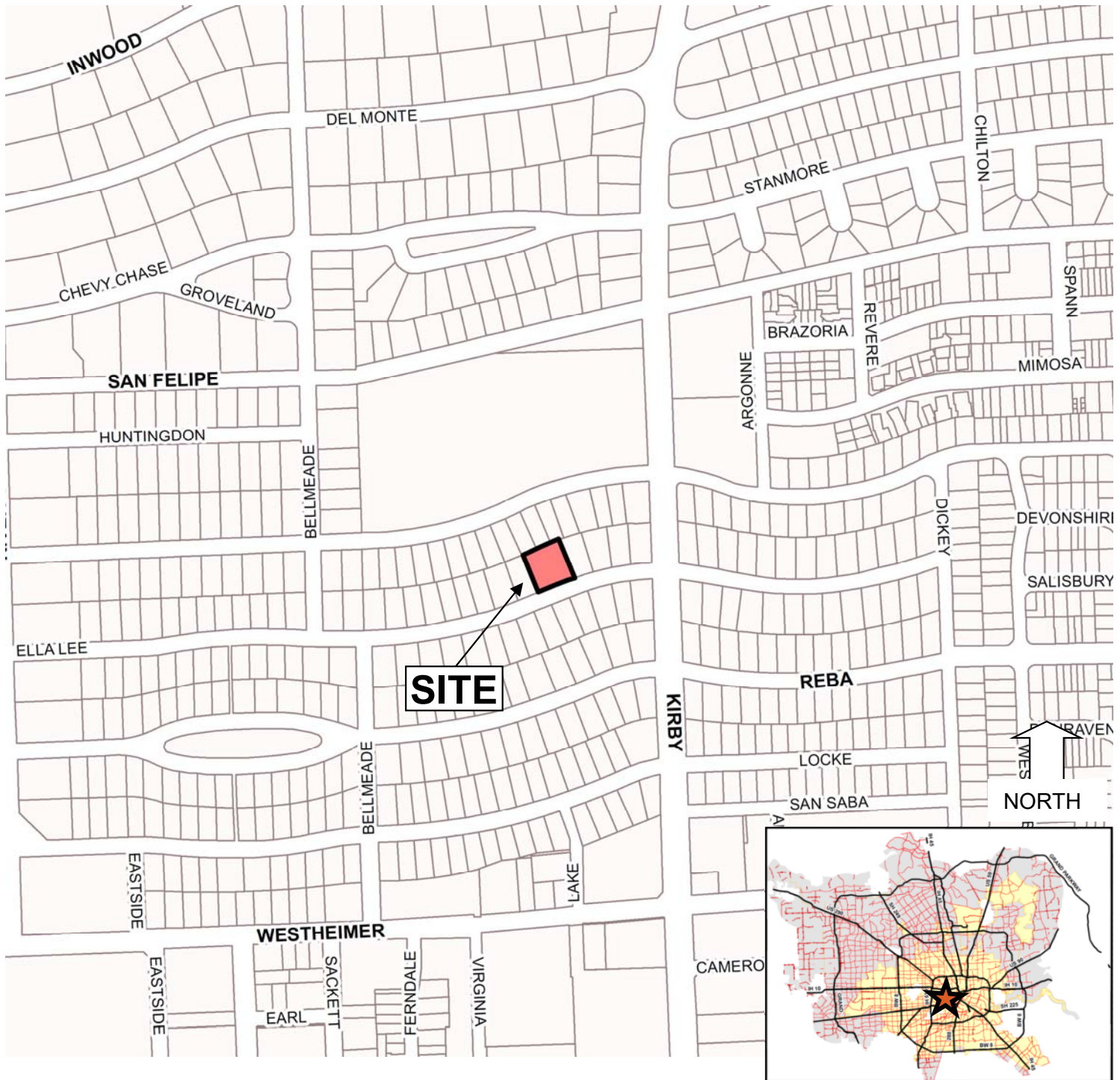
ITEM: 83

Planning and Development Department

Meeting Date: 04/17/2025

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

Applicant: Probstfeld & Associates, Inc

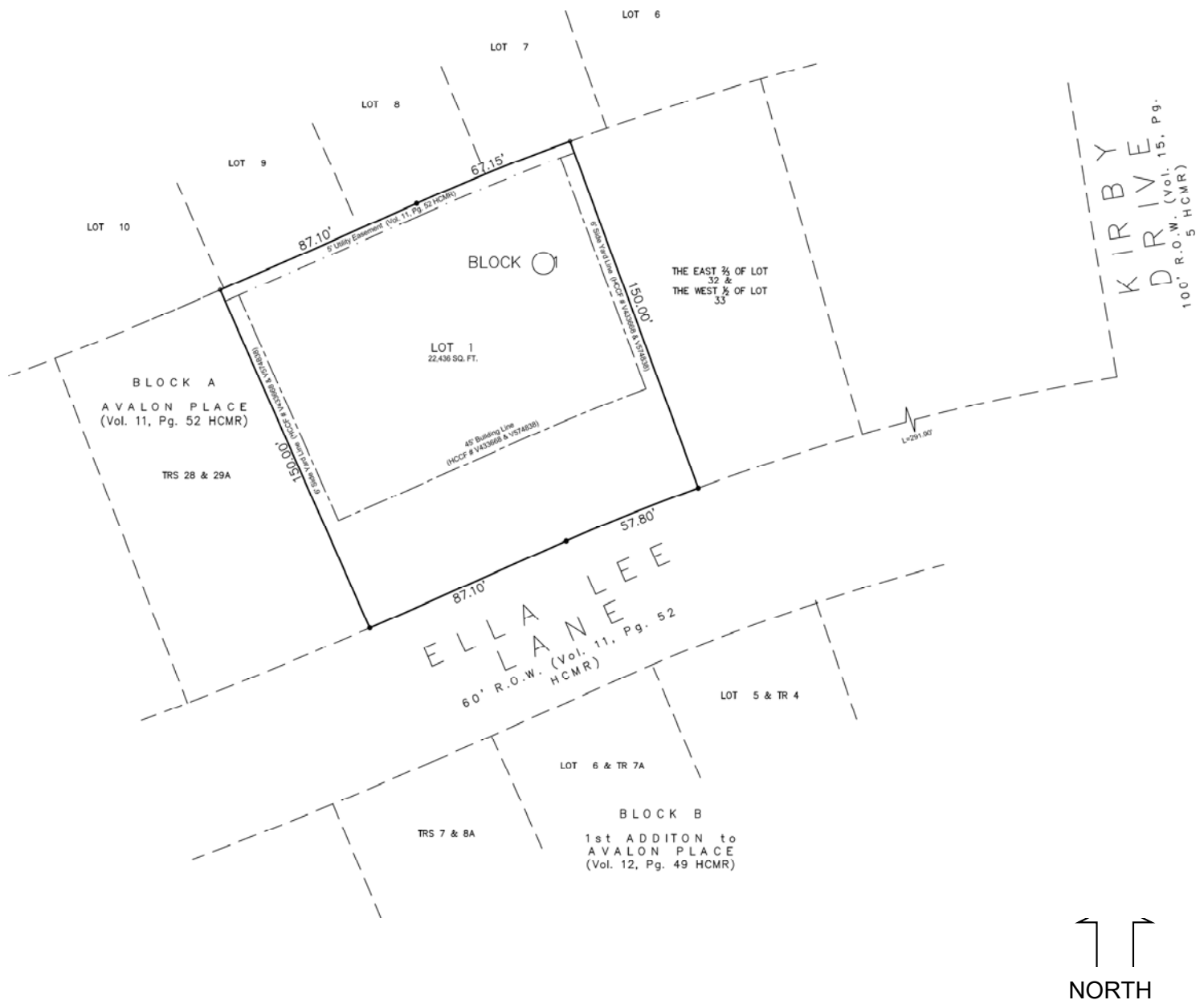


C – Public Hearings

Site Location

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

Applicant: Probstfeld & Associates, Inc



Houston Planning Commission

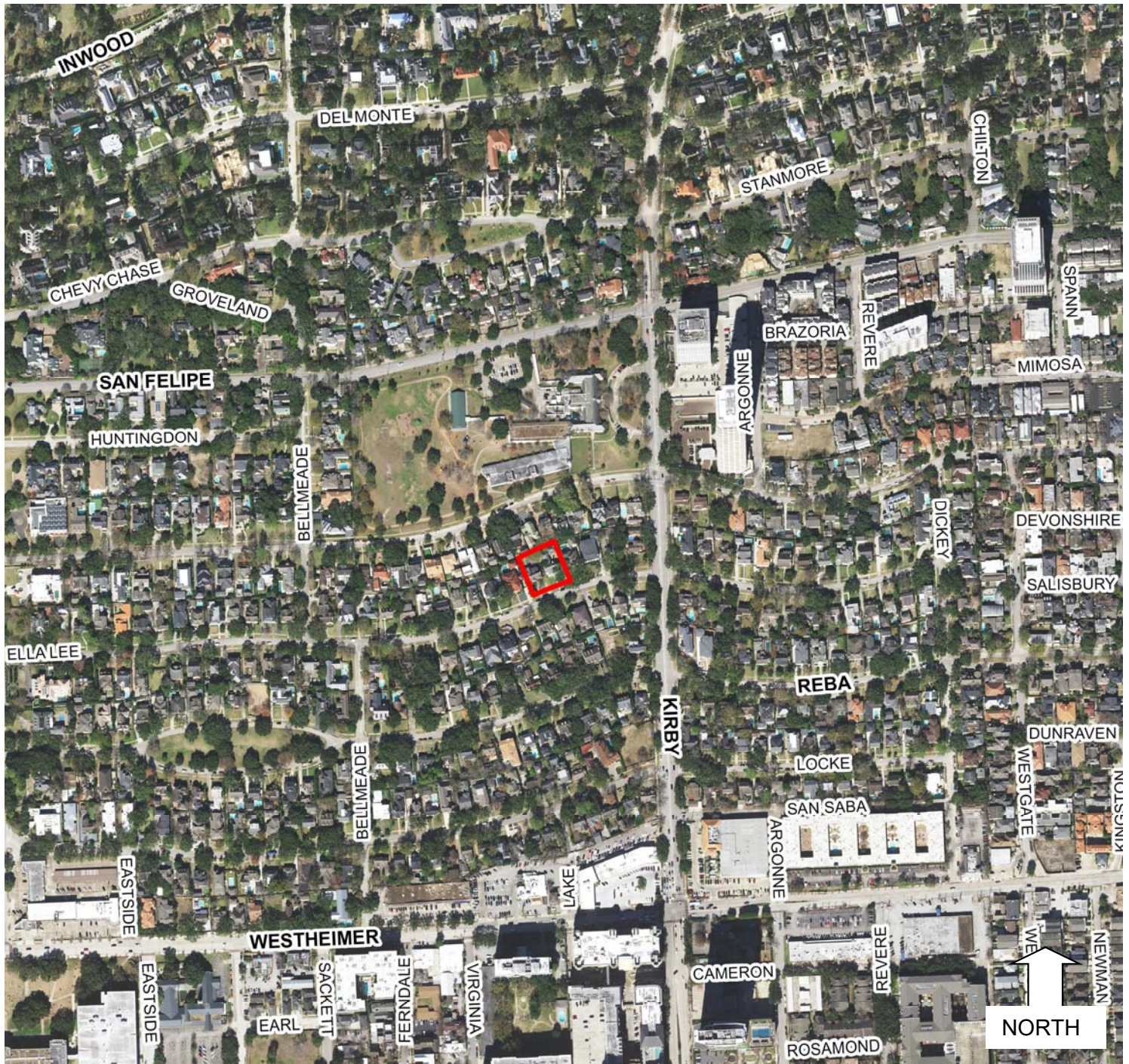
ITEM: 83

Planning and Development Department

Meeting Date: 04/17/2025

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

Applicant: Probstfeld & Associates, Inc



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 26, 2025

Dear Property Owner:

Reference Number: 2025-0232, "Avalon Place partial replat no 1", a partial replat of "**Avalon Place**," being an easterly portion of Lot 29, all of Lots 30 & 31, and a westerly portion of Lot 32, Block A, as recorded in Volume 11, Page 52 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 2924 and 2930 Ella Lee Lane, west of Kirby Drive, south of San Felipe Street. The purpose of the replat is to create one (1) Single-Family Residential Lot. The applicant, **Mario Colina, with Probstfeld & Associates, Inc.**, can be contacted at **281-829-0034** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 20th, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

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

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Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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.
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- **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.
- **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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.
- **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 a requirement of article III of Chapter 42. This is a type of Special Request.

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 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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Houston Planning Commission

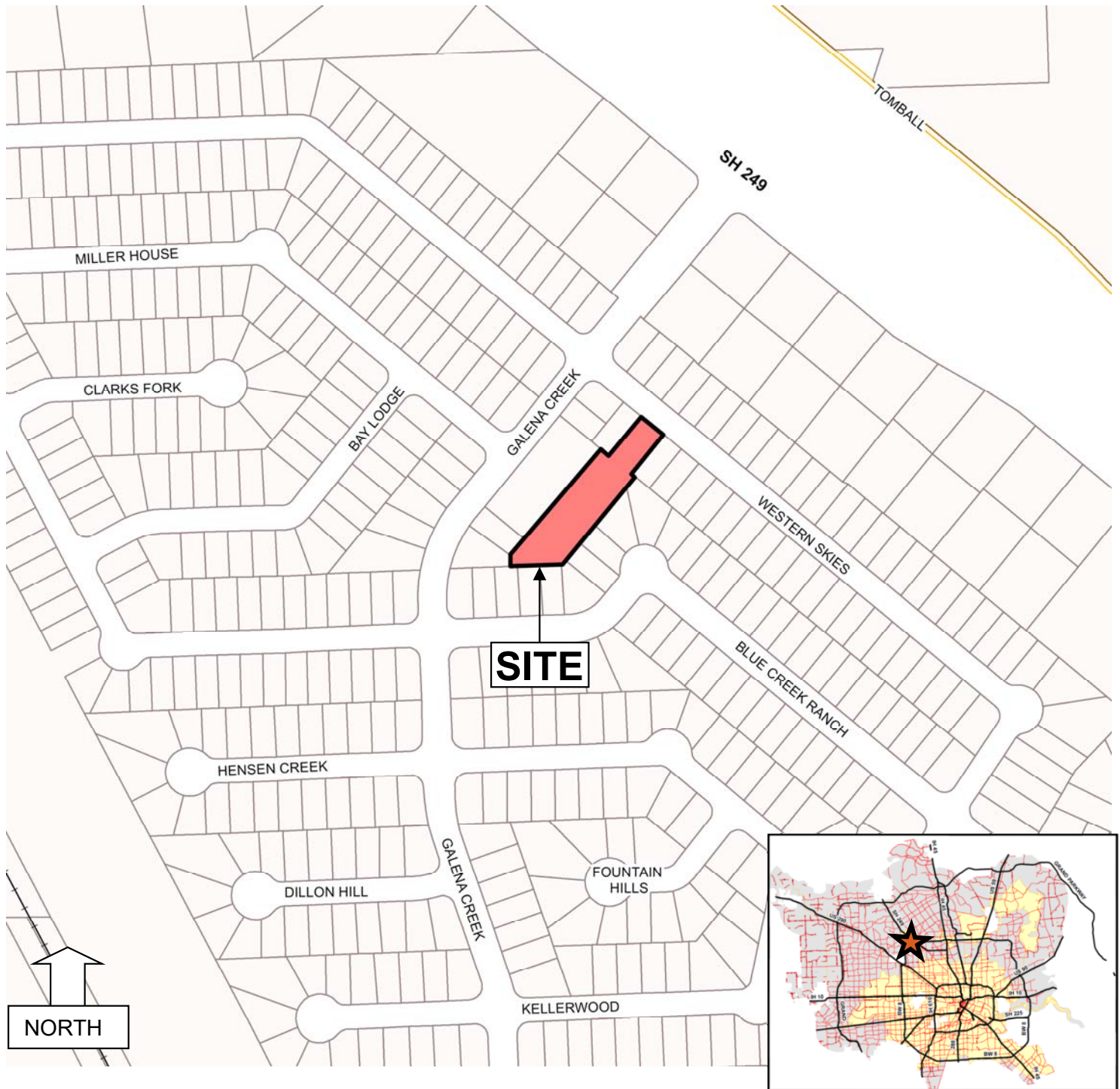
ITEM: 84

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Blue Creek Water Plant (DEF 1)

Applicant: EHRA



C – Public Hearings with Variance

Site Location

Houston Planning Commission

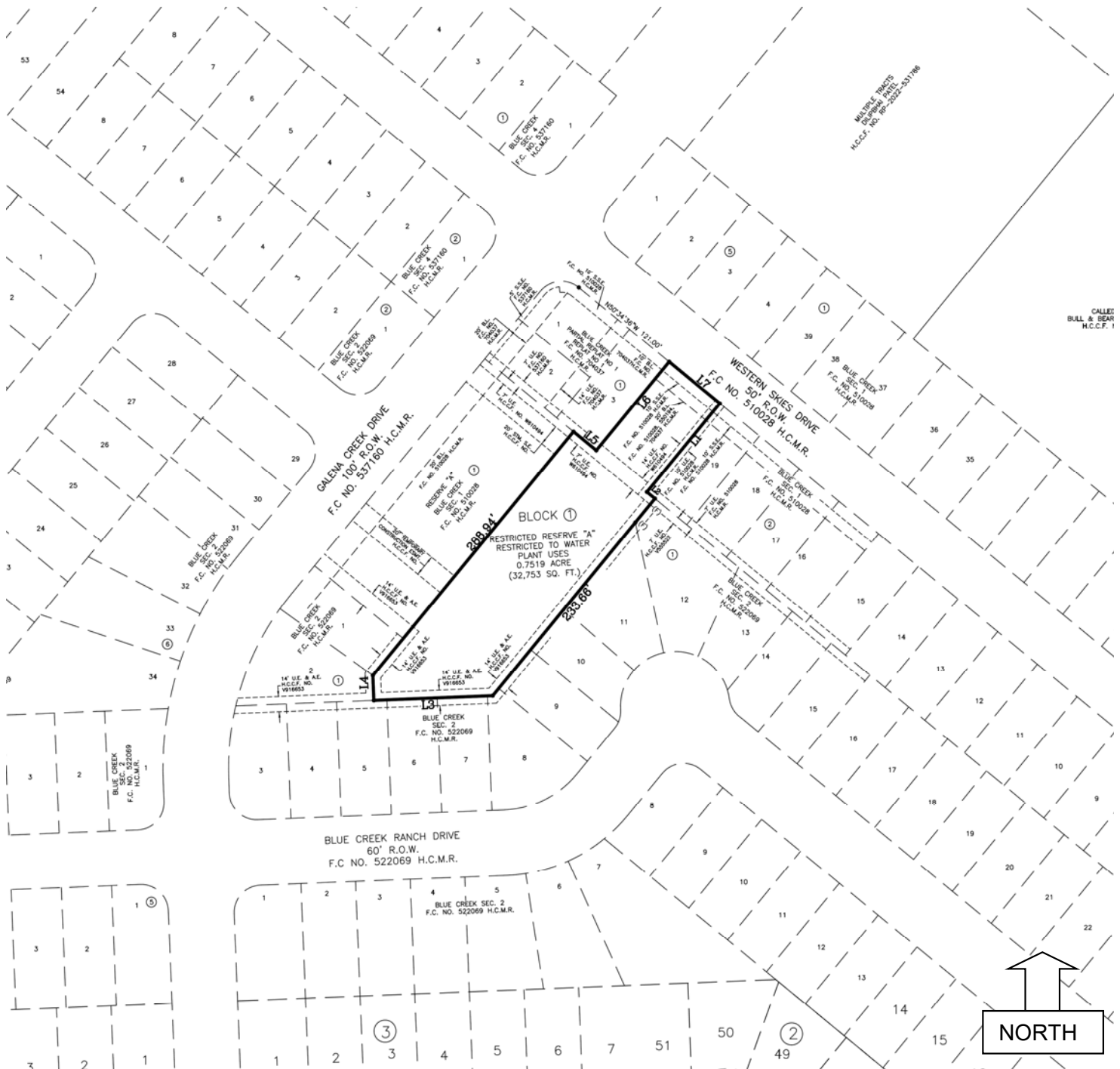
ITEM: 84

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Blue Creek Water Plant (DEF 1)

Applicant: EHRA



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

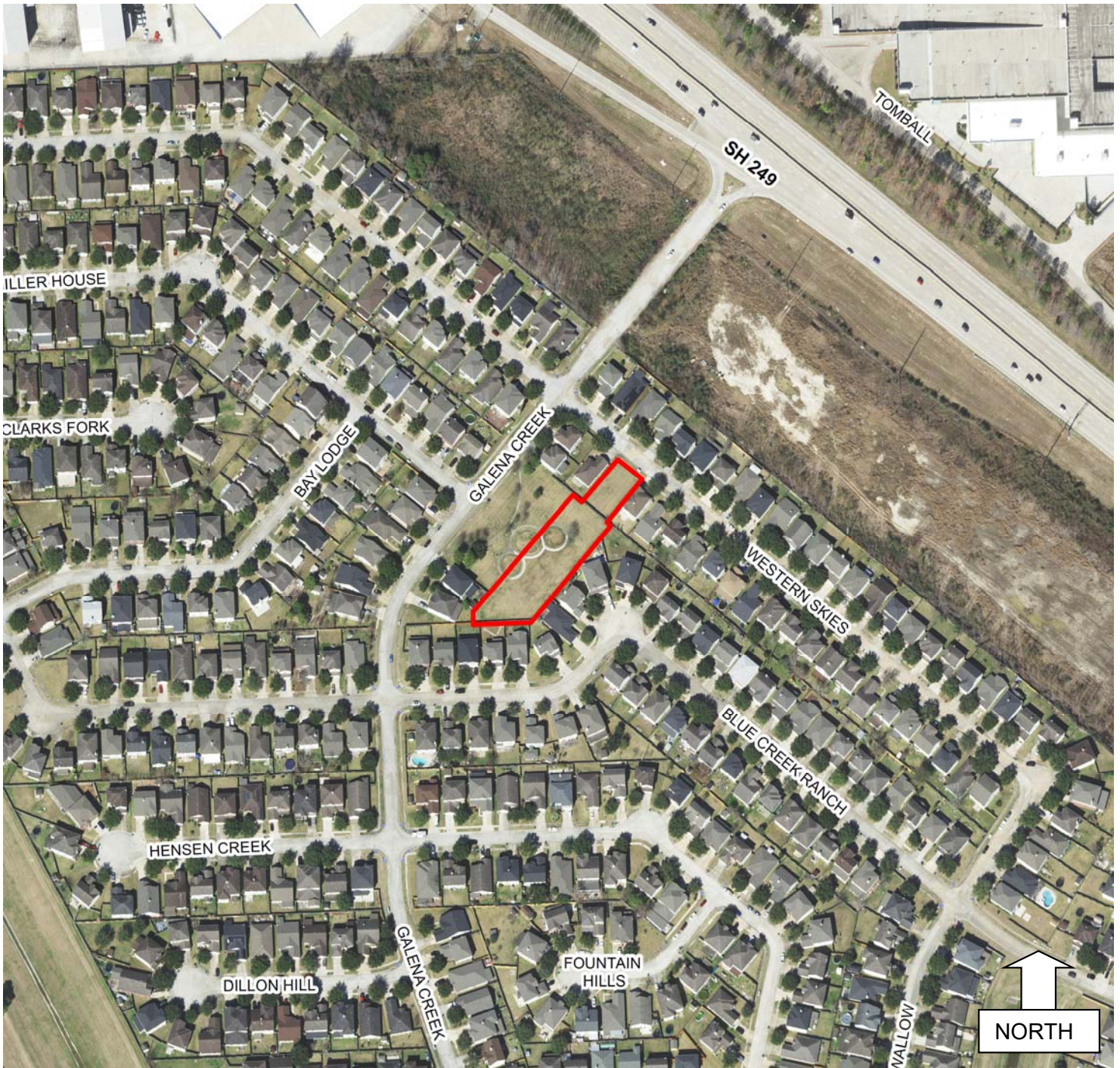
ITEM: 84

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Blue Creek Water Plant (DEF 1)

Applicant: EHRA



C – Public Hearings with Variance

Aerial



Application Number: 2025-0309

Plat Name: Blue Creek Water Plant

Applicant: EHRA

Date Submitted: 02/10/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

A variance to allow a replat of property restricted to residential or single-family residential into a reserve restricted to water plant use.

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

Chapter 42 Reference:

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

Statement of Facts

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

(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;

Please refer to "Blue Creek Variance Exhibit" submitted with this application for clarifications. Blue Creek is a master-planned community developed in the early 2000s, located west of S.H. 249 and south of Sam Houston Parkway within the City of Houston's extraterritorial jurisdiction (ETJ). It is also part of the Northwest Park Municipal Utility District, which spans approximately 1,525 acres in central-northwest Harris County and serves around 6,950 equivalent single-family connections (ESFCs) within its boundaries. A variance to allow a replat of property restricted to residential or single-family residential use to permit a water plant as an allowable use. The District is currently not meeting TCEQ minimum pressure requirements within the Blue Creek Subdivision and seeks to address this issue by constructing a new water plant to meet its own water supply needs within a reserve that includes compensating open space (COS). The reserve will continue to meet the required minimum COS if a water plant is built, as illustrated in the Blue Creek Variance Exhibit. Additionally, the District will allocate funds for new landscape amenities to enhance the remaining portion of the reserve.

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

The hardship for this variance arises from the limitations imposed by the current ordinance, which restricts the allowable uses for a replat of property designated for residential or single-family use. Under the existing regulations, a water plant cannot be established within such a replat, despite the District's pressing need to enhance its water infrastructure. Without this variance, the District will be unable to construct a new water plant necessary to meet TCEQ minimum water pressure requirements, ensuring reliable water service and fire protection for the community. This restriction

creates a significant challenge in addressing the District's water supply needs and maintaining essential public services.

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

The intent of this ordinance, which limits the use of the property to landscape, park, recreation, drainage, or open space, is to prevent unwanted developments that could generate excessive noise, traffic, or light pollution, thereby protecting the quality of life for nearby residents. Allowing the construction of a water plant within this restricted reserve will not introduce any such nuisances or disrupt the residential character of the Blue Creek Subdivision. Instead, it will enhance the community's infrastructure by ensuring adequate water supply and pressure and required COS will still be provided. Granting this variance aligns with the ordinance's original purpose while addressing the District's critical need for improved water service.

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

Granting this variance will not negatively impact public health, safety, or welfare, as the existing infrastructure is inadequate to safely serve residents in the event of a fire. Approving this variance would be in the best interest of the community to ensure water demand is properly met. Furthermore, the District will provide funds for new landscape amenities to enhance the remaining portion of the reserve.

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

The primary concern is the District's ability to provide adequate water service, particularly in meeting the TCEQ minimum pressure requirements. The variance is being requested to address a critical infrastructure need—ensuring reliable water supply and pressure for fire protection and daily use within the Blue Creek Subdivision. Additionally, the physical constraints of the built-out community present a hardship, as there is limited available land within the District to construct a new water plant. The proposed location within a restricted reserve is one of the few viable options that does not disrupt existing residential areas. While economic considerations are always a factor in municipal planning, this variance is fundamentally about public health, safety, and welfare. Without the ability to construct this water plant, residents could face continued issues with water pressure deficiencies, particularly in emergency situations. Therefore, the variance request is driven by practical necessity and infrastructure limitations, not just economic factors.



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice with Special Request



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 12th, 2025

Dear Property Owner:

Reference Number: 2024-0309, "Blue Creek Water Plant", a partial replat of "**Blue Creek Sec 1 & Blue Creek partial replat no 1 replat no 1**", being reserve A, block 1, as recorded in filmcode 510028 and a portion of reserve A, Block 2, as recorded in filmcode 704037 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Western Skies Drive and east of Galena Creek Drive. The purpose of the replat is to create one reserve. The applicant, **Christopher Browne, with EHRA**, can be contacted at **713-337-7447** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 3rd, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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

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

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Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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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- ***Planning Commission Body, Authority and Obligation***
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- ***Planning Department Staff Authority and Obligation***
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Houston Planning Commission

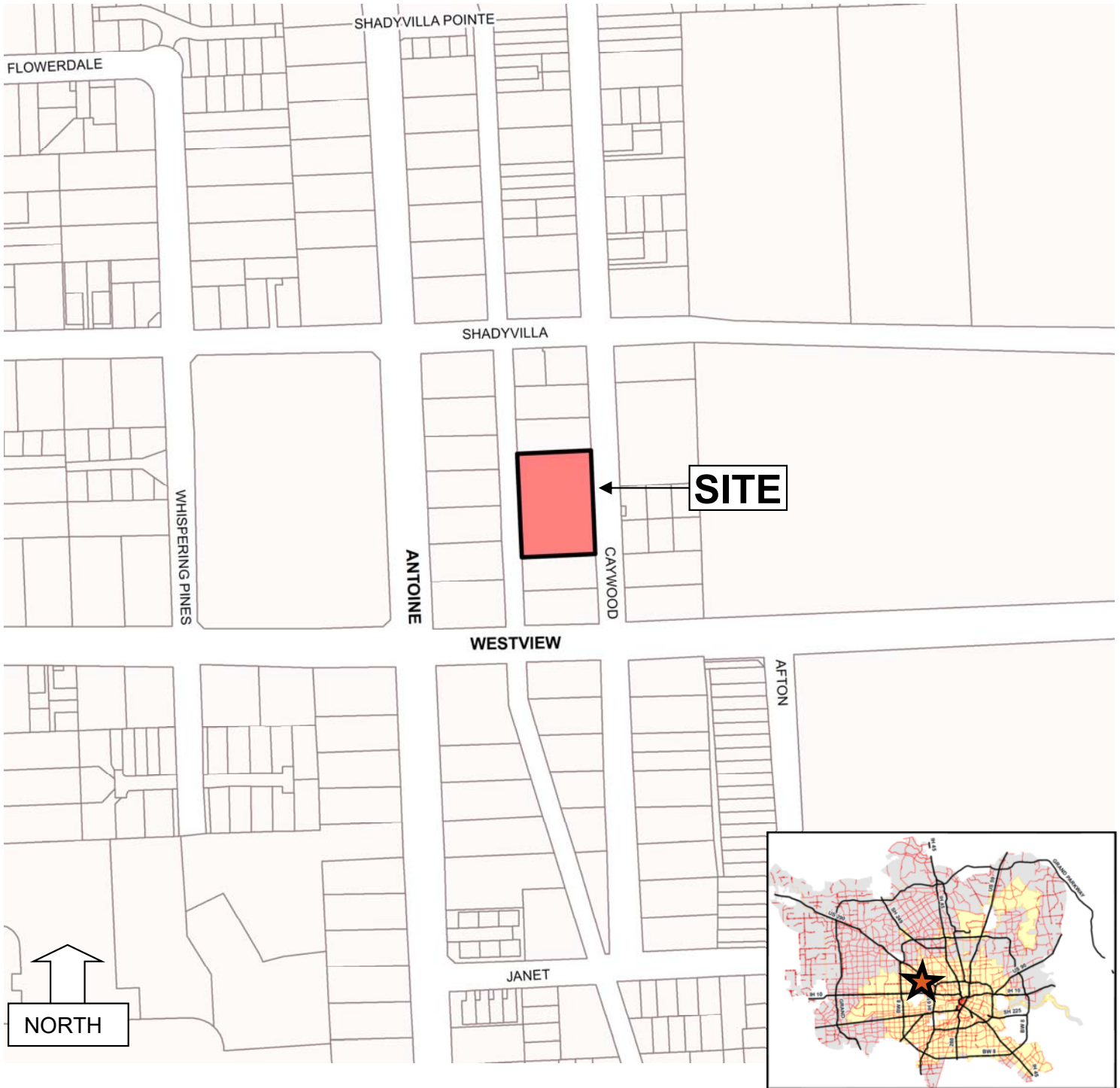
ITEM: 85

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Caywood Park

Applicant: Pioneer Engineering, LLC

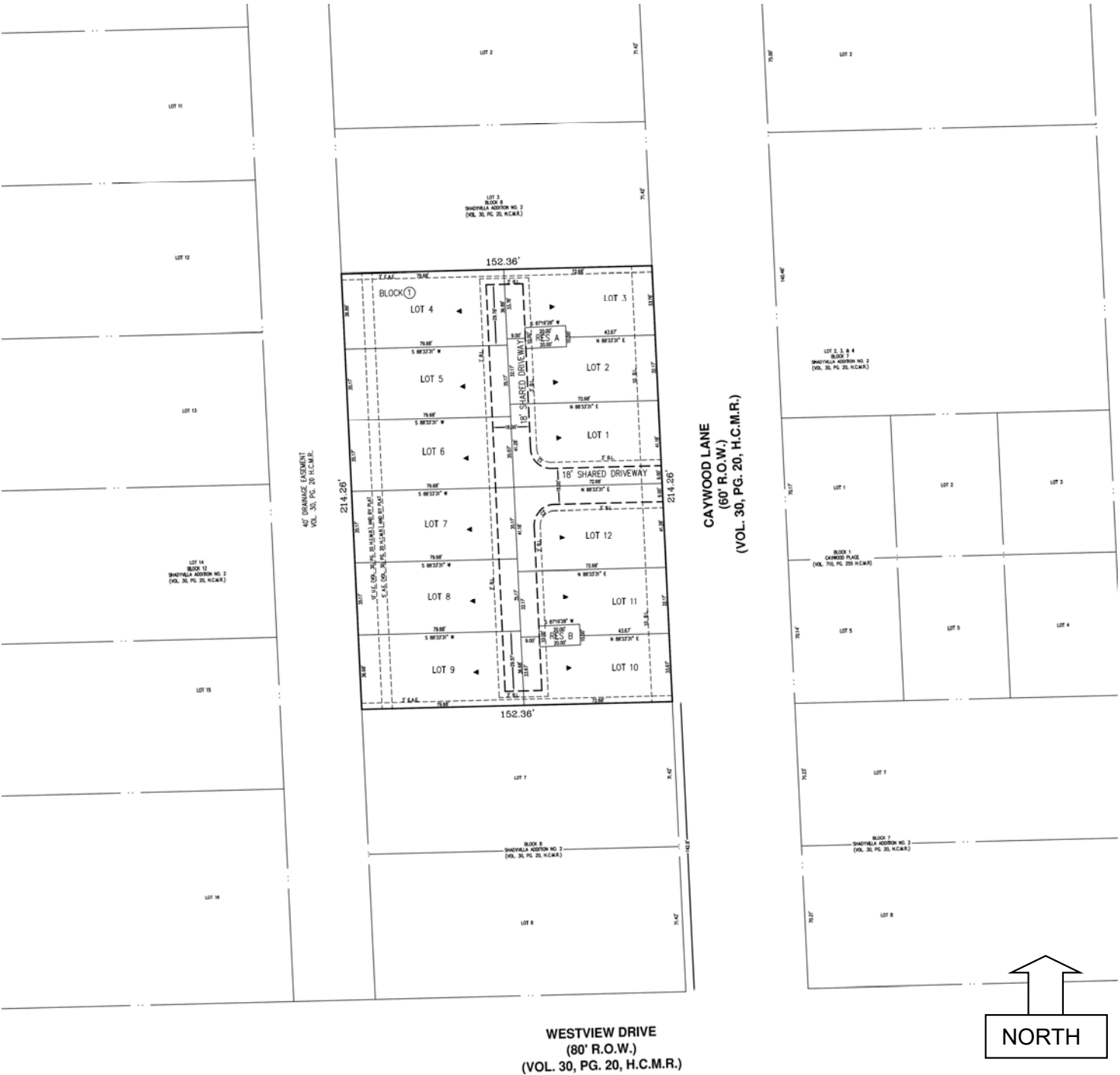


C – Public Hearings

Site Location

Subdivision Name: Caywood Park

Applicant: Pioneer Engineering, LLC



Houston Planning Commission

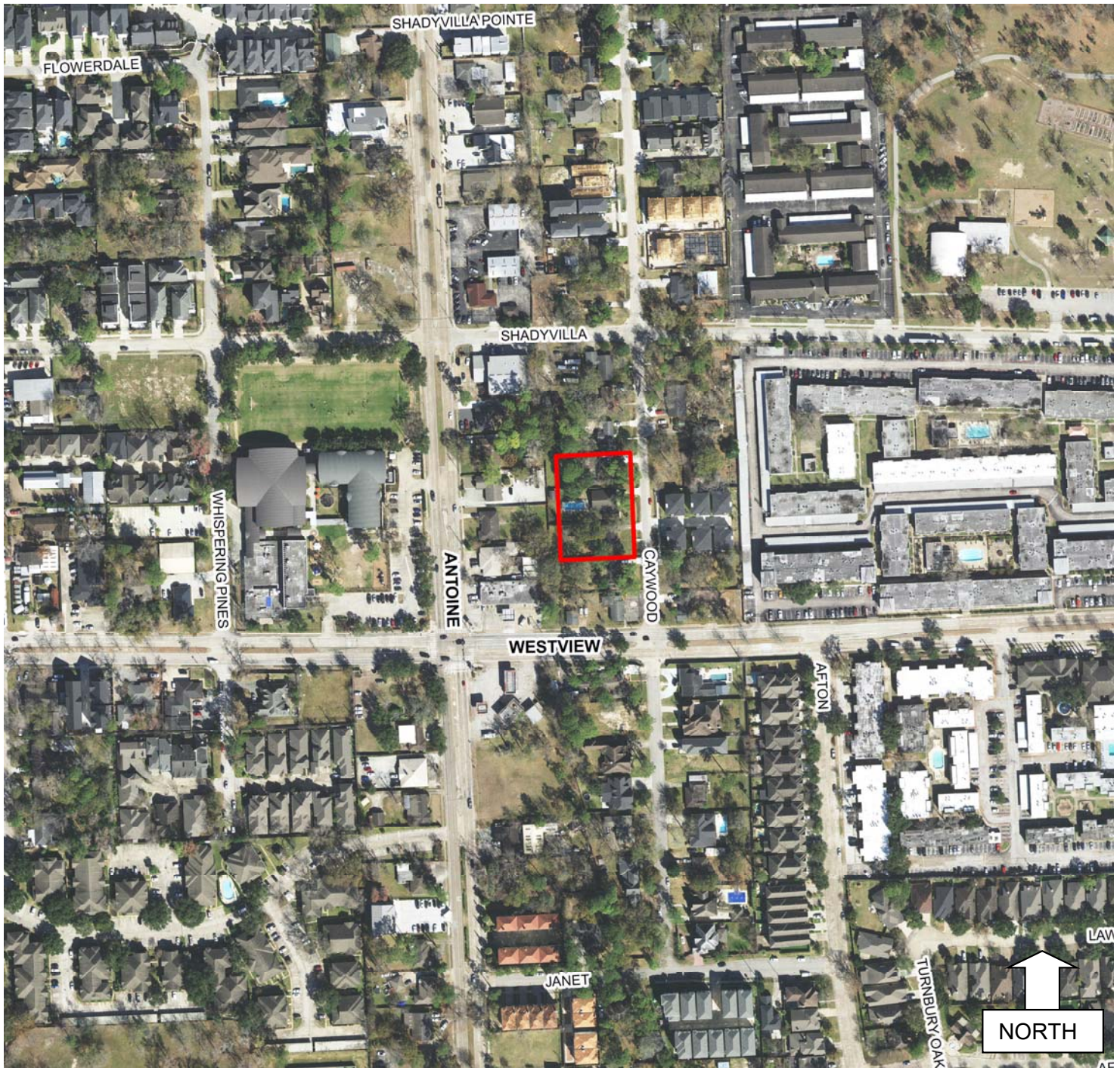
ITEM: 85

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Caywood Park

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 26th, 2025

Dear Property Owner:

Reference Number: 2025-0429, "Caywood Park", a partial replat of "**Shadyvilla Addition no 2**", being lots 4,5, and 6, Block 8, as recorded at Vol. 30, pg. 20 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Caywood Lane north of Westview Drive. The purpose of the replat is to create twelve single family residential lots and two parking reserves. **The applicant, Hector Gonzalez, with Pioneer Engineering, LLC., can be contacted at 832-307-0010 for additional information regarding this project.**

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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.

If you have any questions regarding this notice, you may contact Dorianne Powe-Phlegm with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17th, 2025, at 2:30 P.M.
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City Council Chamber, Public Level, Houston, Texas

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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 a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

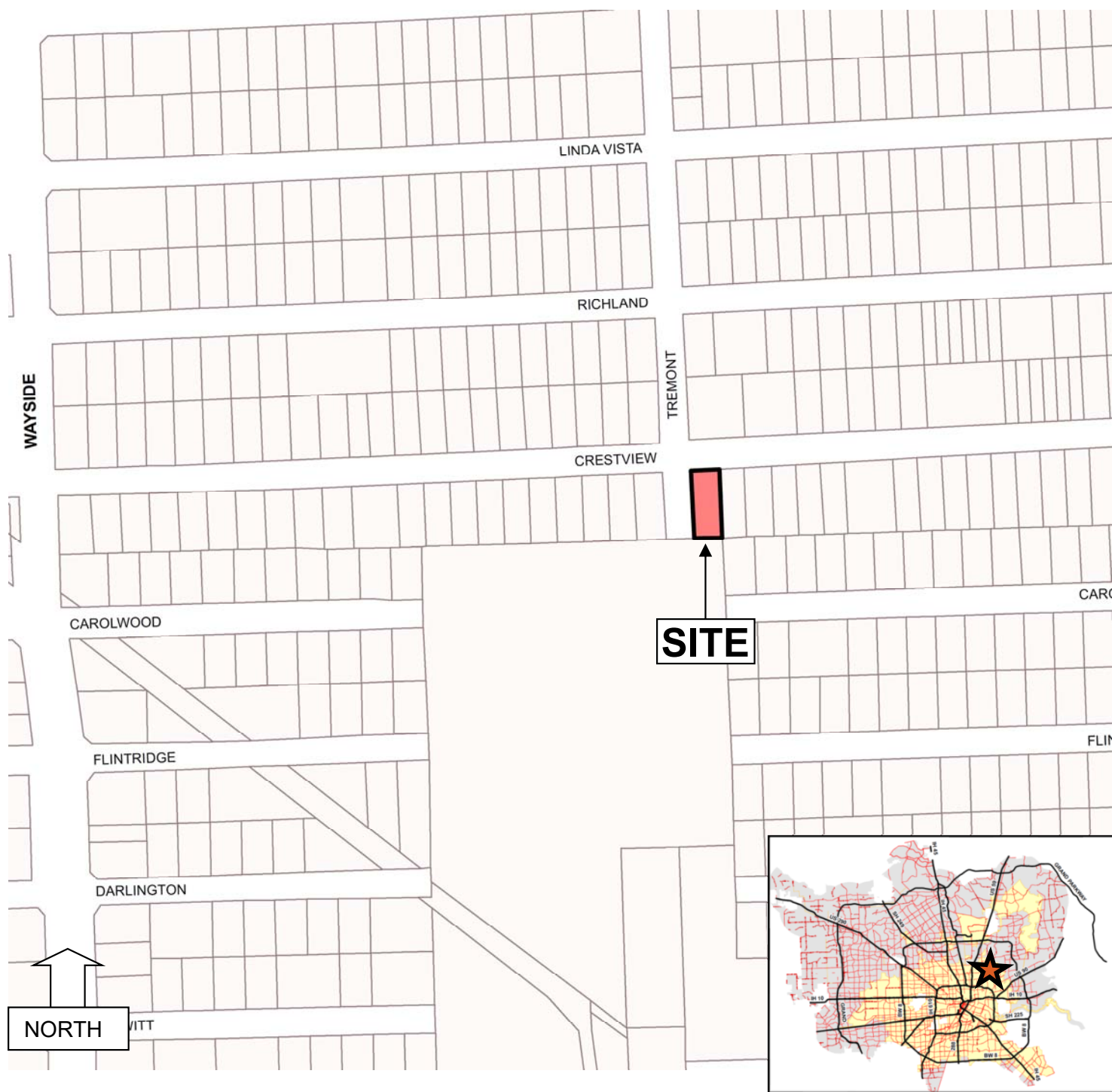
ITEM: 86

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Crestview Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

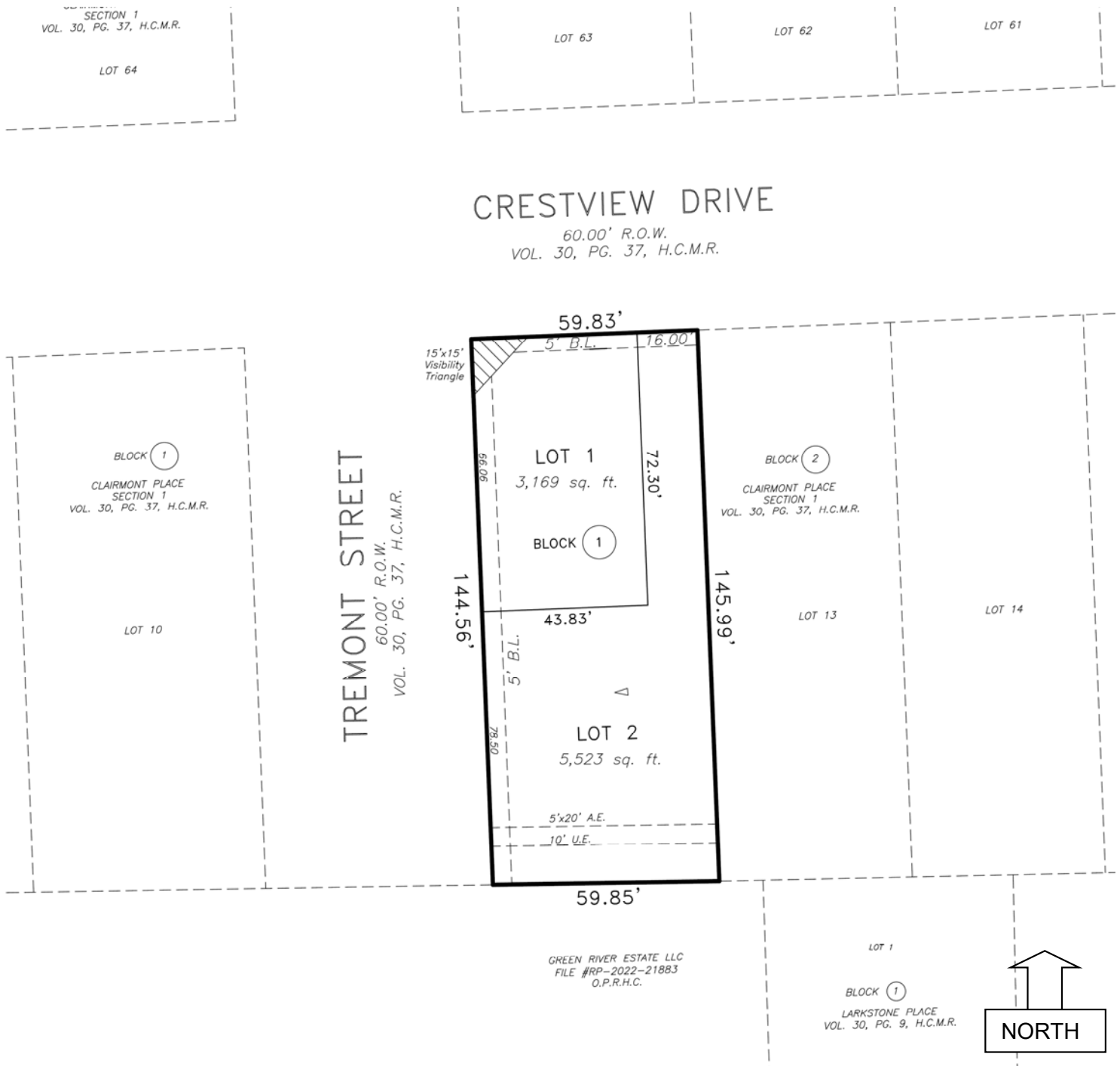
ITEM: 86

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C – Public Hearings

Subdivision

Houston Planning Commission

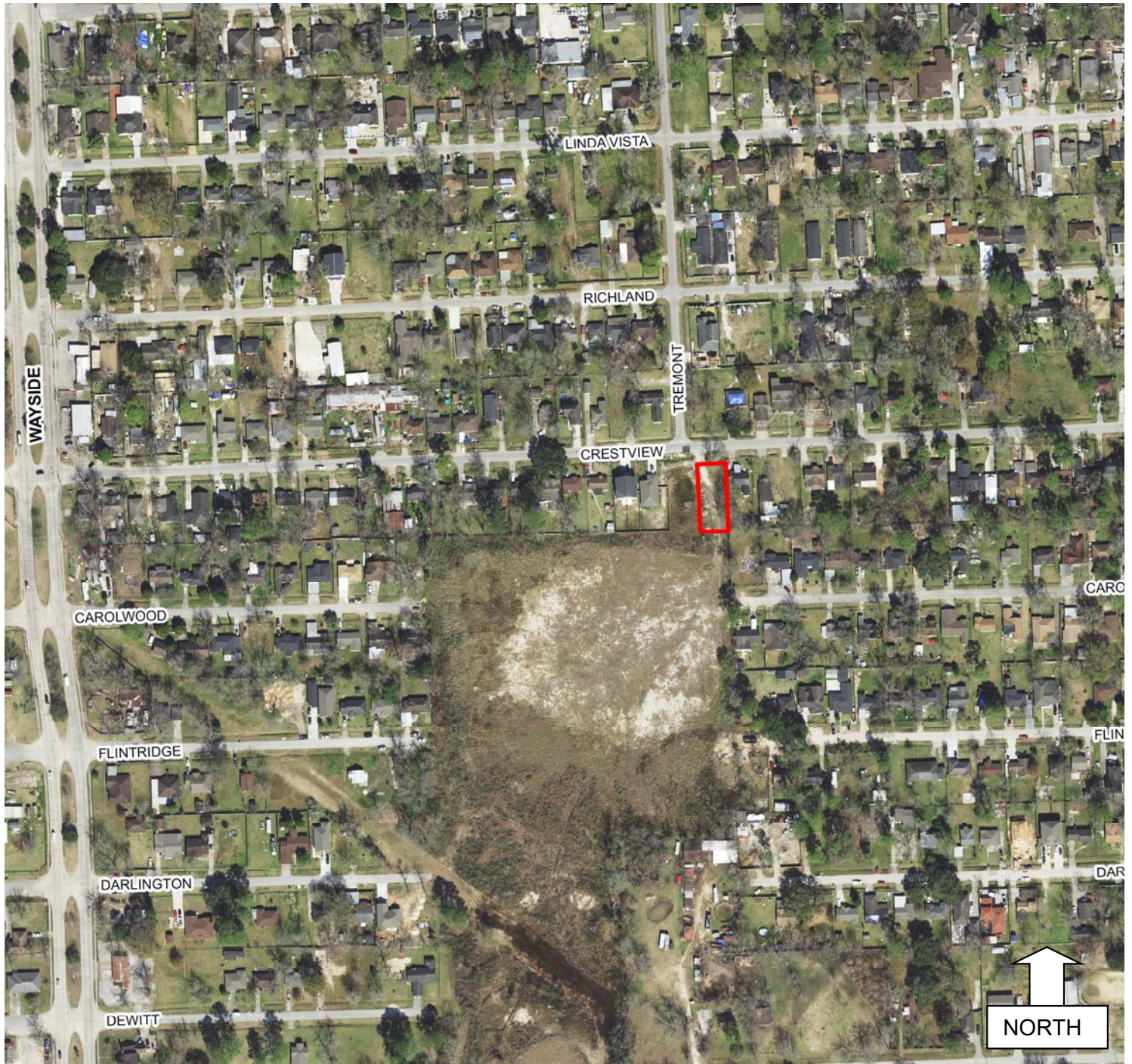
ITEM: 86

Planning and Development Department

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C – Public Hearings

Aerial



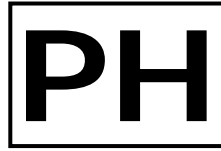
CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 26th, 2025

Dear Property Owner:

Reference Number: 2025-0260, "Crestview Crossing", a partial replat of "**Clairmont Place Sec 1**", being lot 12, Block 2, as recorded at Vol. 30, pg. 37 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Crestview Drive and east of Tremont Street. The purpose of the replat is to create two single-family residential lots. **The applicant, Uriel Figueroa, with PLS CONSTRUCTION LAYOUT, LLC., can be contacted at 713-480-4075, for additional information regarding this project.**

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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.

If you have any questions regarding this notice, you may contact Dorianne Powe-Phlegm with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17th, 2025, at 2:30 P.M.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
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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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Planning Department Staff Authority and Obligation

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Houston Planning Commission

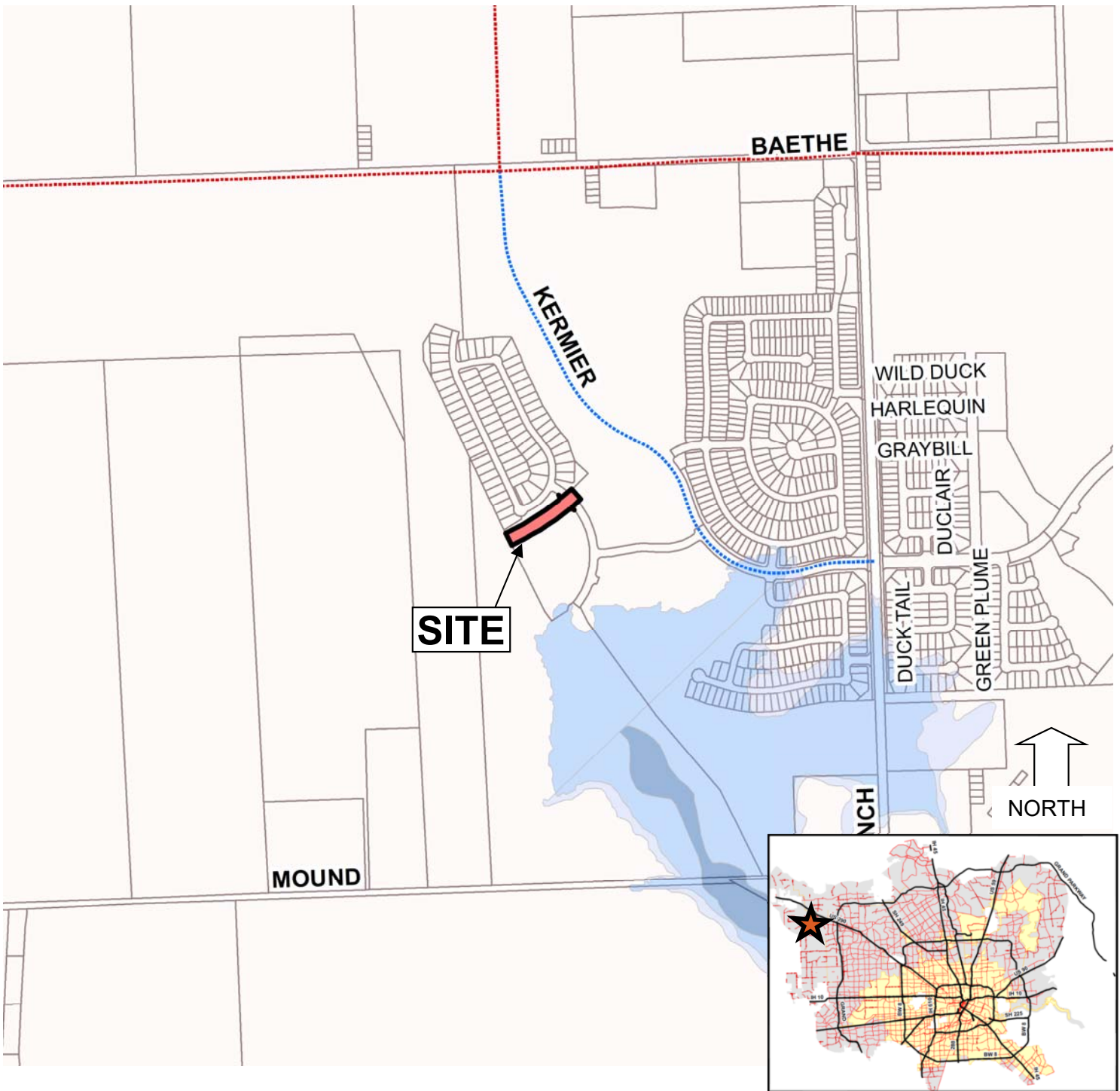
ITEM: 87

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Grand Prairie Sec 5 partial replat no 1

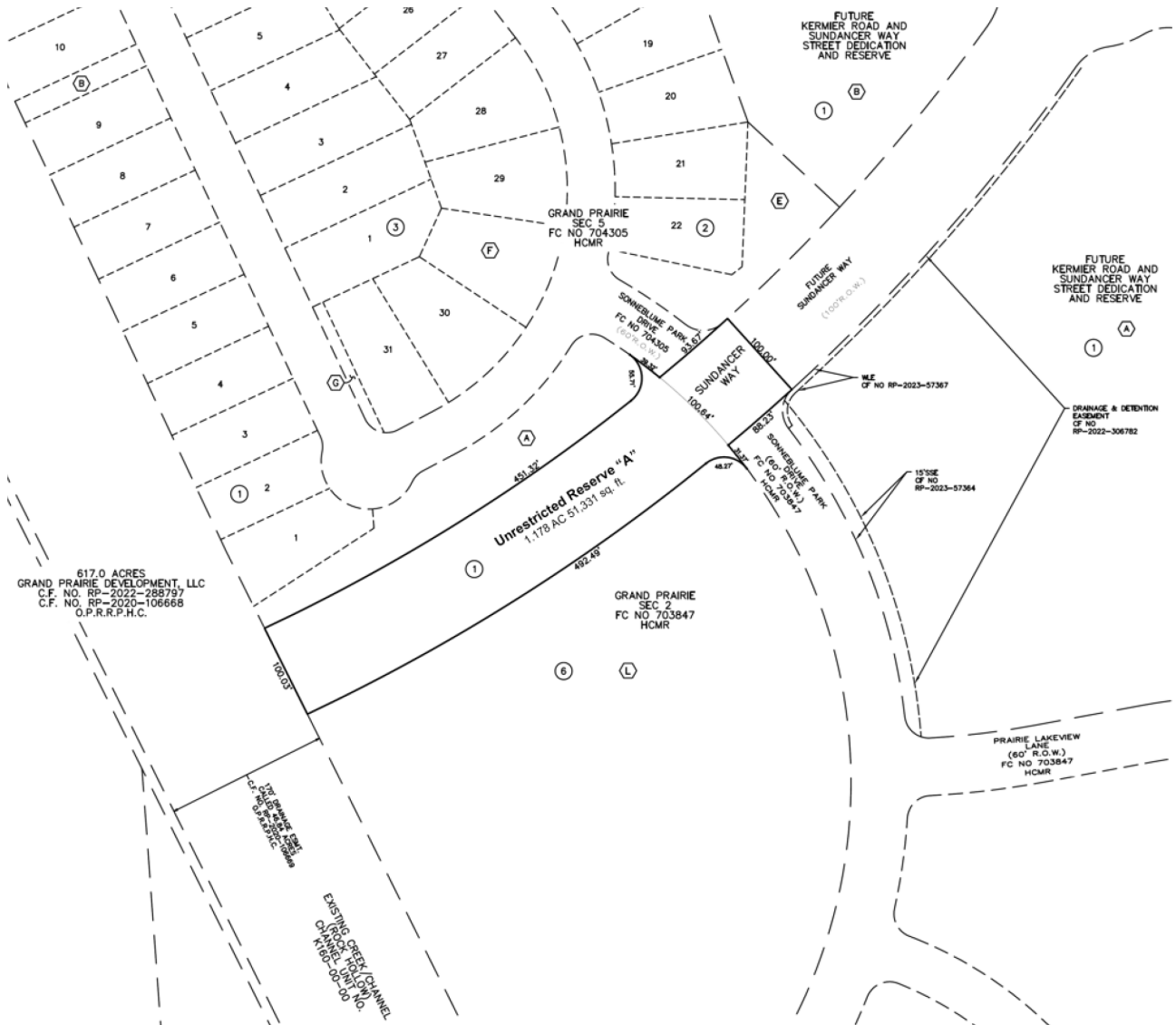
Applicant: Costello, Inc.



C – Public Hearings with Variance Site Location

Subdivision Name: Grand Prairie Sec 5 partial replat no 1

Applicant: Costello, Inc.



Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Grand Prairie Sec 5 partial replat no 1

Applicant: Costello, Inc.



C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2025-0383

Plat Name: Grand Prairie Sec 5 partial replat no 1

Applicant: Costello, Inc.

Date Submitted: 02/24/2025

**Applicant's request and reason for Variance/Special Exception/
Reconsideration of Requirement**

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

Specific Variance is being sought and extent of variance:

The variance being requested is to exceed the maximum intersection spacing by not providing and east/west street through the property.

Chapter 42 Section: 42-128

Chapter 42 Reference:

(a) Each local street shall intersect with another collector street or major thoroughfare every 1,400 feet. STATEMENT

Statement of Facts

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

N/A

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

The subject tract is 1.384 acres being a portion of Kermier Road and Sonneblume Park Drive as established in the subdivision plat of Grand Prairie Sec 5 plat, as recorded by Film Code Number 704305, Map Records of Harris County, Texas and a portion of Sonneblume Park Drive as established in the subdivision plat of Grand Prairie Sec 2, as recorded by Film Code Number 703847 of Map Records of Harris County, Texas. The October 2024 Major Thoroughfare and Freeway Plan (MTFP) Amendment revised the location of Kermier Road, thus the request to replat to create an unrestricted reserve and rename Kermier Road (as established in said subdivision plat of Grand Prairie Sec 5 plat) to Sundancer Way. The continuation of the proposed Sundancer Way from Sonneblume (as established in said subdivision plat of Grand Prairie Sec 2) will no longer be necessary due to the realignment of the major thoroughfare amendment and will be utilized for the Recreation Center (Reserve "L" as established in said subdivision plat of Grand Prairie Sec 2). The realignment of the thoroughfare, the 170' wide Harris County Flood Control Channel (Unit No. K-160-00-00) adjoining the west line, and the proposed 80 acre proposed detention ponds to the west of said drainage channel does not warrant an east / west street. The proposed east / west mobility will be handled by Prairie Colony Drive.

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

The circumstances surrounding the variance request are not the result of a hardship created by the developer, however the result of the MTFP amendment, the site configuration with existing Harris County Flood Control Channel (Unit No. K-160-00- 00), and future detention needed for drainage.

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

The intent of the variance is to provide development with a safe environment for the community by revising the street pattern and allowing for a reserve that will be utilized by the Recreation Center for the community. The overall circulation will be upheld by the proposed major thoroughfare and minor collectors in the adjacent development, 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 and the major thoroughfare in the development will provide sufficient circulation. Therefore, granting the variance will not be injurious to the public health, safety, or welfare. It will allow the community to utilize the property in a safe and attracting manor.

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

The realignment of the major thoroughfare map, existing Harris County Flood Control Ditch, and future detention ponds are the justification of the variance.



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice with Special Request



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 26, 2025

Dear Property Owner:

Reference Number: 2025-0383, "Grand Prairie Sec 5 partial replat no 1", a partial replat of **"Grand Prairie Sec 5"**, being the full length of Kermier Road and portions of Sonneblume Park Drive, as recorded in Film Code No 704305 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the intersection of recorded Kermier Road and Sonneblume Park Drive, west of Warren Ranch Road and north of Mound Road. The purpose of the replat is to create an Unrestricted reserve and to rename a portion of Kermier Road to Sundancer Way. The applicant, **Thai Lam, with Pape-Dawson**, can be contacted at **713-428-2400** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Variance(s) are being requested with this application and are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department 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.

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City Council Chamber, Public Level, Houston, Texas

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

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

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

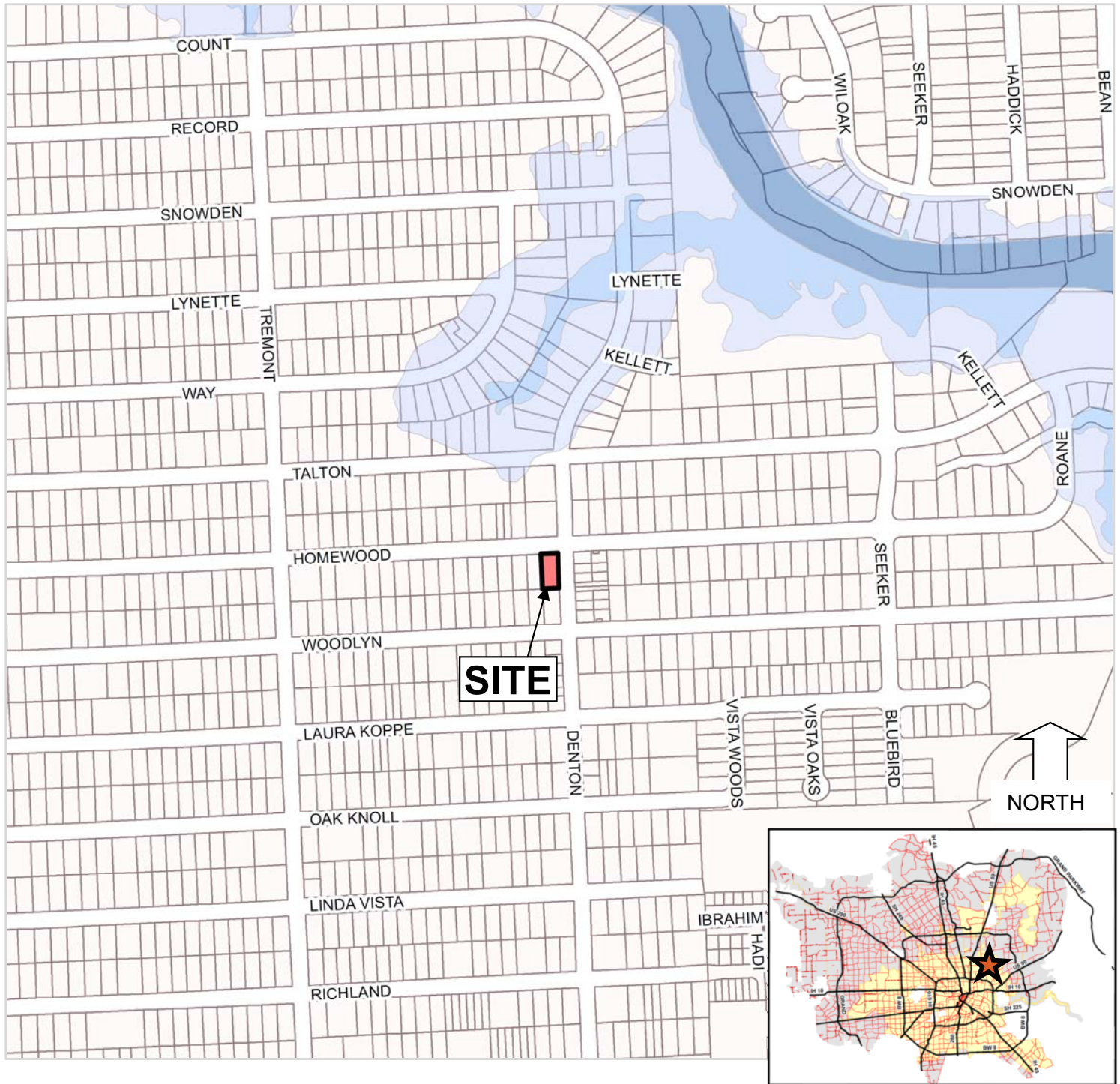
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Terminology

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

Applicant: New Era Development & Land Services

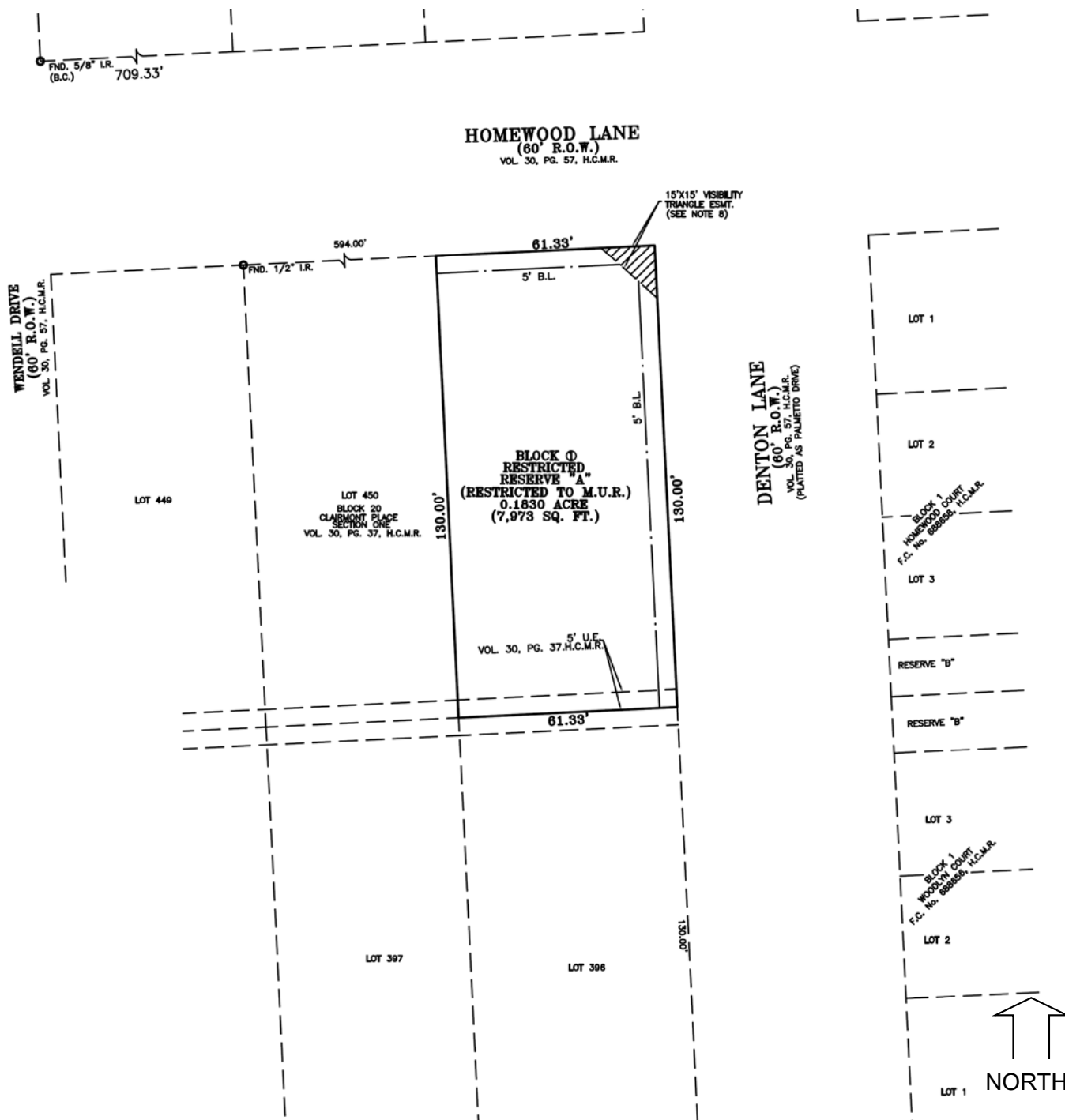


C – Public Hearings

Site Location

Subdivision Name: Haven Homes at Homewood

Applicant: New Era Development & Land Services



Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Haven Homes at Homewood

Applicant: New Era Development & Land Services



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 26th, 2025

Dear Property Owner:

Reference Number: 2025-0478, "Haven Homes at Homewood", a partial replat of "**Clairmont Place Sec 1**", being lot 451, Block 20, as recorded at Vol. 30, pg. 37 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest intersection of Denton Lane and Homewood Lane. The purpose of the replat is to create one multi-unit residential reserve and revise the building line. **The applicant Nahome Tesfa, new Era Development & Land Services, can be contacted at 713-470-9280, for additional information regarding this project.**

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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Houston Planning Commission

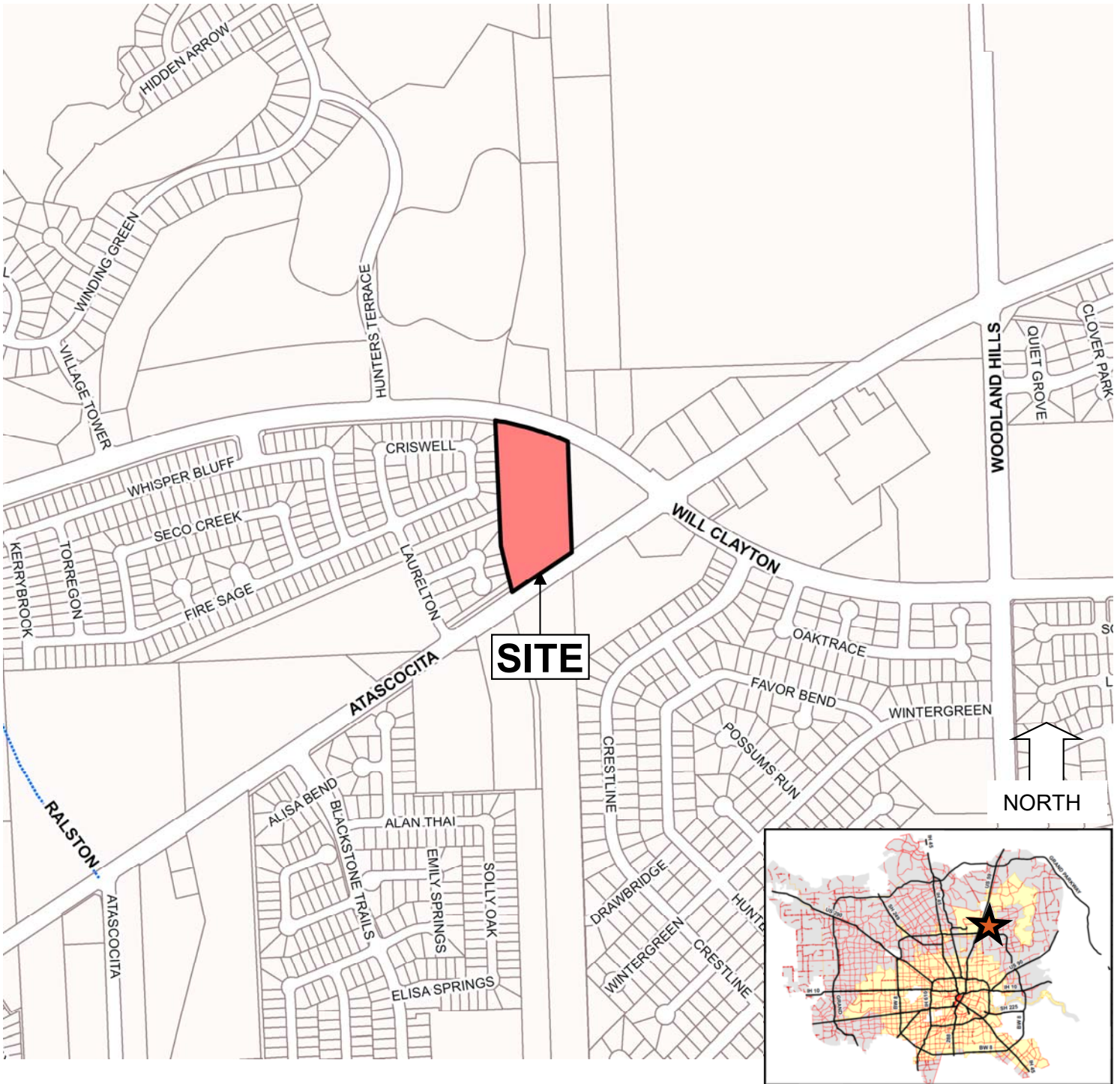
ITEM: 89

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Laurel Place Reserves

Applicant: Windrose

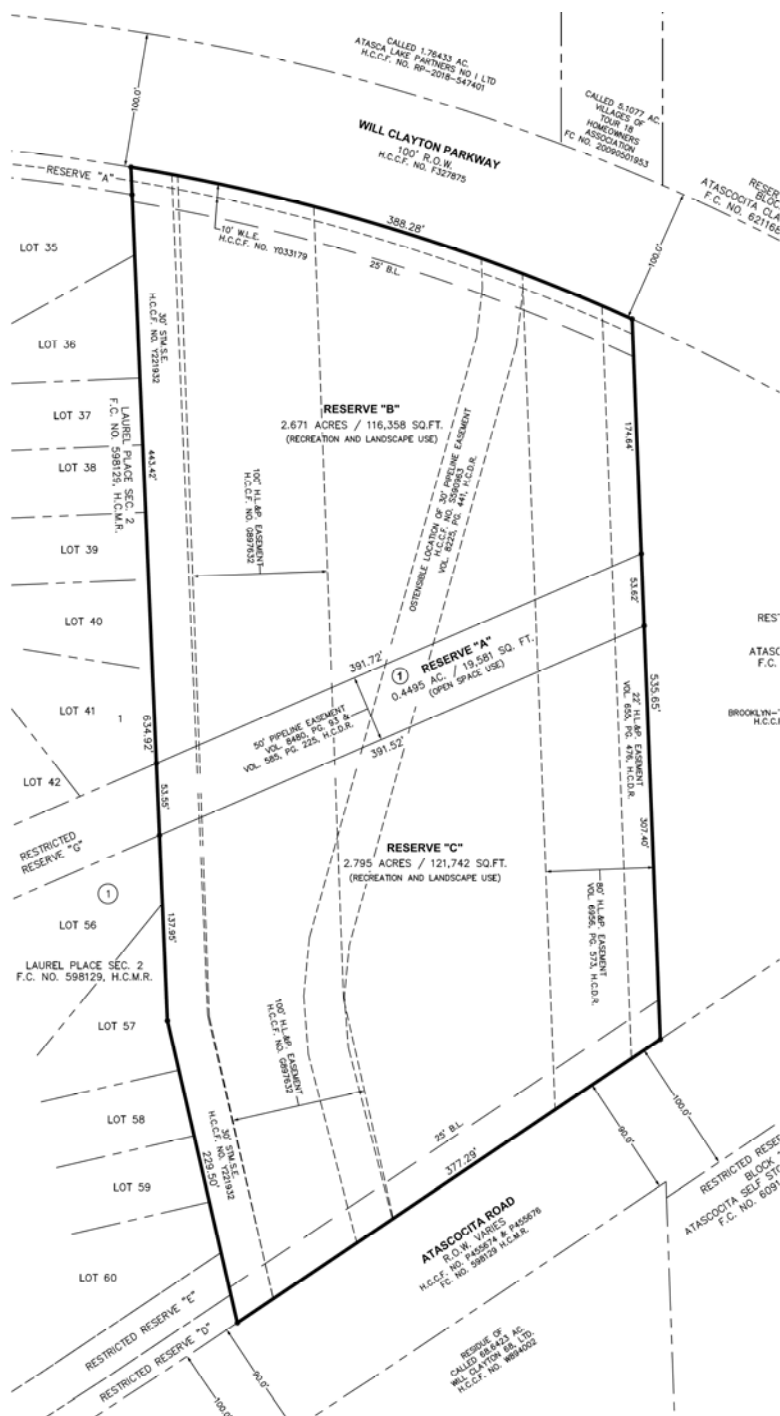


C – Public Hearings

Site Location

Subdivision Name: Laurel Place Reserves

Applicant: Windrose



Houston Planning Commission

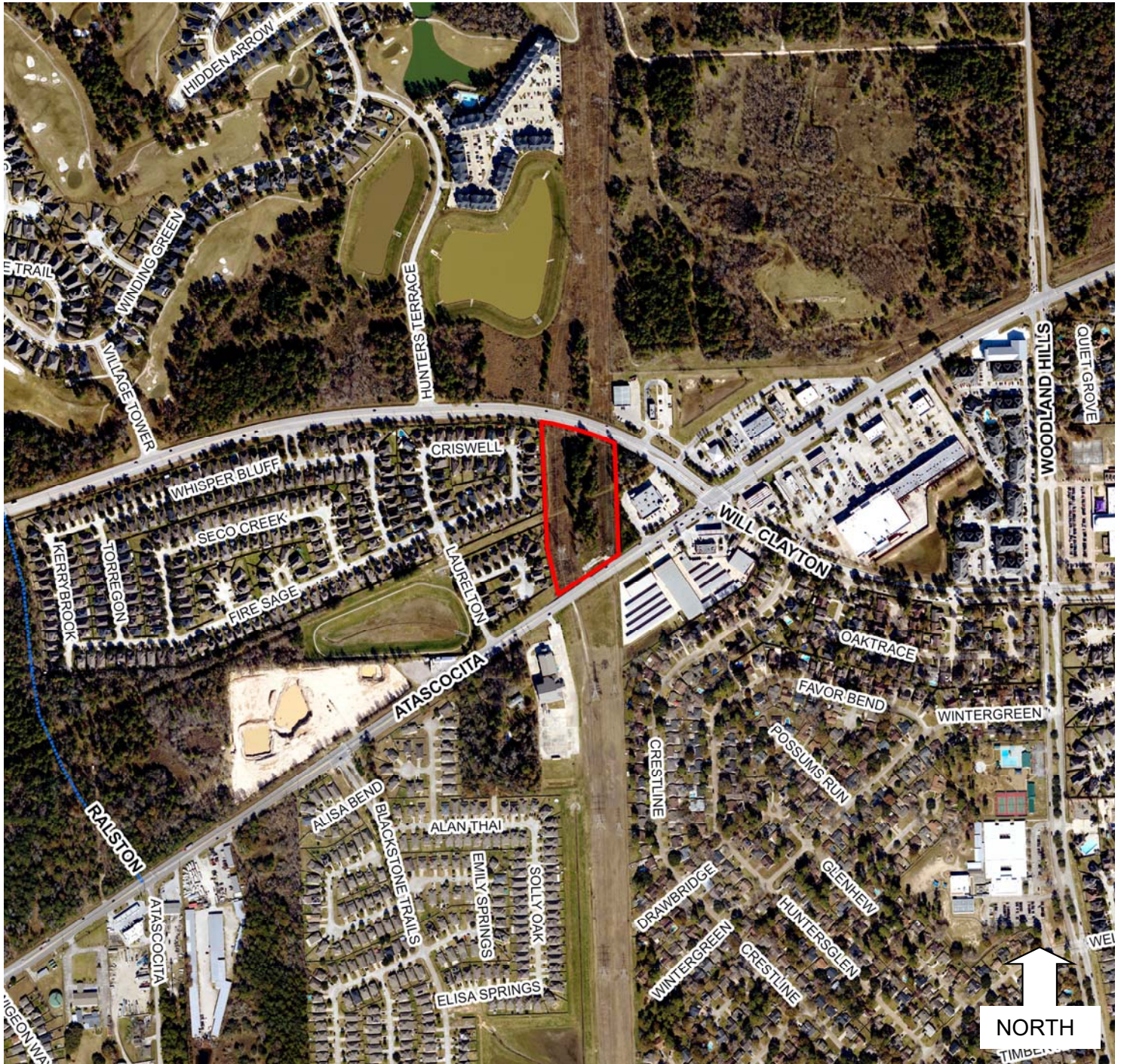
ITEM: 89

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Laurel Place Reserves

Applicant: Windrose



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 26th, 2025

Dear Property Owner:

Reference Number: 2025-0435, "Laurel Place Reserves", a partial replat of **"Laurel Place Sec 2"**, being all of Reserves "B" and "C" and a portion of Reserve "G", Block 1, as recorded at Film Code No. 598129 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Will Clayton Pkwy, north along Atascocita Rd, and east of Laurelton Dr. The purpose of the replat is to create three reserves restricted to open space and recreational use. **The applicant, JP Anders, with Windrose, can be contacted at 713-458-2281 for additional information regarding this project.**

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17th, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.

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

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

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

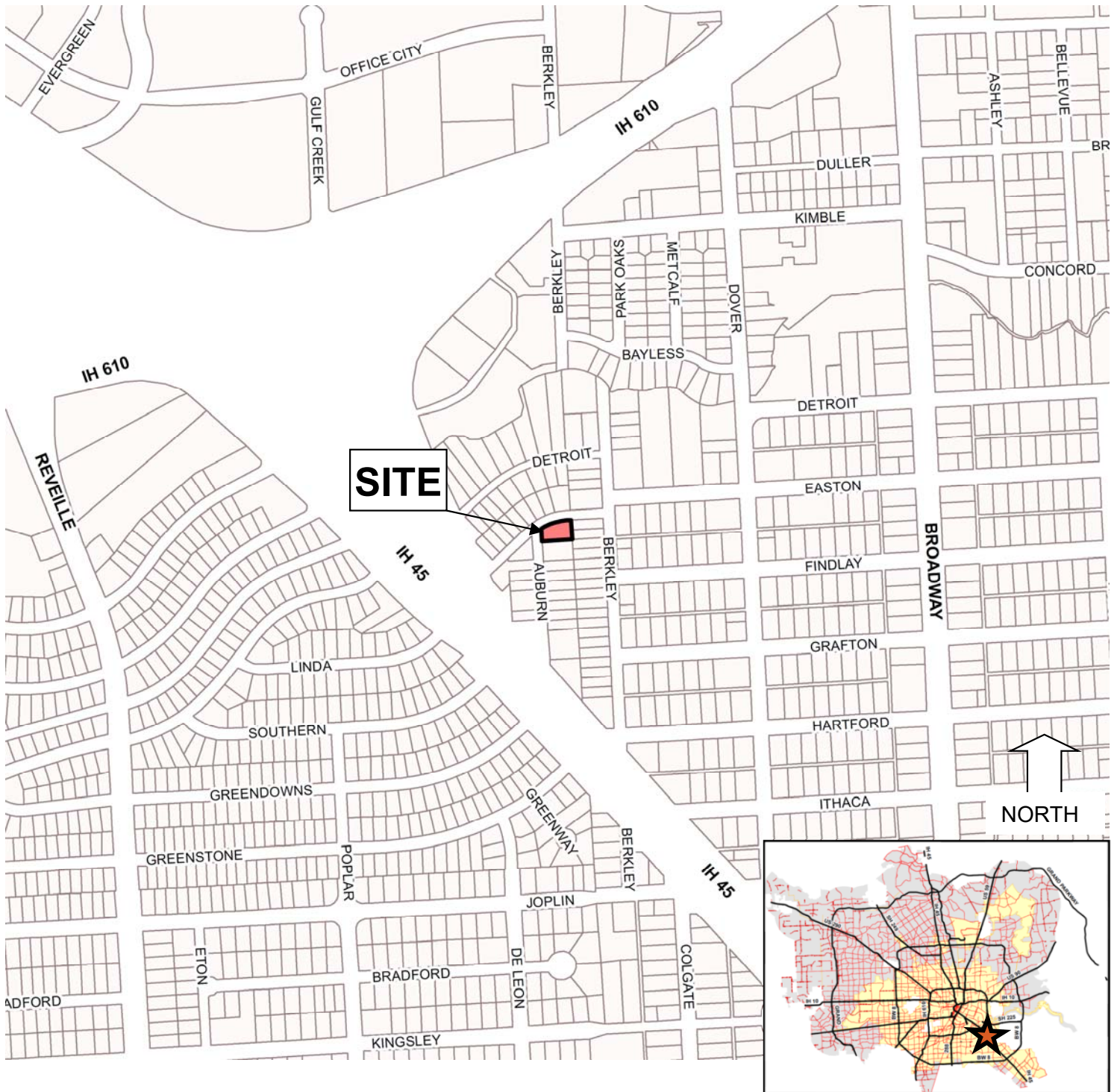
ITEM: 90

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: McKinney Enclave (DEF 1)

Applicant: Texas Land Maps

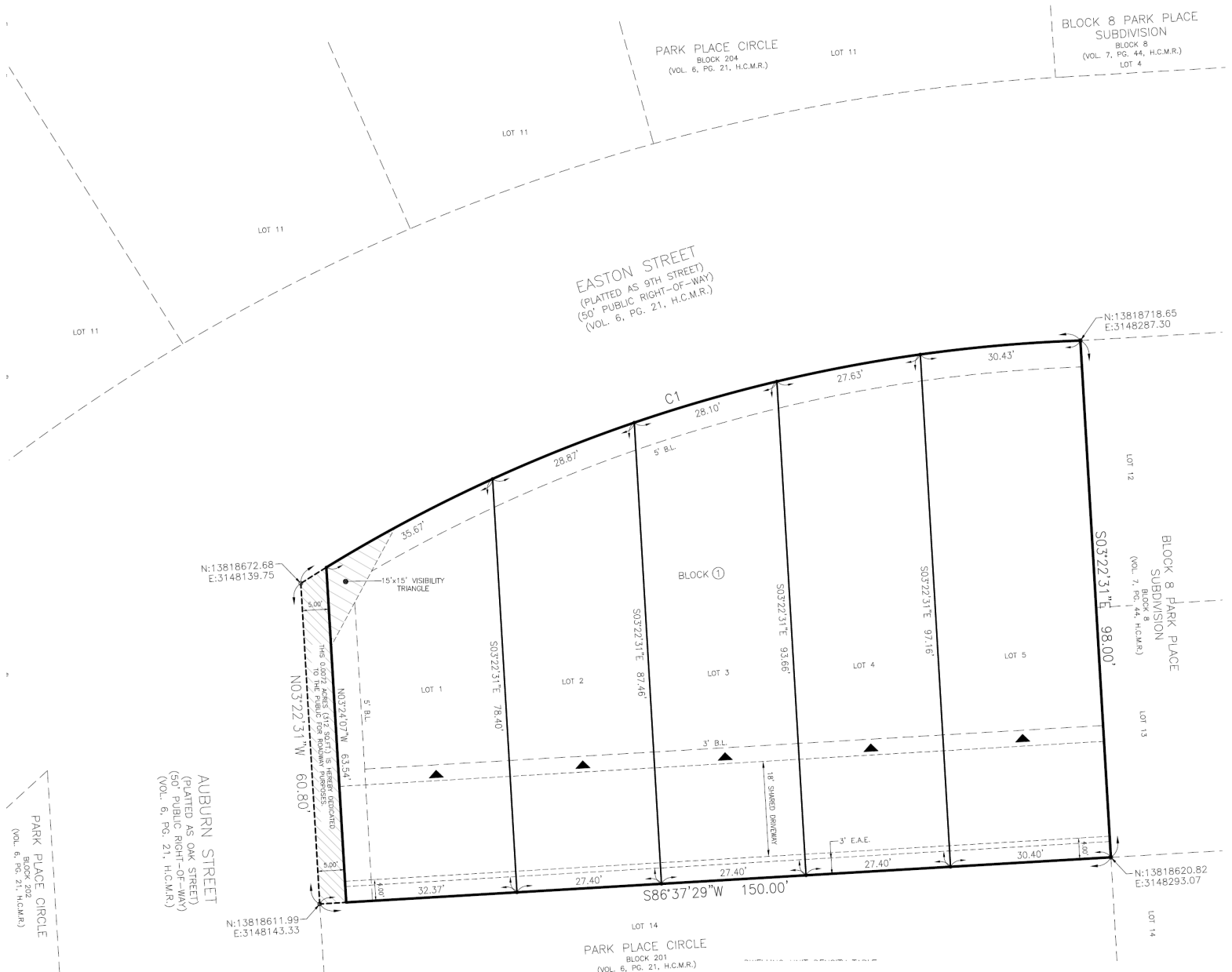


C – Public Hearings

Site Location

Subdivision Name: McKinney Enclave (DEF 1)

Applicant: Texas Land Maps



Houston Planning Commission

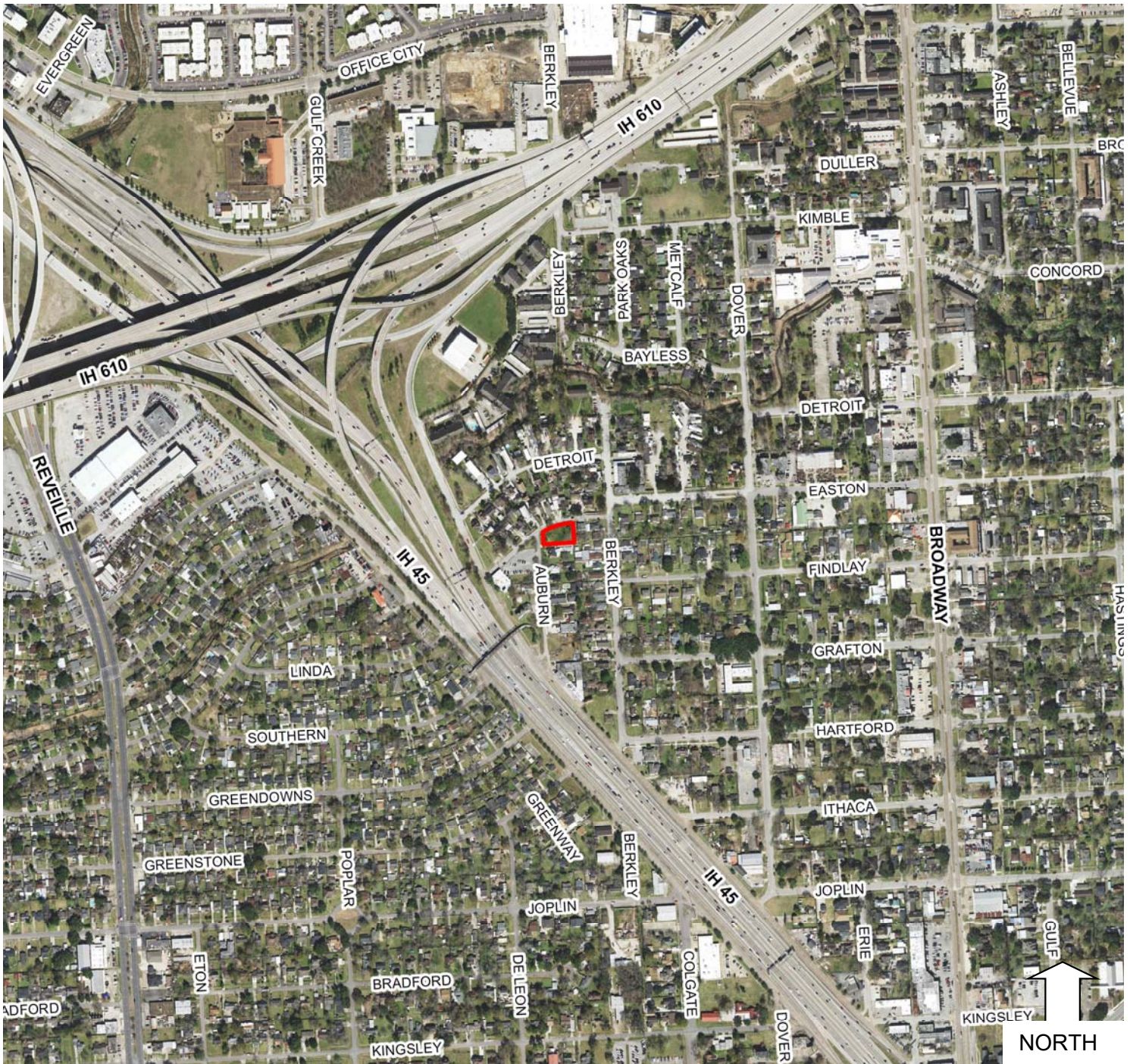
ITEM: 90

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: McKinney Enclave (DEF 1)

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C – Public Hearings

Aerial



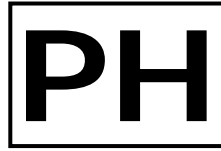
CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 12, 2025

Dear Property Owner:

Reference Number: 2025-0302, "McKinney Enclave", a partial replat of **"Park Place Circle"**, being all of lot 15, block 201, as recorded in Volume 6, Page 21, of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 3201 Auburn St, at the intersection of Easton Street and Auburn Street, North of Gulf Freeway. The purpose of the replat is to create five (5) single-family residential lots. The applicant, **Matthew Sigmon, with Texas Land Maps**, can be contacted at **713-298-9987** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 3rd, 2025, at 2:30 P.M.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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

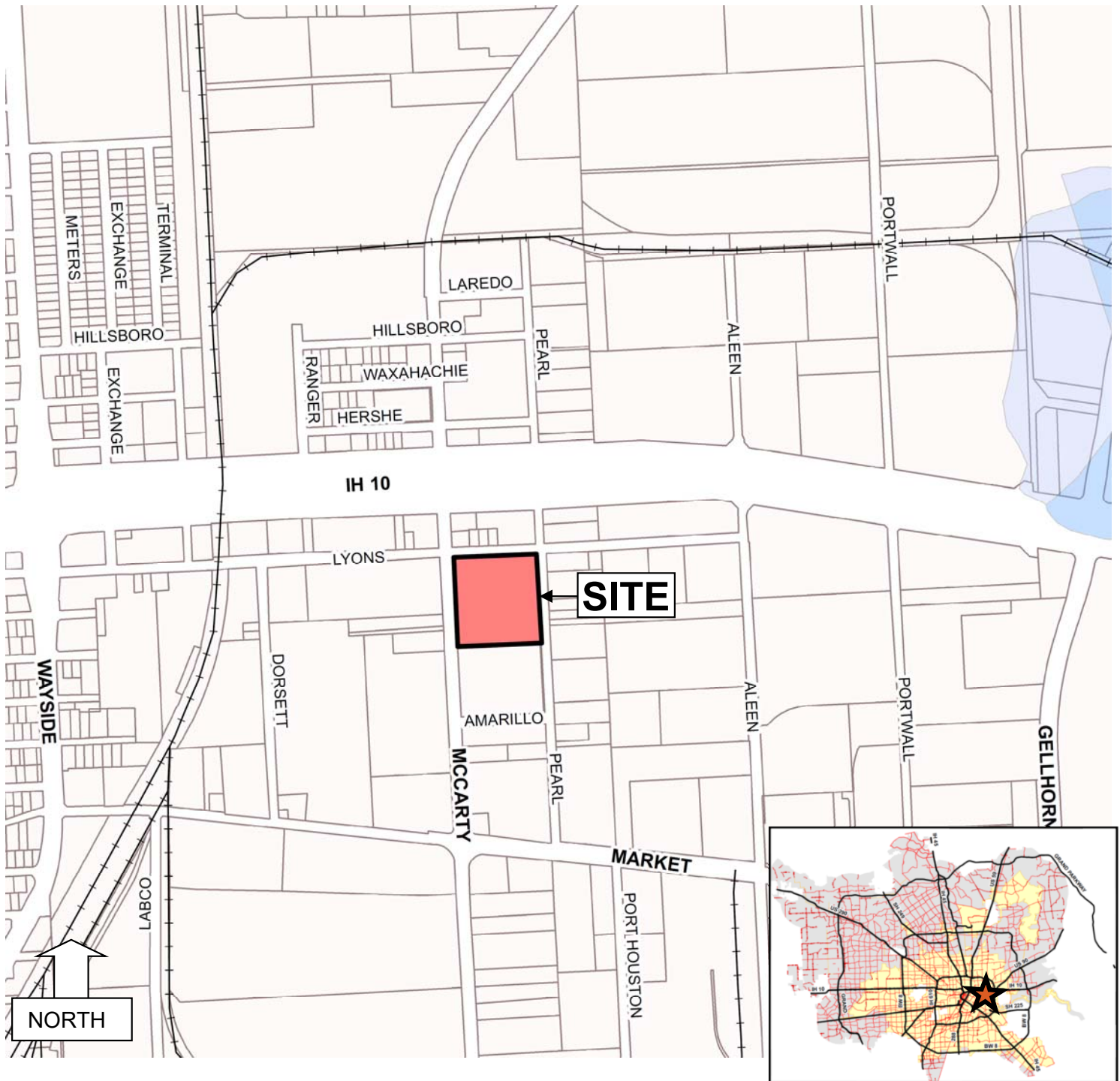
ITEM: 91

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: QuikTrip Store 4638 (DEF 1)

Applicant: Matkin Hoover Engineering



C – Public Hearings

Site Location

Houston Planning Commission

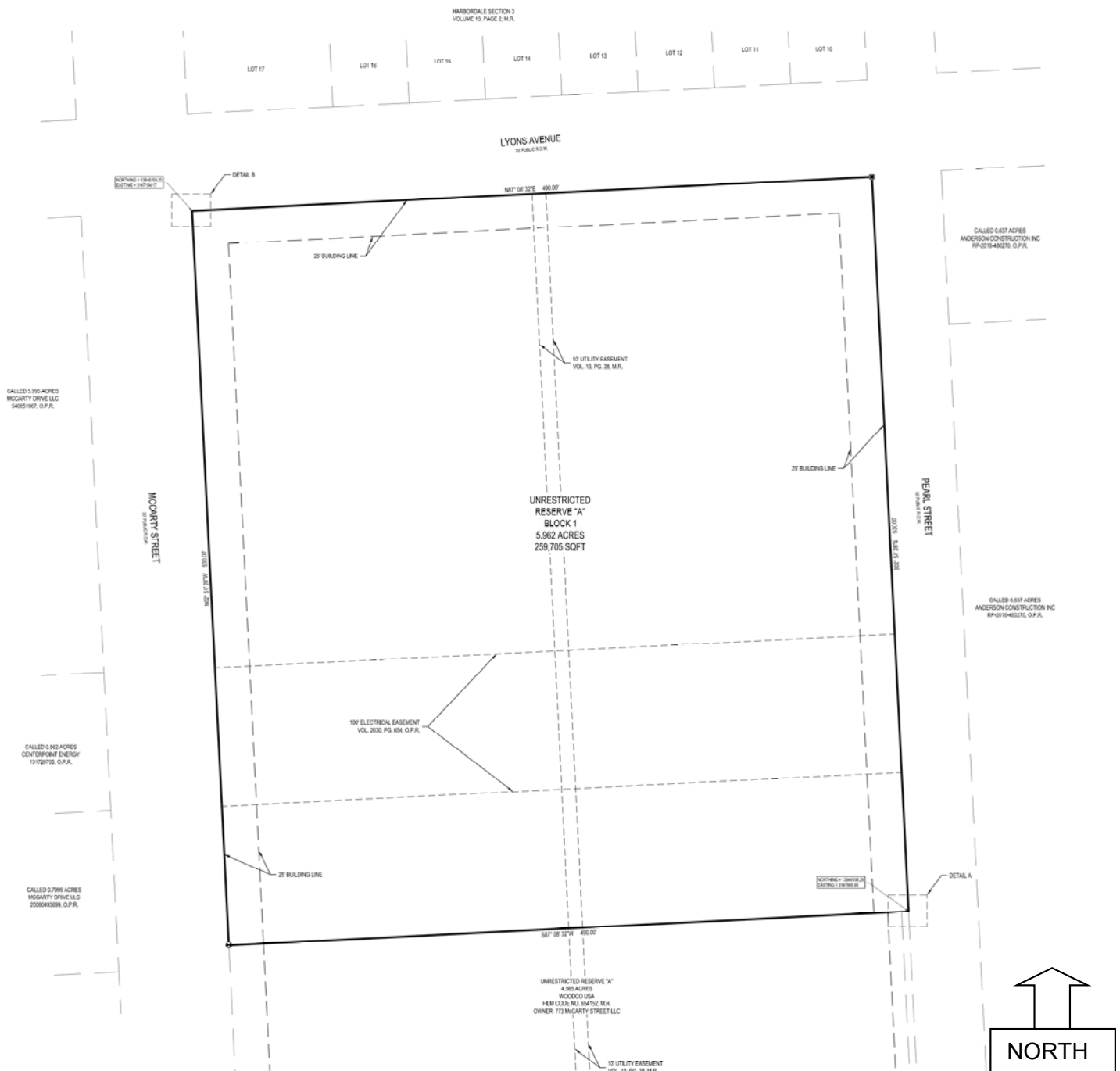
ITEM: 91

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Meeting Date: 04/17/2025

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C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: QuikTrip Store 4638 (DEF 1)

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C – Public Hearings

Aerial



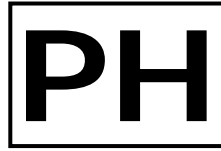
CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 14, 2025

Dear Property Owner:

Reference Number: 2025-0208, "Quik Trip Store 4638", a partial replat of "**Harbordale Sec 2**", being all of Lots 5-14, Block 2, as recorded in Volume 13, Page 38 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located southeast intersection of McCarty Street and Lyons Avenue. The purpose of the replat is to create one Unrestricted Reserve. The applicant, **Graham Cook, with Matkin Hoover Engineering**, can be contacted at **830-249-6000** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 3rd, 2025, at 2:30 P.M.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

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Houston Planning Commission

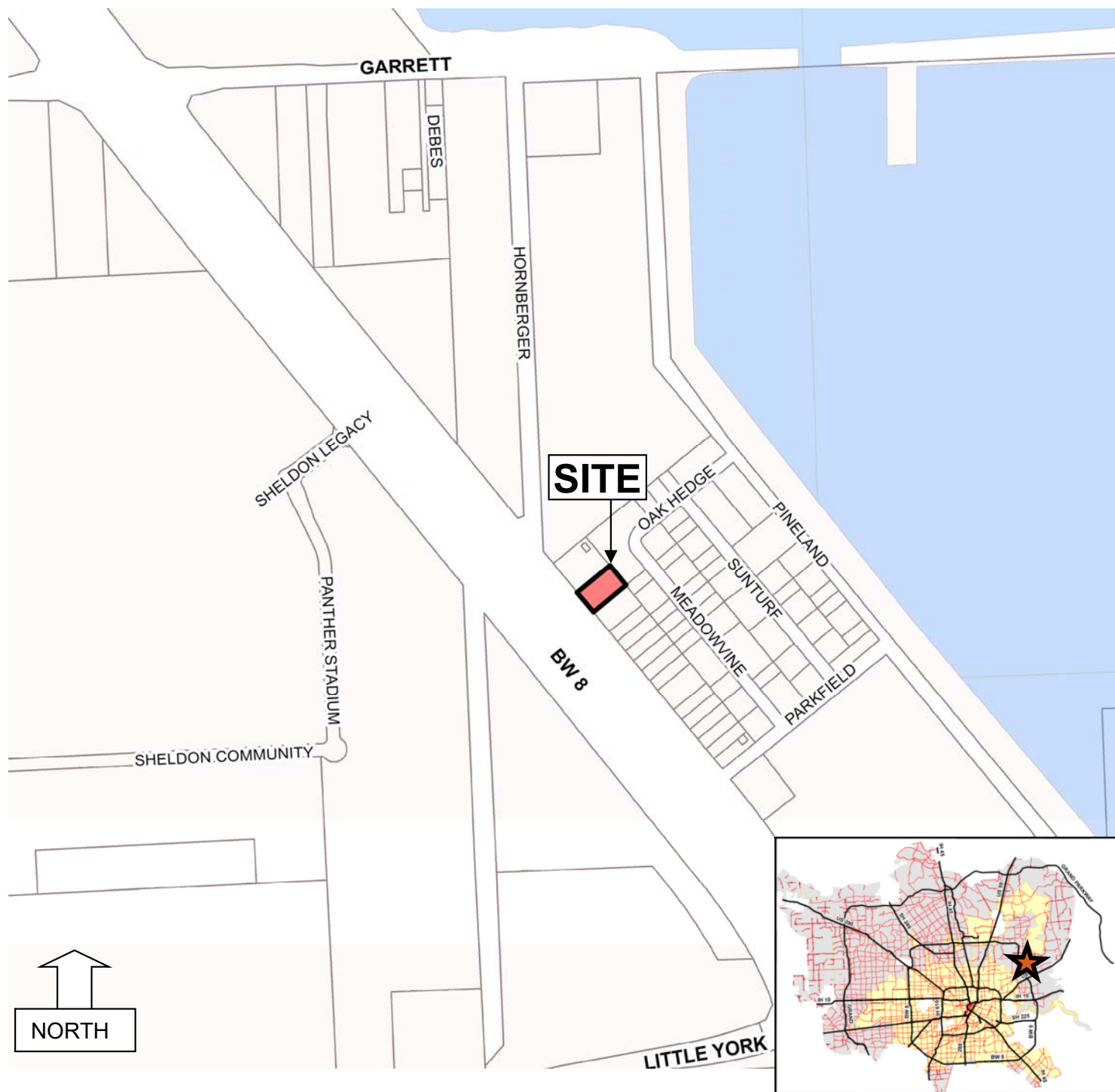
ITEM: 92

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Reisu Plaza

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Reisu Plaza

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 28, 2025

Dear Property Owner:

Reference Number: 2025-0110, "Reisu Plaza", a partial replat of "**Meadow Tract A**", being Tracts 117 and 118, as recorded in Volume 5140, Page 561, of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located northeast along East Sam Houston Parkway North, north of Little York Road and south of Garrett Road. The purpose of the replat is to create one (1) Unrestricted Reserve. The applicant, **Jason Barringer, with South Texas Surveying Associates Inc.**, can be contacted at **281-556-6918** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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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

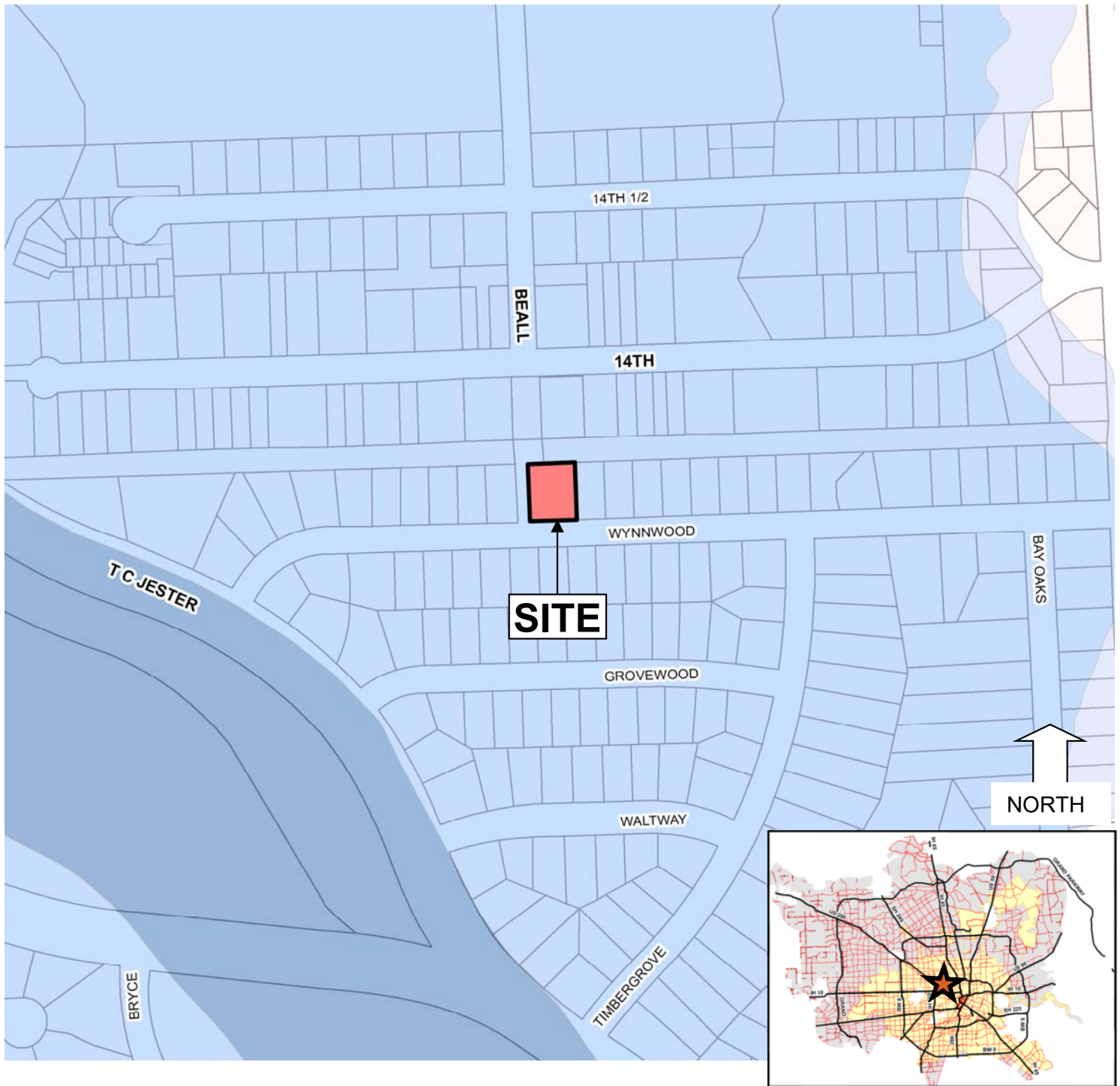
ITEM: 93

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Timbergrove Manor partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

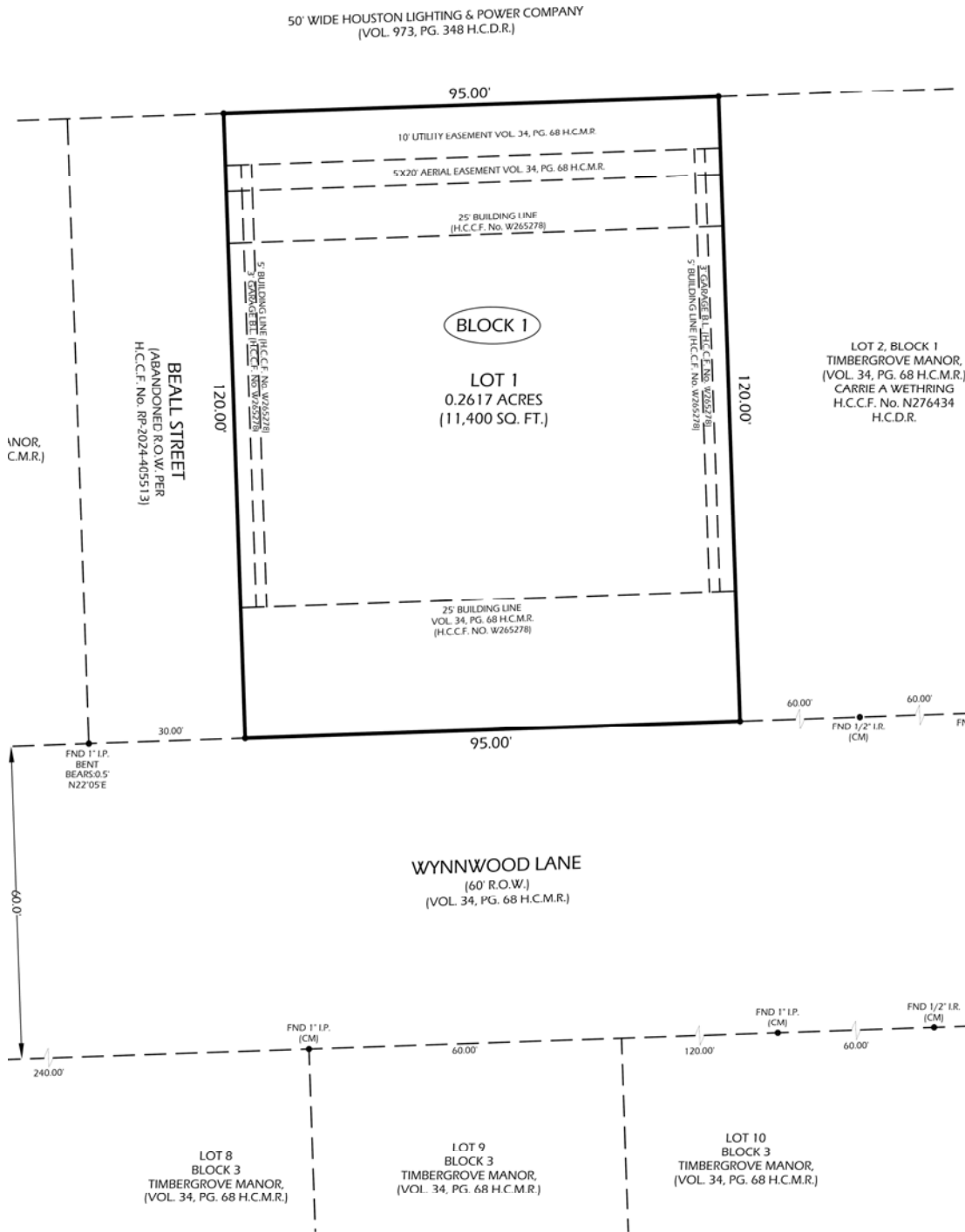
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Planning and Development Department

Meeting Date: 04/17/2025

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C – Public Hearings

Subdivision

Houston Planning Commission

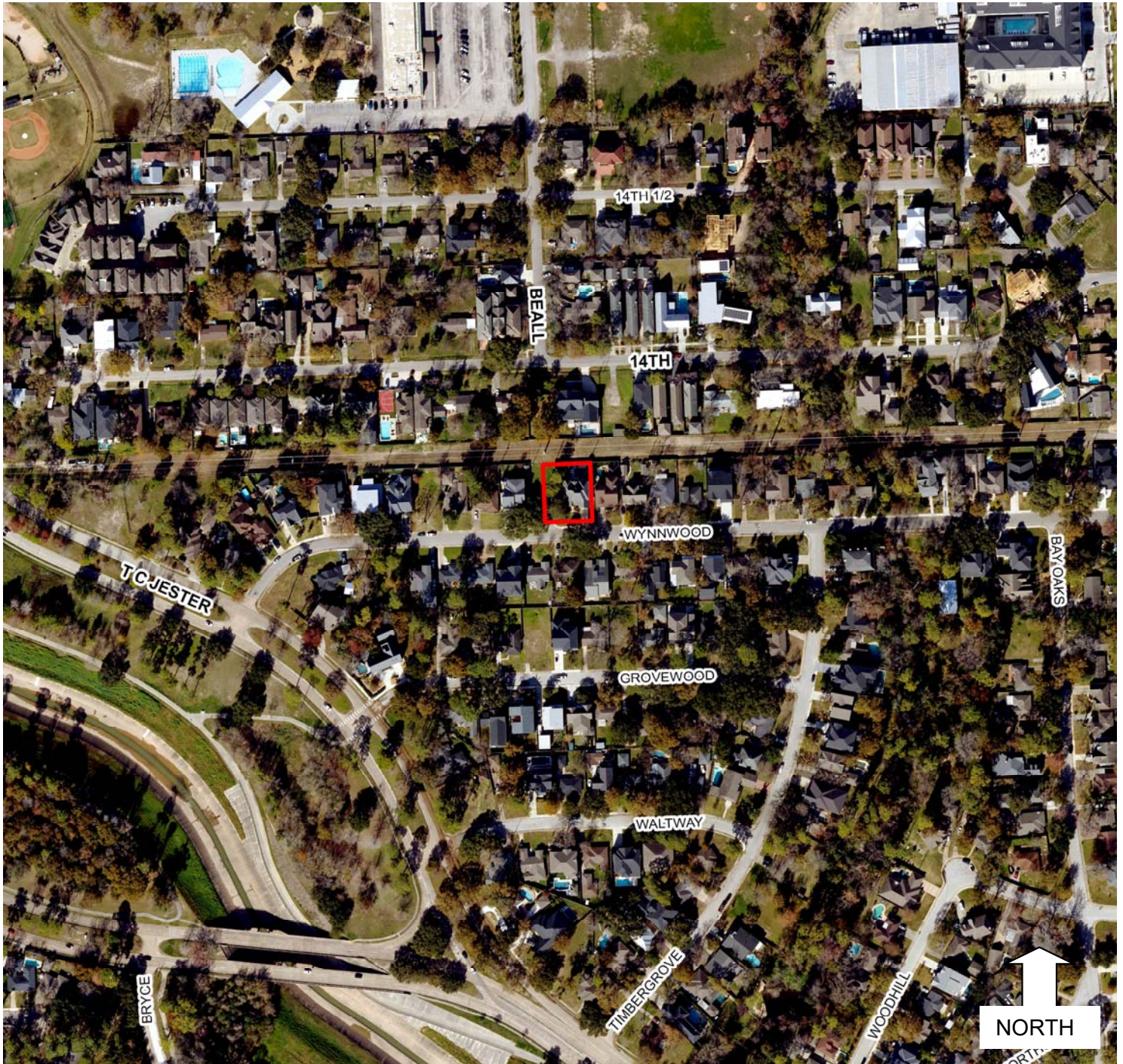
ITEM: 93

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Timbergrove Manor partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 19, 2025

Dear Property Owner:

Reference Number: 2025-0462, "Timbergrove Manor partial replat no 2", a partial replat of "Timbergrove Manor", being all of lot 1, block 1, as recorded in Volume 34, Page 68, of the Harris County Map Records and the east half of "Beal Street", abandoned by the City of Houston under Harris County Clerk file no RP-2024-405513 City of Houston, Harris County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located at 1031 Wynnwood Lane, North along Wynnwood Lane, south of West 14th Street, and West of Dian Street. The purpose of the replat is to create one(1) single-family residential lot. The applicant, **Joyce Owens, with Owens Management Systems, LLC**, can be contacted at **713-643-6333** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17th, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.

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 • Joaquín Martínez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, 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.** Are 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.
- **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.
- **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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.
- **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 a requirement of article III of Chapter 42. This is a type of Special Request.

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 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date:04/17/2025

Subdivision Name: Washington Terrace partial replat no 12

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

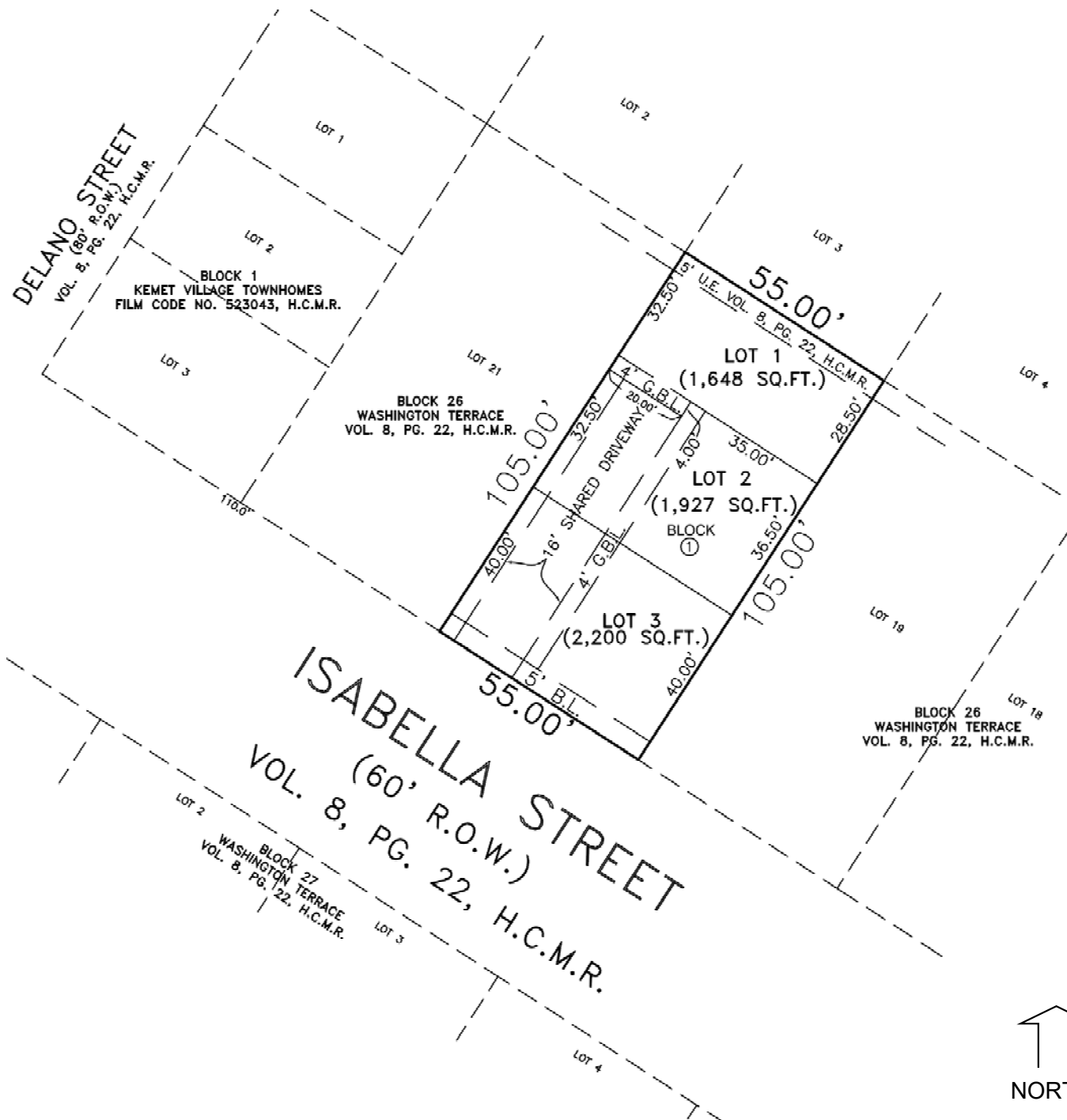
ITEM: 94

Planning and Development Department

Meeting Date:04/17/2025

Subdivision Name: Washington Terrace partial replat no 12

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

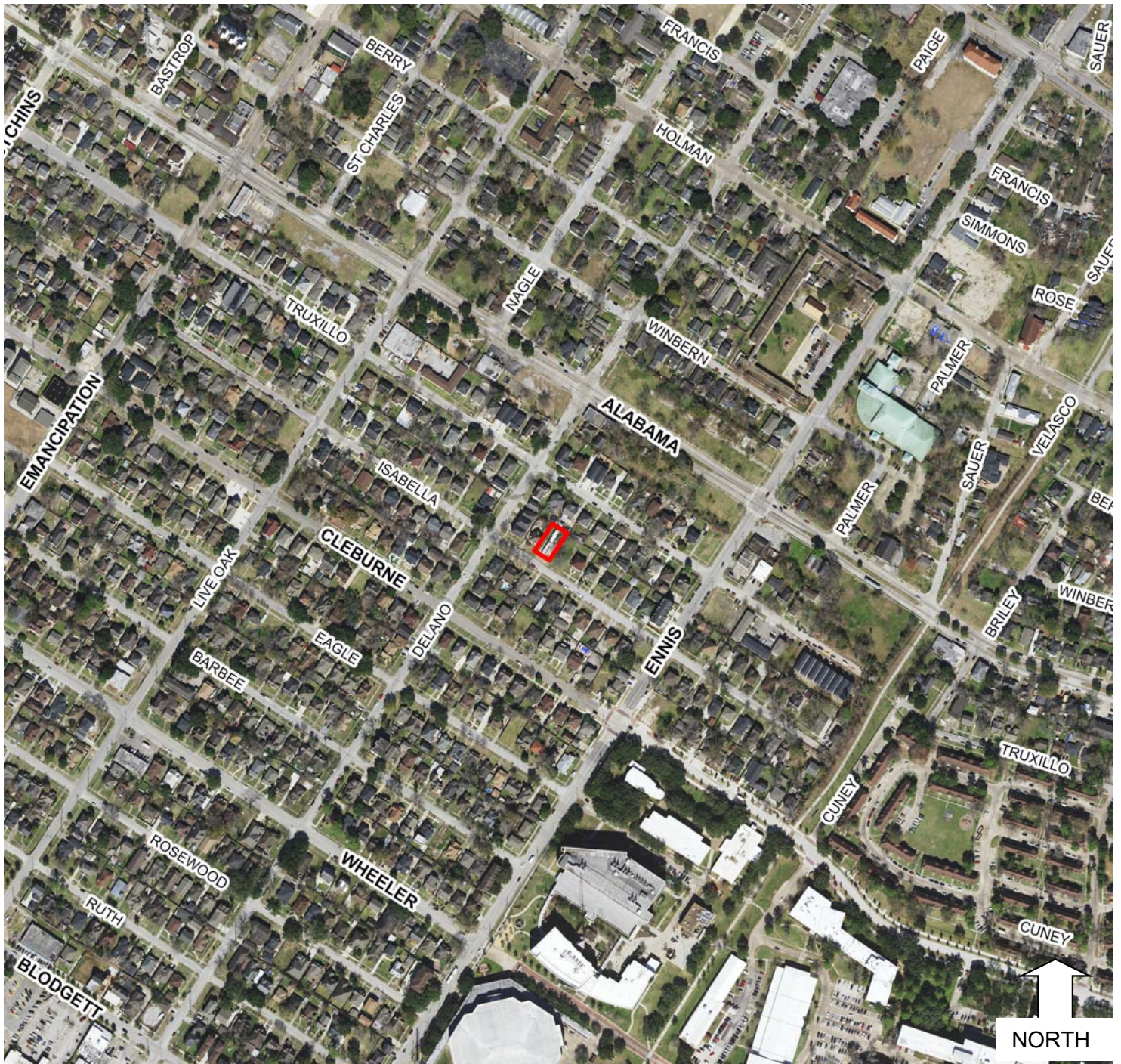
ITEM: 94

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Washington Terrace partial replat no 12

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 27, 2025

Dear Property Owner:

Reference Number: 2025-0335, "Washington Terrace partial replat no 12", a partial replat of **"Washington Terrace"**, being Lot 20, Block 26, as recorded at Volume 8, Page 22 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 2809 Isabella Street, north along Isabella, west of Ennis Street and south of Alabama Street. The purpose of the replat is to create three (3) single-family residential lots along a shared driveway. **The applicant, Jason Barringer, with South Texas Surveying Associates, Inc.** can be contacted at **281-556-6918** for additional information regarding this project.

Pursuant to 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 sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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.

If you have any questions regarding this notice, you may contact **John Cedillo** with the Planning and Development Department 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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17th, 2025, at 2:30 P.M.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

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Planning Commission Body, Authority and Obligation

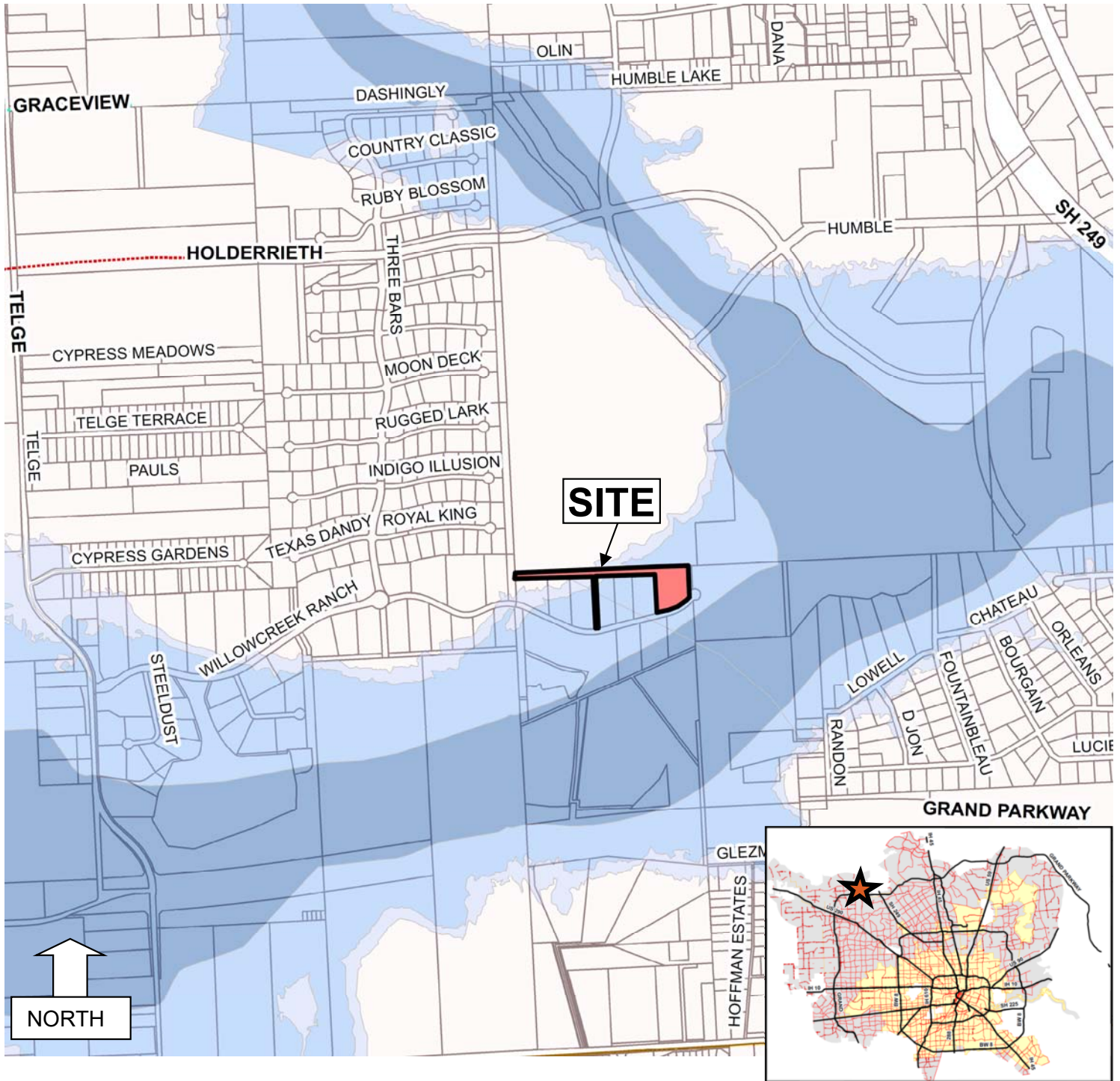
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Planning Department Staff Authority and Obligation

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Subdivision Name: Willowcreek Ranch Sec 7 partial replat no 1

Applicant: EHRA



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 95

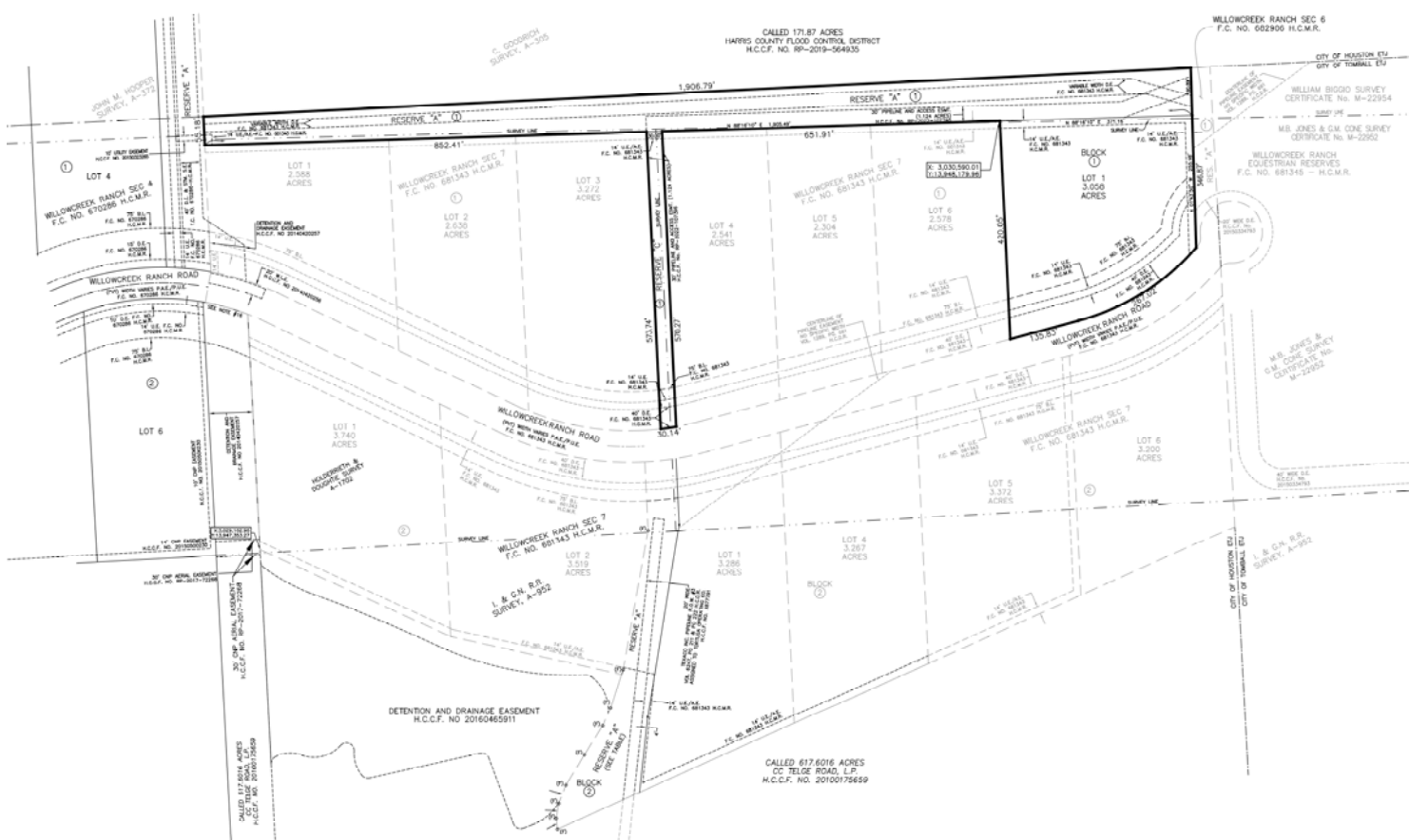
Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Willowcreek Ranch Sec 7 partial replat no 1

Applicant: EHRA

RESERVE TABLE			
REFERENCE	RESTRICTED TO	AREA	AREA
1	RESTRICTED TO RESERVES AND EASEMENTS	170.00 ACRES	170.00 ACRES
2	RESTRICTED TO RESERVES AND EASEMENTS	17.00 ACRES	17.00 ACRES
TOTAL		187.00 ACRES	187.00 ACRES



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Willowcreek Ranch Sec 7 partial replat no 1

Applicant: EHRA



C – Public Hearings

Aerial



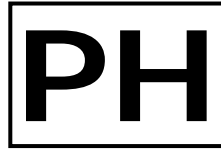
CITY OF HOUSTON

Planning and Development

John Whitmire

Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 27, 2025

Dear Property Owner:

Reference Number: 2025-0410, "Willowcreek Ranch Sec 7 partial replat no 1", a partial replat of **"Willowcreek Ranch Sec 7 partial replat no 1"**, being Lot 7, Reserve "A" and Reserve "C" in Block 1, as recorded at Film Code No 681343 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 61 Willowcreek Ranch Road, north along Willowcreek Ranch Road, north of Grand Parkway East and east of Telge Road. The purpose of the replat is to remove a pipeline easement and add the location of 30' Pipeline easements on Reserves "A" and "C", creating one (1) single-family Lot and two (2) Reserves. **The applicant, Christopher Browne, with EHRA** can be contacted at **713-337-7447** for additional information regarding this project.

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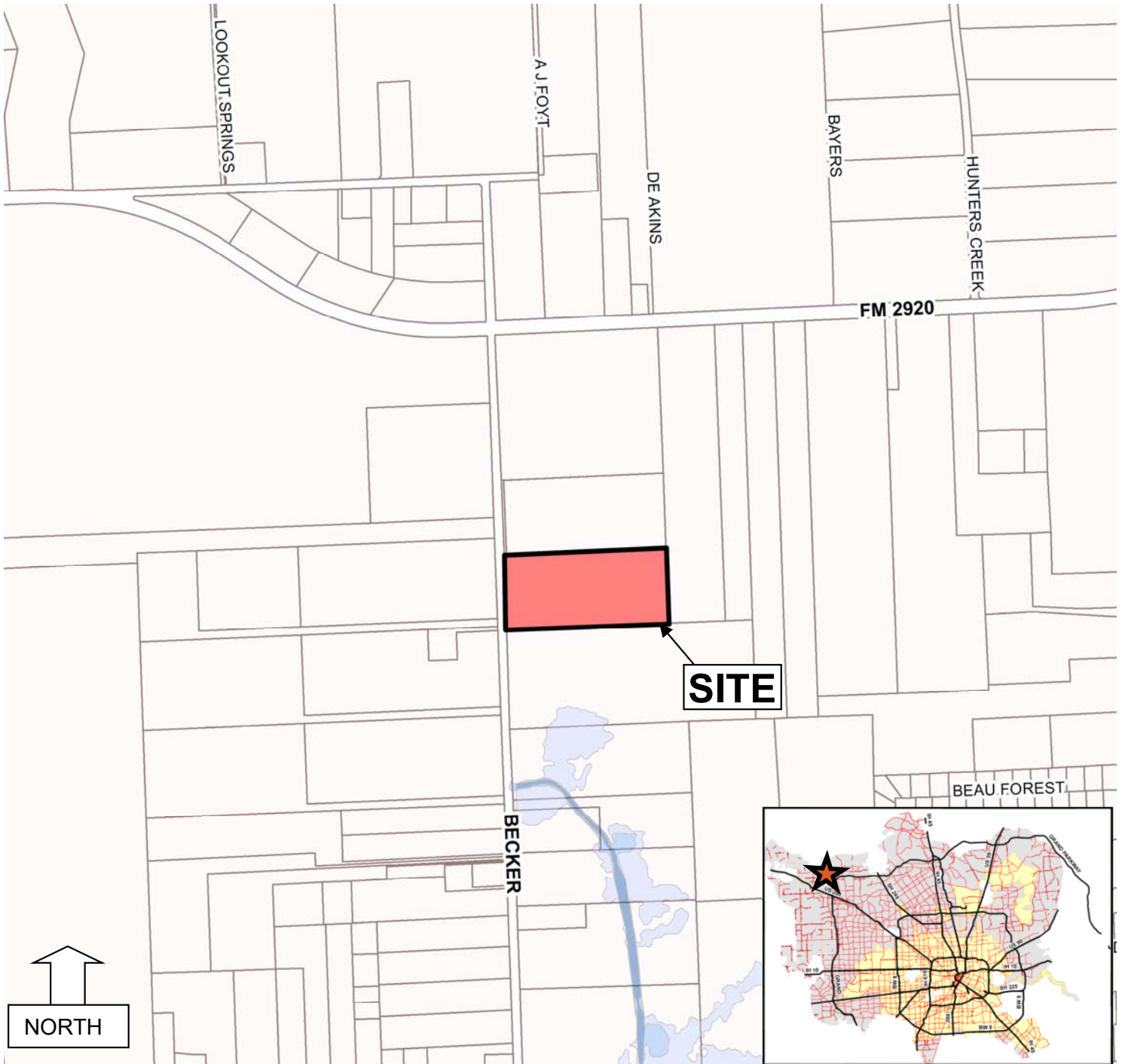
Houston Planning Commission **ITEM: 96**

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Becker Business Park

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Site Location

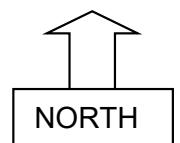
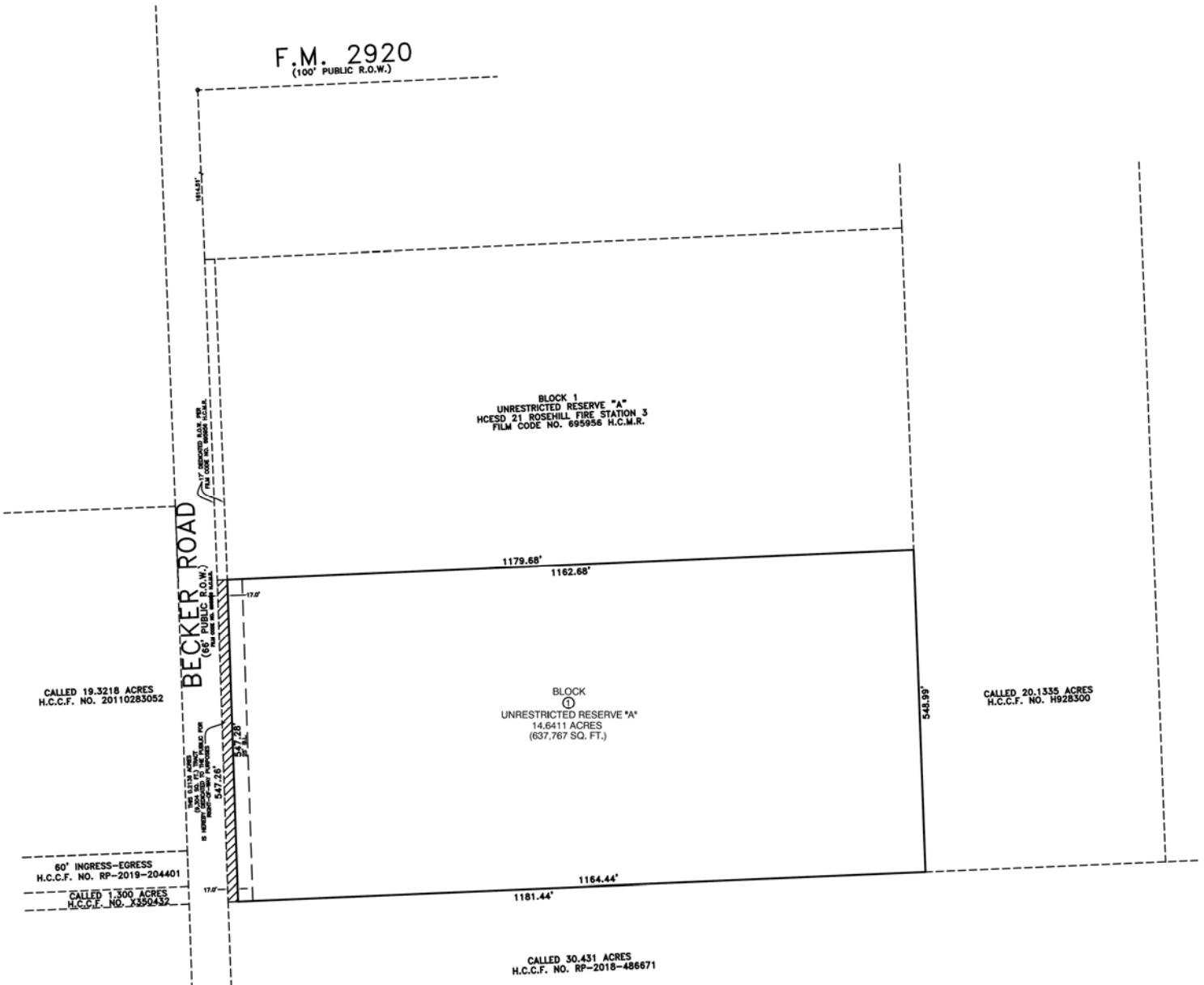
Houston Planning Commission ITEM: 96

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Becker Business Park

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission **ITEM: 96**

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Becker Business Park

Applicant: South Texas Surveying Associates, Inc.



D – Variances

Aerial



Application Number: 2025-0230
Plat Name: Becker Business Park
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 02/07/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing by not providing an east west street through the property.

Chapter 42 Section: 42-127

Chapter 42 Reference:

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

Statement of Facts

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

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

Subject property is approx. 1,667 +/- feet south of FM 2920 and contains 14.08547-acre total. The subject property cannot change its physical characteristics or location, and without the variance being granted we will not be able to develop as planned. The surrounding neighbors have no desire in the near future to develop that would need an intersection, and our property is primarily surrounded by pastureland on all sides other than the NEW ESD 21-Fire Station 53 to the North and Becker Road on the West. The applicant is requesting to be able to develop their property and add some additional businesses to the rural community without having to dedicate a street for intersection.

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

Subject property is located outside the Grand Parkway (99 tollway) on Becker Road 3.53 miles North of Interstate 290 and south of FM 2920 in Harris County and Houston's ETJ where several streets in the area are designated as private roads. All surrounding properties are either used for grazing cattle or as the property owners' actual residential homesteads. The hardship was created by the location of the property and not imposed by the application.

(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. This project is in a rural area, not a high traffic urban area. The proposed development is for unrestricted reserve to promote retail and businesses park in the community. Intersection spacing for rural property is more difficult to comply with. Again, I believe there is plenty of access available without causing the general public additional problems.

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

Allowing the applicant to develop this property without dedicating another street will not be injurious to the public health, safety, or welfare. There is plenty of access available and the community is not over populated. We believe this to be reasonable.

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

The hardship incurred on this project is due to physical location that cannot be changed. Owner has purchased this land in hopes of developing into an unrestricted reserve. We do not have the ability to change the plans and dedicate a street for a new intersection. The applicant and owner feels this request is not unreasonable and we hope you agree. Thank you for your consideration.

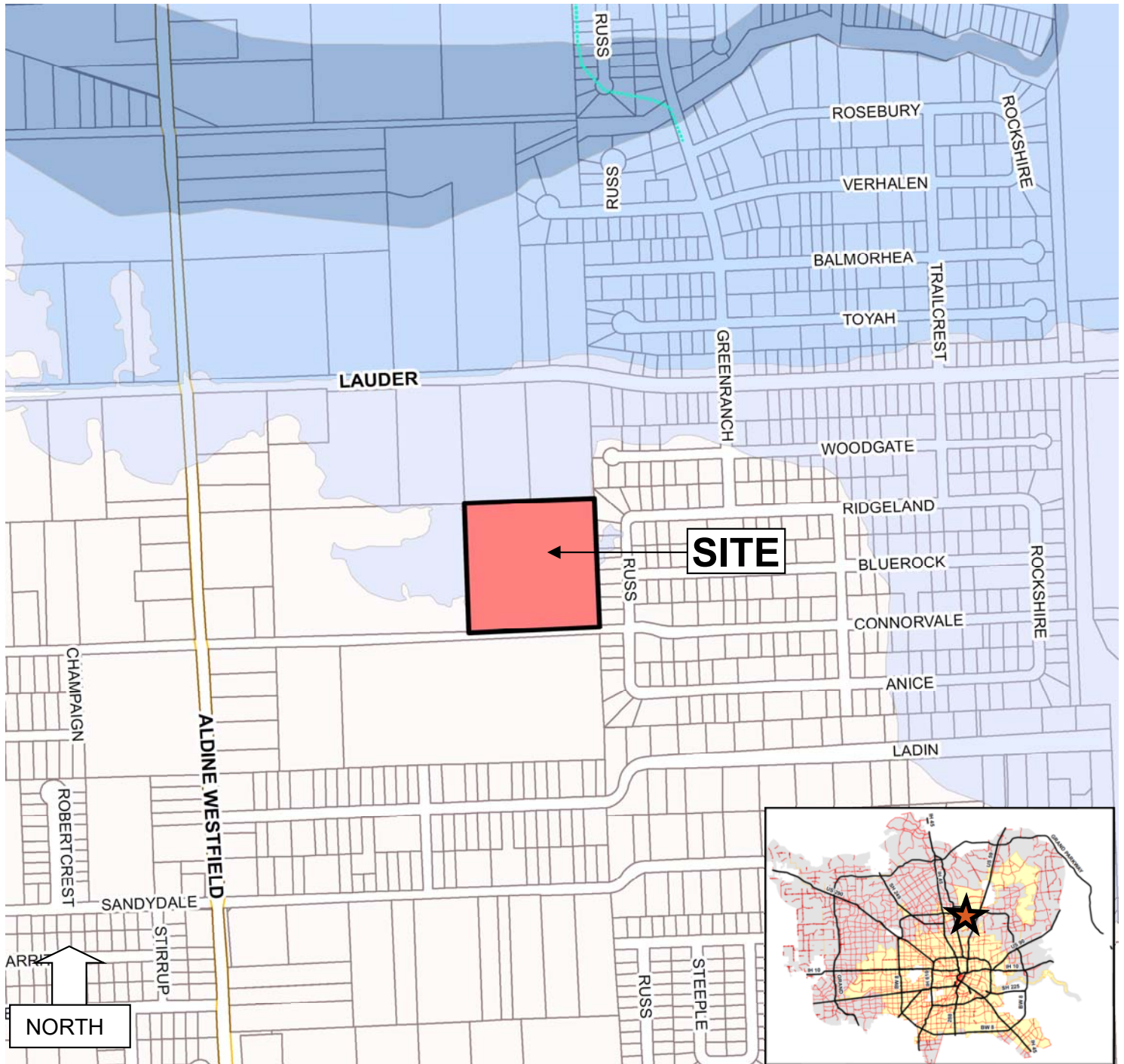
Houston Planning Commission ITEM: 97

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: East Aldine Estates (DEF 1)

Applicant: EHRA



D – Variances

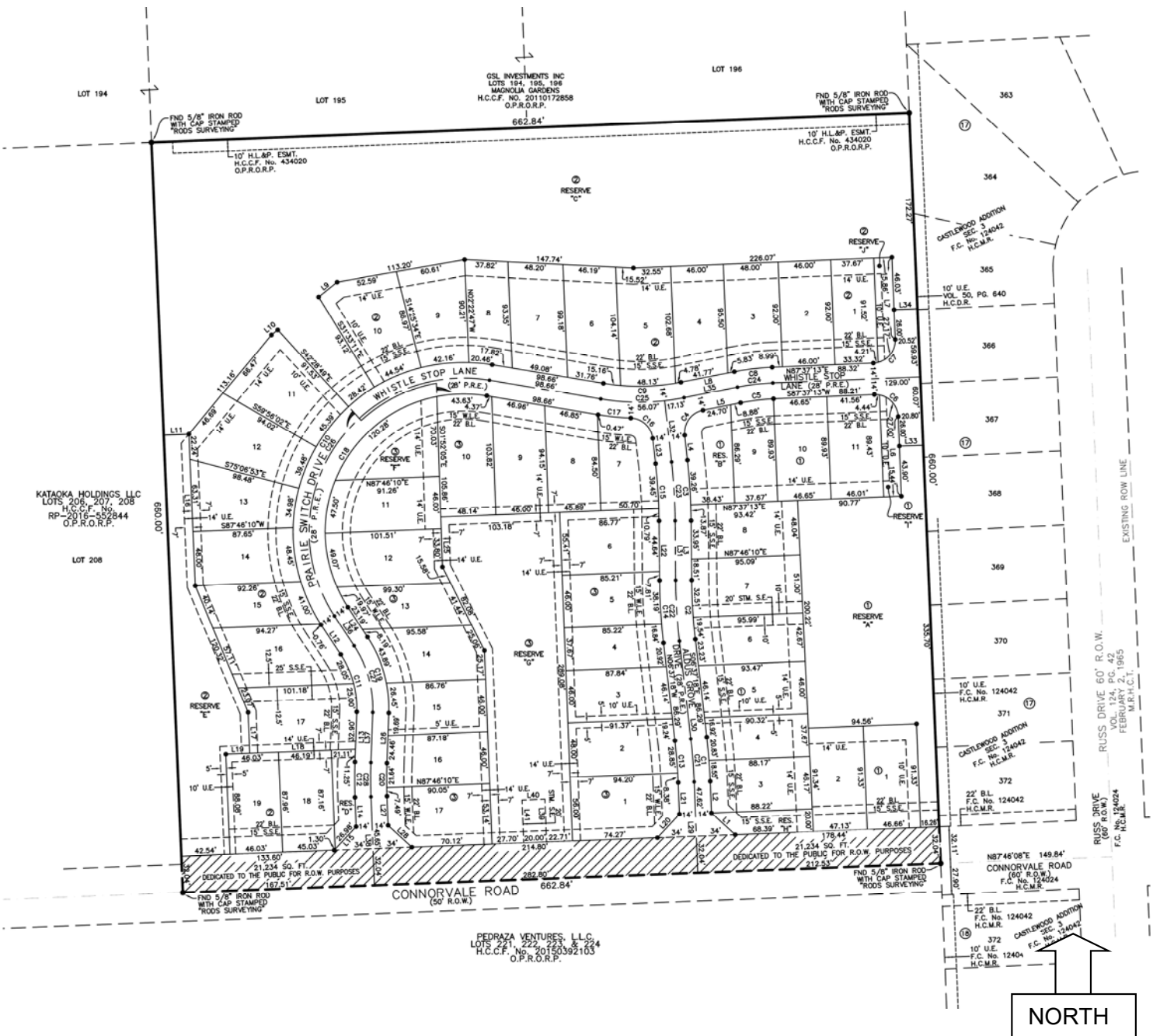
Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department Meeting Date: 04/17/2025

Subdivision Name: East Aldine Estates (DEF 1)

Applicant: EHRA



D – Variances

Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: East Aldine Estates (DEF 1)

Applicant: EHRA



D – Variances

Aerial



Application Number: 2025-0497

Plat Name: East Aldine Estates

Applicant: EHRA

Date Submitted: 03/10/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

To allow an approximately 2,150' block length between Aldine Westfield Road and Russ Drive

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;

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 tract is a 9.62-acre tract of land located north of Connorvale Road and west of the Castlewood Addition Section 3 subdivision, previously platted as Lots 209 and 210 of the Magnolia Gardens Subdivision. This replat, East Aldine Estates, is a proposed public, single-family community being designed as part of the Harris County Imagination Zones initiative. The community is envisioned as a compact and walkable environment with a diversity of workforce, affordable, and market-rate housing opportunities. The project contains public streets (28' Public Roadway Easements) for internal circulation. This variance is being requested because the intersection spacing between existing Aldine Westfield Road and Russ Drive is approximately 2,150'. A public street connection through East Aldine Estates at the required 1,400' block length is not possible due to existing physical site constraints as follows. Several topographically low areas exist within the plat boundary, primarily along the north portion of the site. To minimize site disturbance and utilize existing topography, this project's required detention is proposed in this area. Requiring a street connection through this portion of the tract would be a detriment to the detention and drainage system being proposed. Additionally, a street connection between Connorvale Road and Lauder Road to the north would have to cross an existing light industrial/commercial property known as Maestro Surfaces, which adjoins the north property boundary of East Aldine Estates. Such a road location would not provide significant connectivity enhancement in the area due to other existing large tract developments (i.e. St. Leo the Great Catholic Church to the north and Maya Park to the south) and nearby floodplain.

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

Existing single-family development and numerous large tract commercial sites between John F. Kennedy Blvd. and Aldine Westfield Rd. predate this plat application. Greens Bayou has a significant floodplain in the area which has contributed to a predominantly east/west street pattern.

A north/south public street at this location would be difficult to extend further than Lauder Rd. and Connorvale Rd. due to these conditions.

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

Connorvale Rd. is currently not an east/west through street in this location. The road has a dead end within the Houston Place subdivision to the east and the pavement currently ends at the entrance to Maya Park south and west of this plat. Connorvale Rd. right-of-way is being dedicated by this plat and is proposed to be improved so that the east/west connectivity of the overall neighborhood can be made. Creating connectivity between this new neighborhood and the existing community to the east, as well as to an elementary and middle school, is a more appropriate transportation solution than a north/south street.

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

Public health, safety and welfare will not be negatively impacted by granting this variance since it is being requested in order to promote connectivity between this new community and the existing single-family subdivision to the east. The granting of this variance would not be injurious to the public's health, safety, or welfare as the proposed land use designation is single-family residential and thus matches within the immediate area.

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

The East Aldine Estates Imagination Zone is intended to allow for creative solutions that will generate affordable, market-rate housing opportunities that will also support social interaction between neighbors. Justification for the variance is based on enhancing street connectivity between this plat and existing single-family residential and schools so that new residents will become part of the overall community.

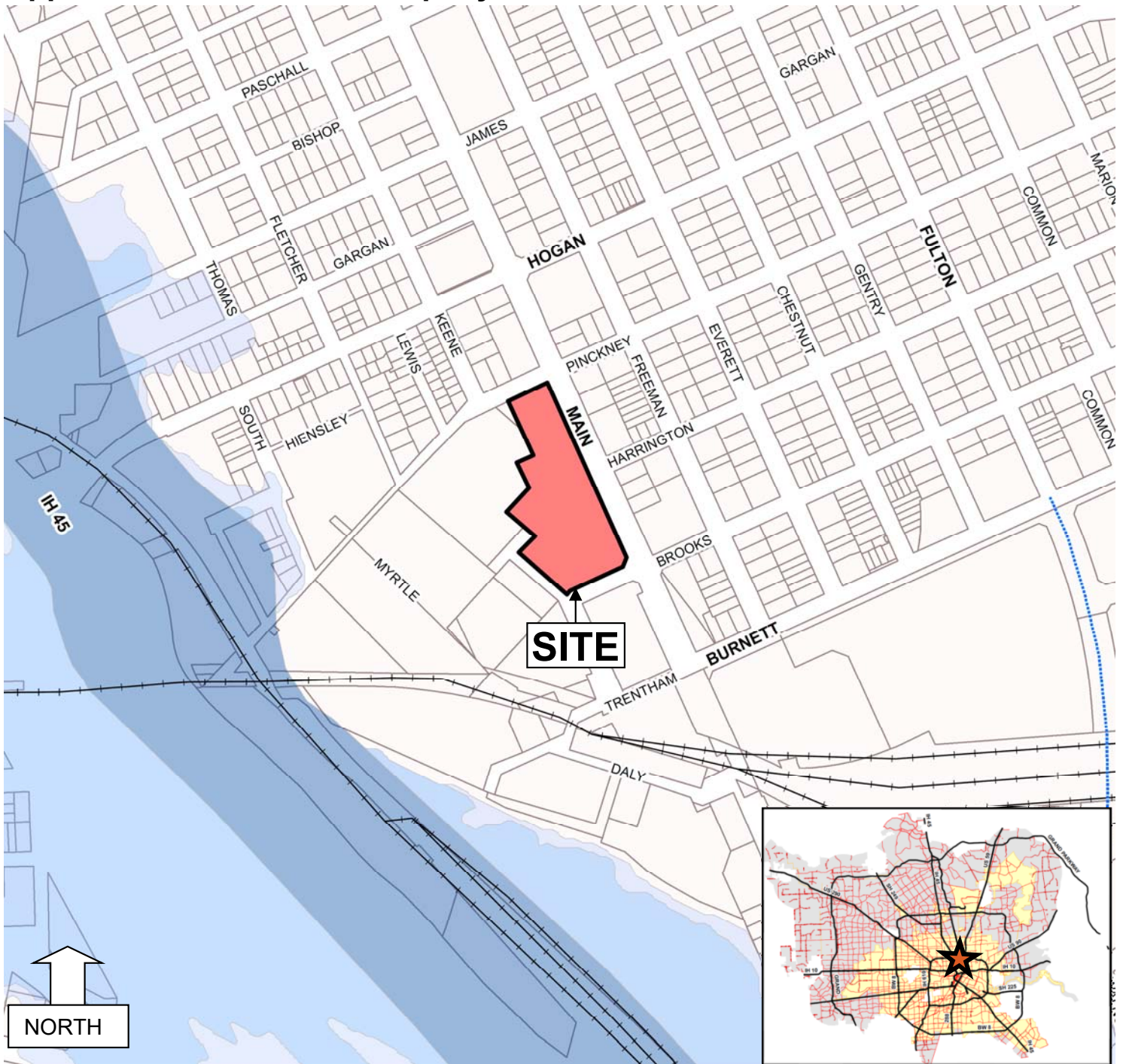
Houston Planning Commission ITEM: 98

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Harris Health System Casa de Amigos replat no 1 and extension

Applicant: C.L. Davis & Company

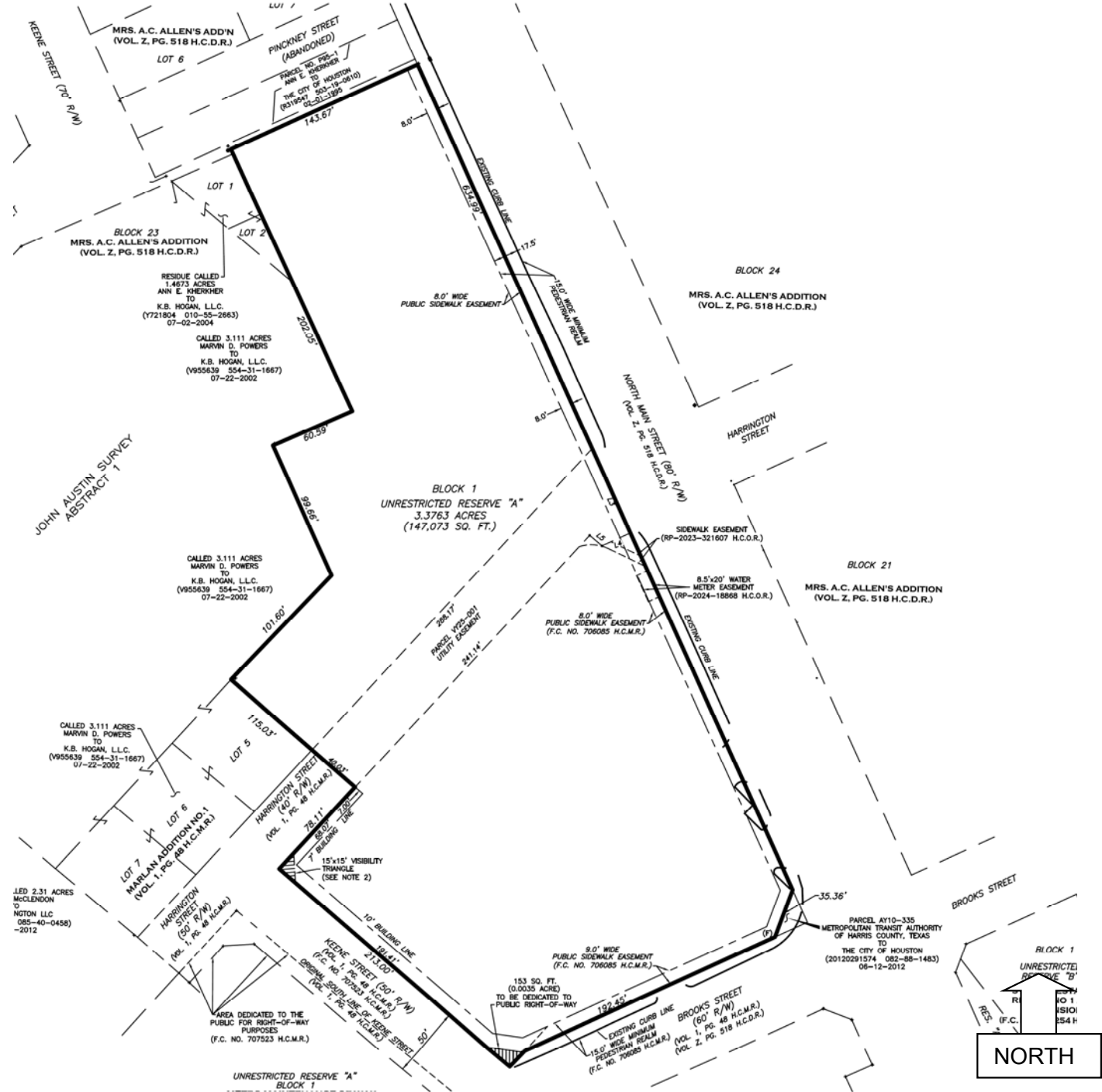


D – Variances

Site Location

Subdivision Name: Harris Health System Casa de Amigos replat no 1 and extension

Applicant: C.L. Davis & Company



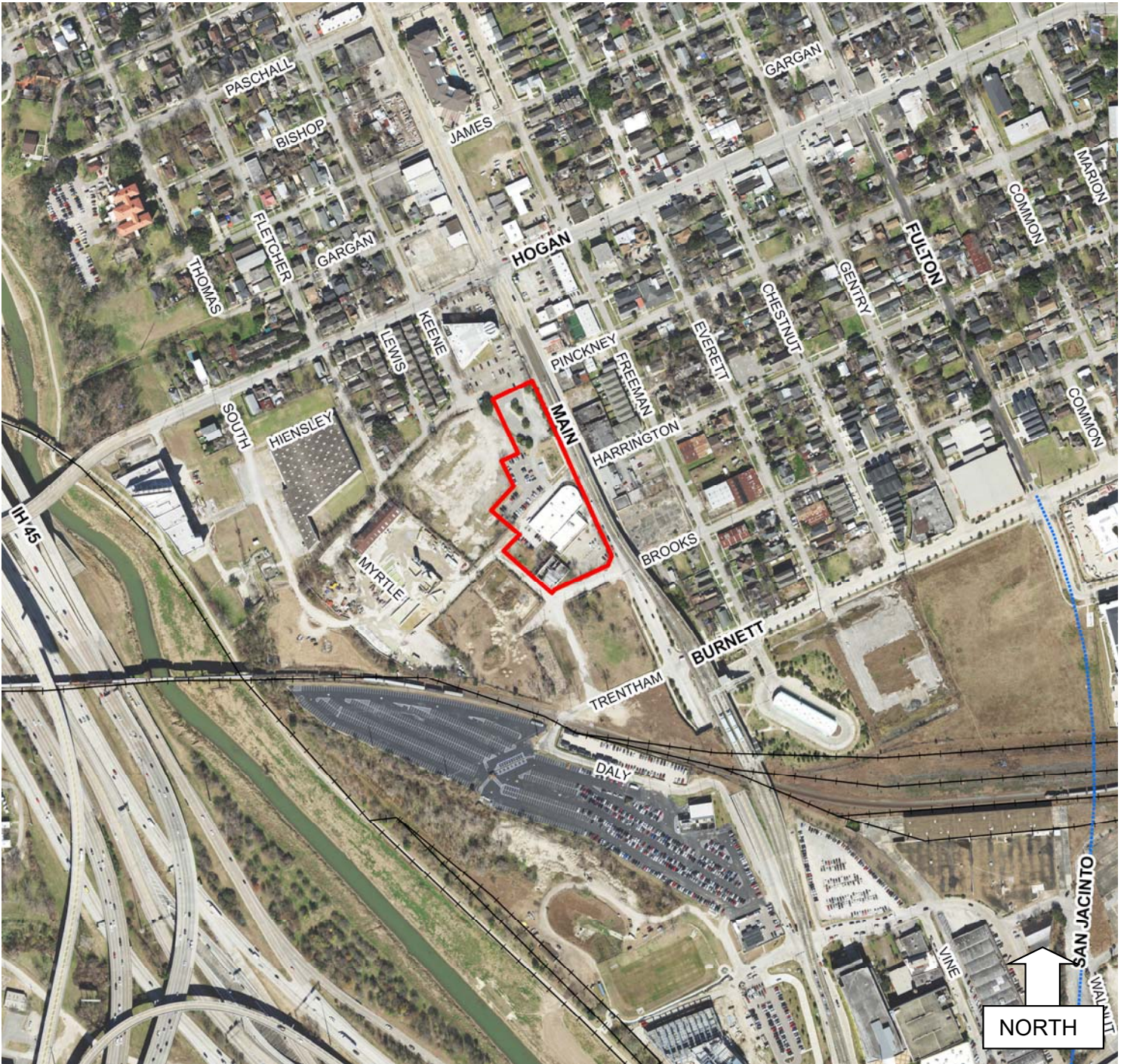
Houston Planning Commission ITEM: 98

Planning and Development Department

Meeting Date: 04/17/2025

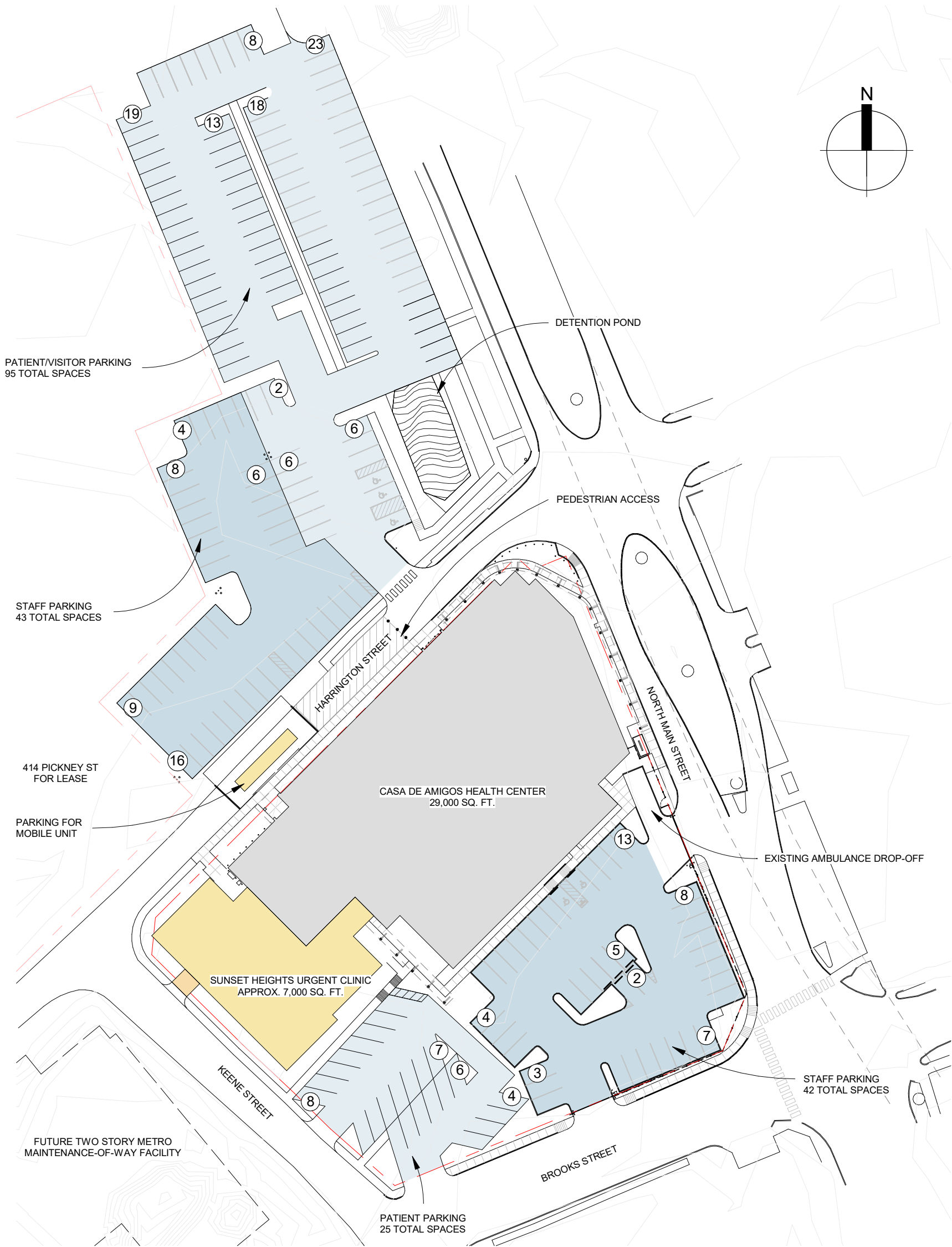
Subdivision Name: Harris Health System Casa de Amigos replat no 1 and extension

Applicant: C.L. Davis & Company



D – Variances

Aerial



1 PROPOSED SITE PLAN - OPTION 2

SCALE: 1/64" = 1'-0"

SUNSET HEIGHTS URGENT CLINIC
APPROXIMATE SQ FT: 7,000

HARRISHEALTH

FOR INTERIM REVIEW
NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

RESPONSIBLE ARCHITECT:
JARROD STERZINGER
19834

Engineering Firm:
O'CONNELL ROBERTSON
Firm Registration No. F-2708

COH PARKING REQUIREMENTS

MEDICAL CLINIC
3.5 SPACES FOR EVERY 1,000 SQ FT OF GFA
25 NEW PARKING SPACES

CURRENT NUMBER OF SPACES

189 TOTAL PARKING SPACES
85 SPACES FOR STAFF
104 SPACES FOR PATIENTS

SP1.2
Project No. 2321.06 &
25-3SCP00178
03/18/2025
Ref: OPT. 2 SITE PLAN

HARRIS HEALTH
SCP ACS SUNSET HEIGHTS URGENT CARE
CONSTRUCTION AND BUILDOUT
1620 KEENE STREET, HOUSTON, TX, 77009

O'CONNELL ROBERTSON
Houston 1301 Fannin, Suite 700, Houston, Texas 77002 p: 713.487.1583 f: 713.487.1573



Application Number: 2025-0549

Plat Name: Harris Health System Casa de Amigos replat no 1 and extension

Applicant: C.L. Davis & Company

Date Submitted: 03/21/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

A variance is being sought to the requirement to dedicate additional right-of-way for Harrington Street to increase the width from a dimension of 40 feet and Keene Street to increase the width from a dimension of 50 feet. The intent is to maintain the existing right-of-way.

Chapter 42 Section: 121

Chapter 42 Reference:

When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of-way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street

Statement of Facts

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

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

Portion of Harrington Street adjacent to this plat is 78.11 feet long. The dedication of an additional 10 foot right-of-way strip would not allow the required expansion to the current Casa de Amigos Health Center. Keene Street has an existing 50 foot wide right-of-way and an additional 10' right-of-way dedication would hinder the planned expansion of the current Casa de Amigos Health Center to provide an Urgent Care Facility. Casa de Amigos Health Center offers primary and specialty medical care to adults and children residing in the central and near-north area of Houston. In addition to providing primary care services, Casa de Amigos Health Center offers adult OB/GYN, ophthalmology and psychiatry care. The center also provides convenient on-site laboratory and pharmacy services combined with nutrition and health education, counseling, and other social services to meet each patient's unique needs. Accordingly, strict application of the requirements for additional street right-of-way dedications would make this project infeasible because an existing open, occupied, and operation building proving medical services to the local Houston community would need be removed or demolished to allow for any street right-of-way dedication. The demolition of an existing open and operational building is contrary to sound public policy and creates waste.

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

The applicant did not create this condition and is seeking to enhance the use of the site to meet the needs of additional medical services in the area. The right-of-way width has been in this condition for many decades and previous permitted uses by others on adjacent properties have allowed the condition to continue. This is an existing Casa de Amigos Health Center that is open for business and needs to expand in order better serve the local Houston community.

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

The intent and purpose of this chapter will be preserved and maintained since the existing conditions of this site have served the community since 1985 and there are no residential houses that require access along Harrington Street.

(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 because this is an existing Casa de Amigos Health Center. The existing Casa de Amigos Health Center has existed for many decades and will continue to be in operation and be an asset to the community by providing needed medical services with the expansion of Casa de Amigos Health Center.

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

Economic hardship is not the sole justification of the variance, as this variance is to preserve and maintain the existing conditions of the site and operations of the Casa de Amigos Health Center. The applicant and owner is seeking to expand the existing Casa de Amigos Health Center in order to provide additional needed medical services and facilities to the local Houston community. This building is a resource for the community and serves to benefit all in the Houston area.



Application Number: 2025-0549

Plat Name: Harris Health System Casa de Amigos replat no 1 and extension

Applicant: C.L. Davis & Company

Date Submitted: 03/21/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

The owner requests a variance from Section 42-151 to allow a Dual Building Line along Harrington Street. This Variance request for Dual Building Line is located on a portion of Harrington Street starting from the intersection of the west right-of-way line of Keene Street and the south right-of-way of Harrington Street and extending along Harrington Street 68.10' to the west for a 7' Building Line aligned with the face of the proposed building expansion at a 7' Building Line.

Chapter 42 Section: 151

Chapter 42 Reference:

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

Statement of Facts

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

(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 variance is being sought to continue the on-going operations and use of the existing Casa de Amigos Health Center. Strict application of the requirements of this chapter will render this expansion project to the existing Casa de Amigos Health Center infeasible and will prohibit the necessary expansion efforts in order to better serve the local Houston community. The owner will continue its current use and plans to expand the existing Casa de Amigos Health Center to expand its medical services to 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 applicant did not create this condition and is seeking to enhance the services provided to the community by expanding its facilities within the tract. The existing Casa de Amigos Health Center located on this property is remaining in its current use and capacity as a Medical Office Building and the existing building structure is located as it was originally permitted and constructed back in 1985. Casa de Amigos Health Center offers and provides primary and specialty medical care to adults and children residing in the local community, being the central and near-north area of Houston. In addition to providing primary care services to the local community, Casa de Amigos Health Center offers adult OB/GYN, ophthalmology and psychiatry care. The center also provides convenient on-site laboratory and pharmacy services combined with nutrition and health education, counseling, and other social services to meet each patient's unique needs.

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

Harrington Street does not provide any residential access. The road has asphalt pavement that is in very poor condition. The intent and general purpose of this chapter will be preserved and maintained. Also, the street does not serve residents but rather will provide access to the medical care facility for the local community, which existing Casa de Amigos Health Center needs to be expanded to better serve the growing community of Houston.

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

The conditions of this variance exist today, and the conditions today are not injurious to the public health, safety or welfare. Additionally, by not granting this variance will result in an injury to the public health, safety and welfare as the owner will not be able expand the essential medical services it provides to the local community.

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

The variance request is based on current existing conditions of the property. The building and structure was originally constructed in 1985, and has been in open operations since 1985. This variance is not based on economic hardship, but rather, entirely based on the original development of the property and existing operations. There is no need to demolish or remove an existing structure that is open and operating that provides medical services to the local community. The hardship would be to not approve this variance.



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

March 27, 2025



NOTICE OF VARIANCE

PROJECT NAME: Harris Health System Casa de Amigos replat no 1 and extension

REFERENCE NUMBER: 2025-0549

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Main Street, south of Pinckney, north of Brooks and east of Keene Streets. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

CL Davis & Company, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced building line along Harrington Street and to allow no right of way dedication to Harrington and Keene Streets. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17, 2025, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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 written 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.

For additional information regarding this project, please call Chuck Davis with CL Davis & Company at 281-482-9490. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houston.tx.gov or call (832) 393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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.

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

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

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.

Subdivision Name: Houston Youth Sports Group replat no 1 and extension

Applicant: Windrose

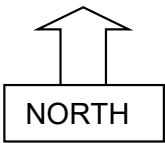
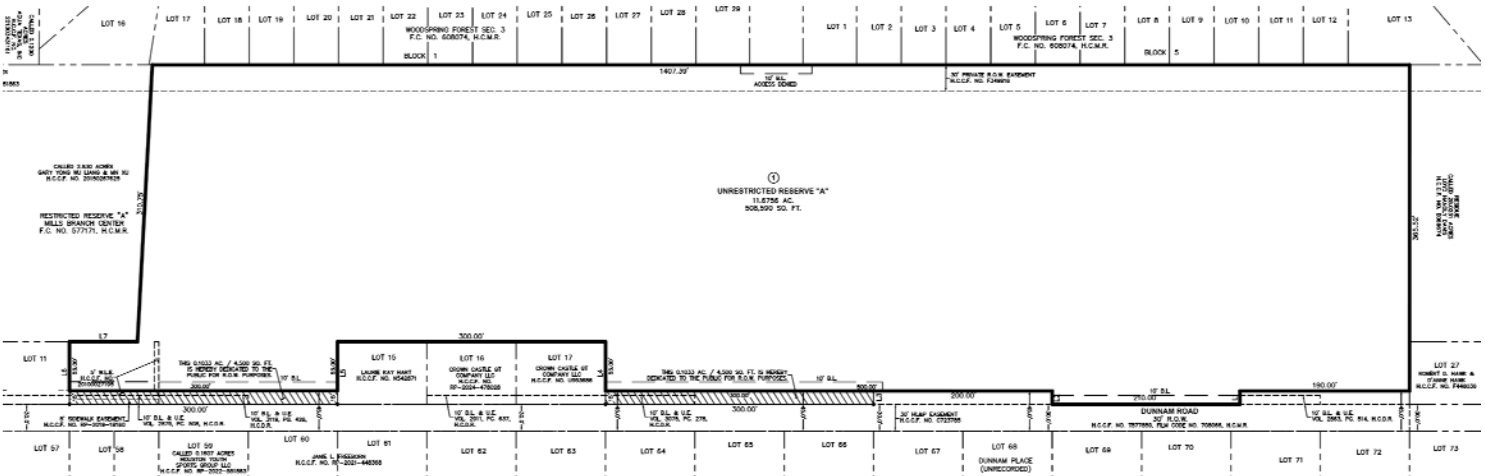


D – Variances

Site Location

Subdivision Name: Houston Youth Sports Group replat no 1 and extension

Applicant: Windrose



Houston Planning Commission

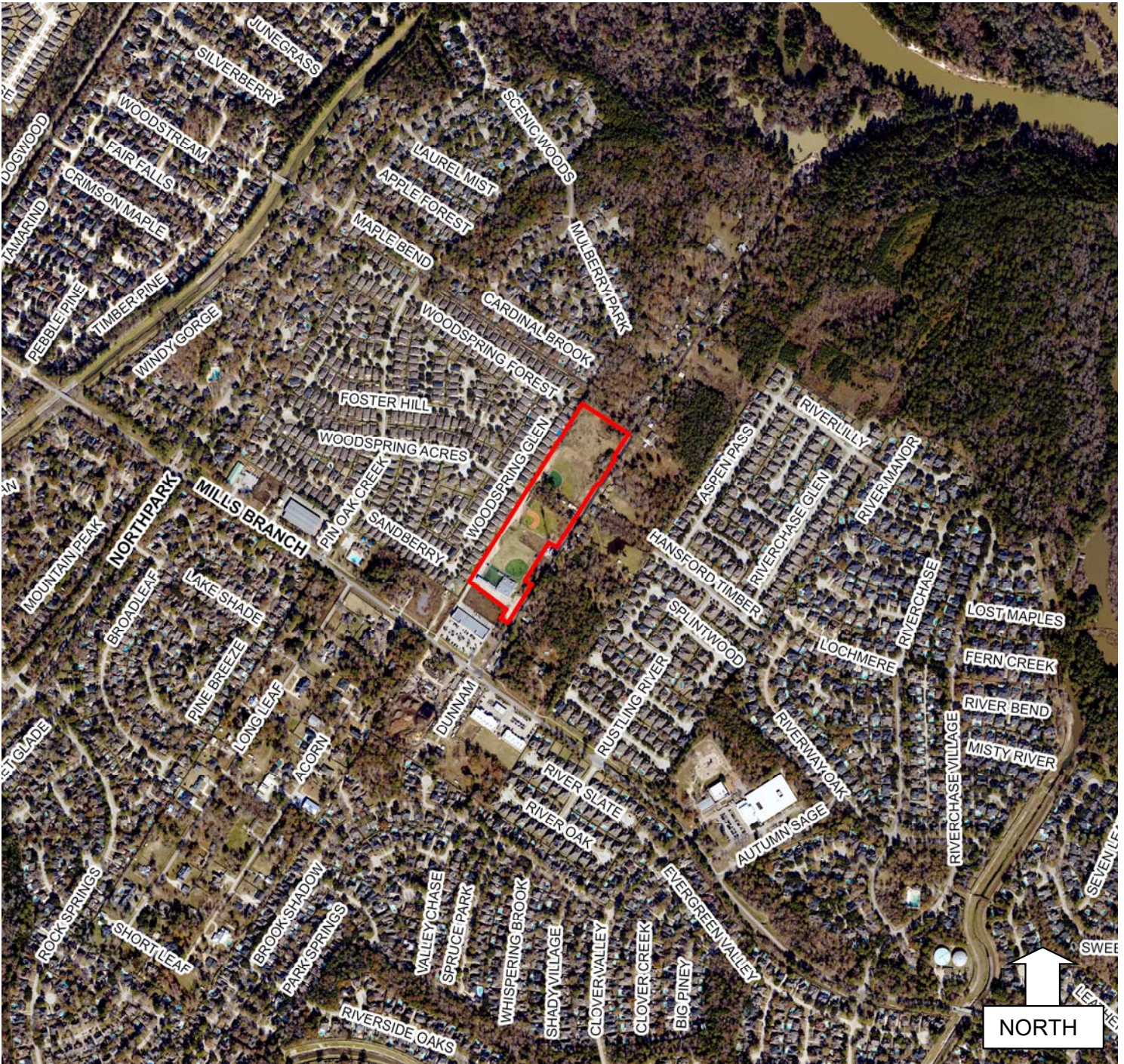
ITEM: 99

Planning and Development Department

Meeting Date: 04/17/2025

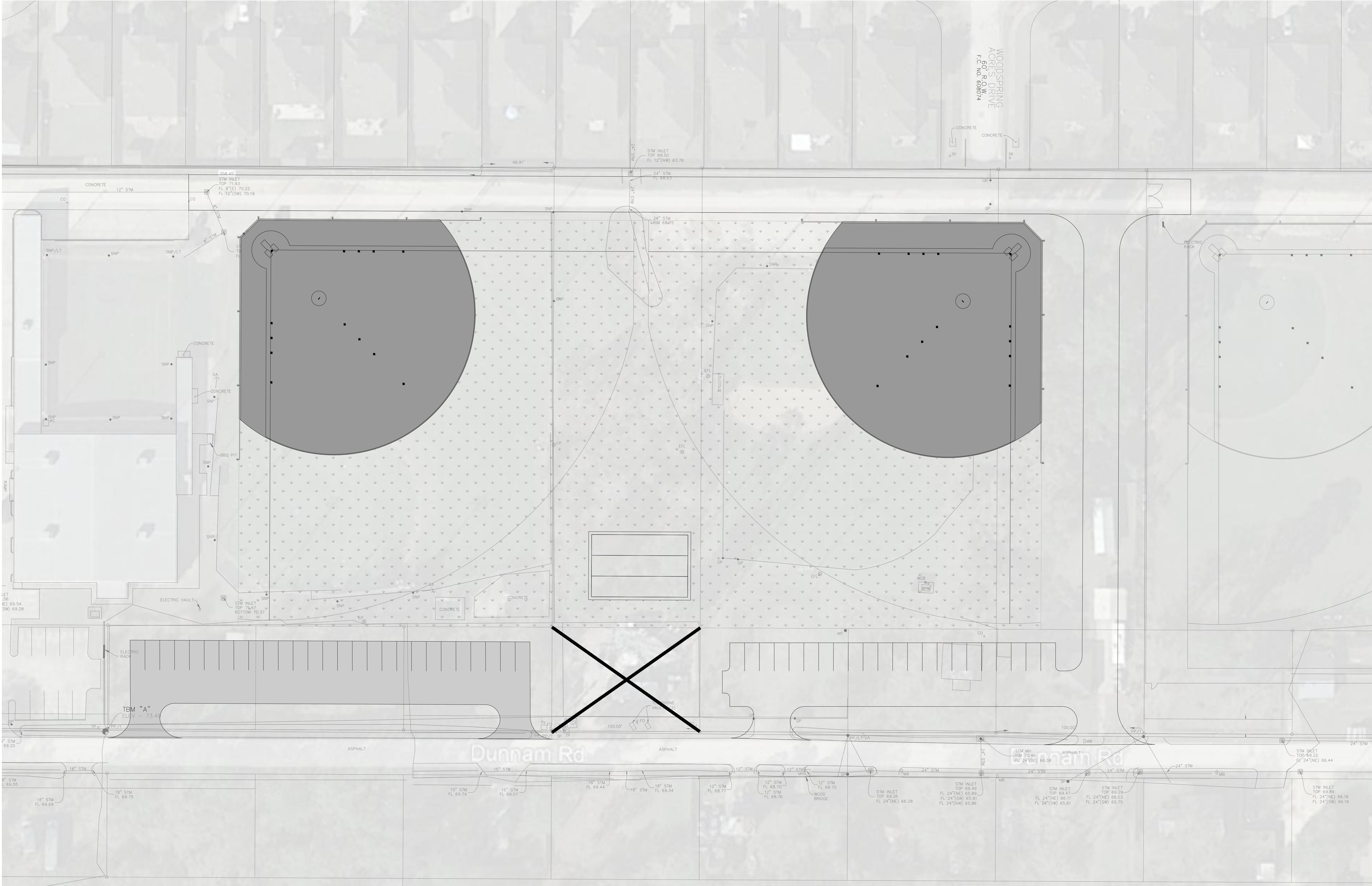
Subdivision Name: Houston Youth Sports Group replat no 1 and extension

Applicant: Windrose



D – Variances

Aerial





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2025-0581

Plat Name: Houston Youth Sports Group replat no 1 and extension

Applicant: Windrose

Date Submitted: 03/23/2025

**Applicant's request and reason for Variance/Special Exception/
Reconsideration of Requirement**

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

Specific Variance is being sought and extent of variance:

to not extend or terminate in a cul-de-sac Woodspring Acres Dr.

Chapter 42 Section: 134; 128

Chapter 42 Reference:

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

The subject property is approximately 11 acres along Dunnam Road. The applicant plans the addition of a new field to the sports complex. Woodspring Acres Dr. stubs directly onto the property, and the northeastern most edge of the property is more than 1400' from Mills Branch Dr., requiring a variance to address the extension of the local road. The extension of Woodspring Acres, either across the property or in a cul-de-sac, would cut across part of one field, requiring extensive renovations. The public road would divide the complex in two, creating a traffic hazard for participants and spectators at sporting events. It would also draw residential traffic from the neighborhoods to the northwest and southeast, increasing congestion on Dunnam Road, especially since one end of Dunnam Road terminates at the San Jacinto River.

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

The variance is justified as the road would cause significant disruption to the sports facility and the surrounding single family homes, causing danger to kids playing sports and increasing traffic congestion on Dunnam Road.

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

Granting the variance will not cut off the surrounding residential neighborhoods from Mills Branch Road, a major thoroughfare. The Woodspring Forest subdivisions to the northwest have access through Pin Oak Creek Lane and Woodstream Village Dr., the latter of which widens to Northpark Dr, another major thoroughfare. The neighborhoods to the southwest have Autumn Sage Lane, Rustling River Drive, and Riverchase Village Dr. Not connecting these neighborhoods will protect the secluded single-family character of these subdivisions.

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

Dunnam Road is a small back road that serves a handful of larger single-family lots and the sports complex, and it dead ends at the San Jancinto River to the north. Not extending Woodspring Acres drive from Wood Spring Forest Sec 3, will prevent traffic from cutting through the sports complex and increasing congestion during events. Further, without the variance, participating kids and their parents would need to cross the road to get from one field to the next, risking safety unless the applicant took extensive safety measures.

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

The variance is justified as the road would cause significant disruption to the sports facility, causing danger to kids playing sports and increasing traffic congestion that on Dunnam Road.



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

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

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www.houstontx.gov

March 27, 2025

NOTICE OF VARIANCE

PROJECT NAME: Houston Youth Sports Group replat no 1 and extension

REFERENCE NUMBER: 2025-0581

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Dunnam Road, north of Mills Branch Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed intersection spacing along Dunnam Road by not extending stub street Woodspring Acres Drive through the site and not to terminate it in a cul-de-sac. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

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For additional information regarding this project, please call Steven Henderson with Windrose at 713-458-2281. You may also contact the Planning and Development Department regarding this notice via email at tammi.williamson@houston.tx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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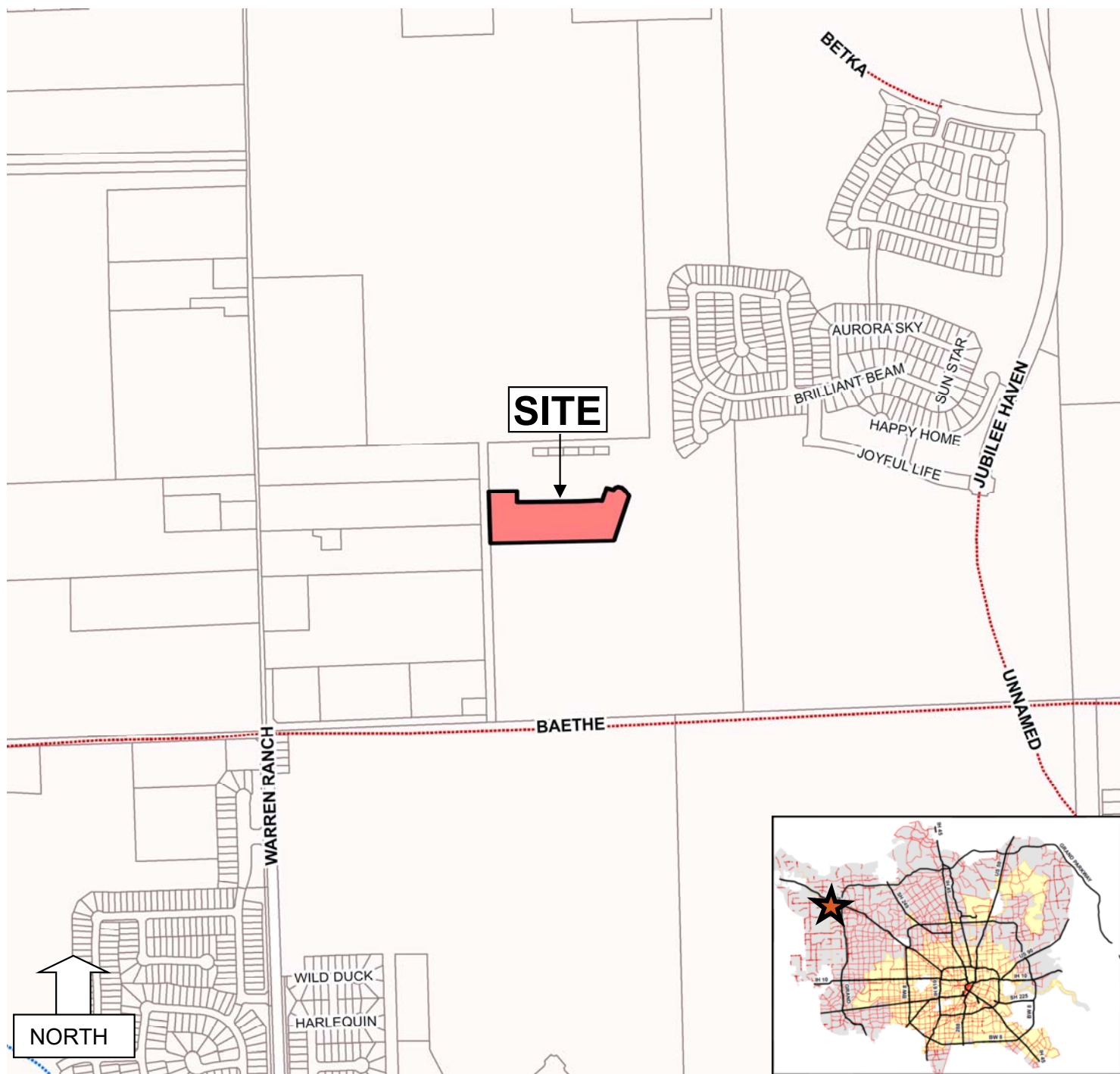
Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Jubilee Sec 17

Applicant: LJA Engineering, Inc.



D – Variances

Site Location

Houston Planning Commission

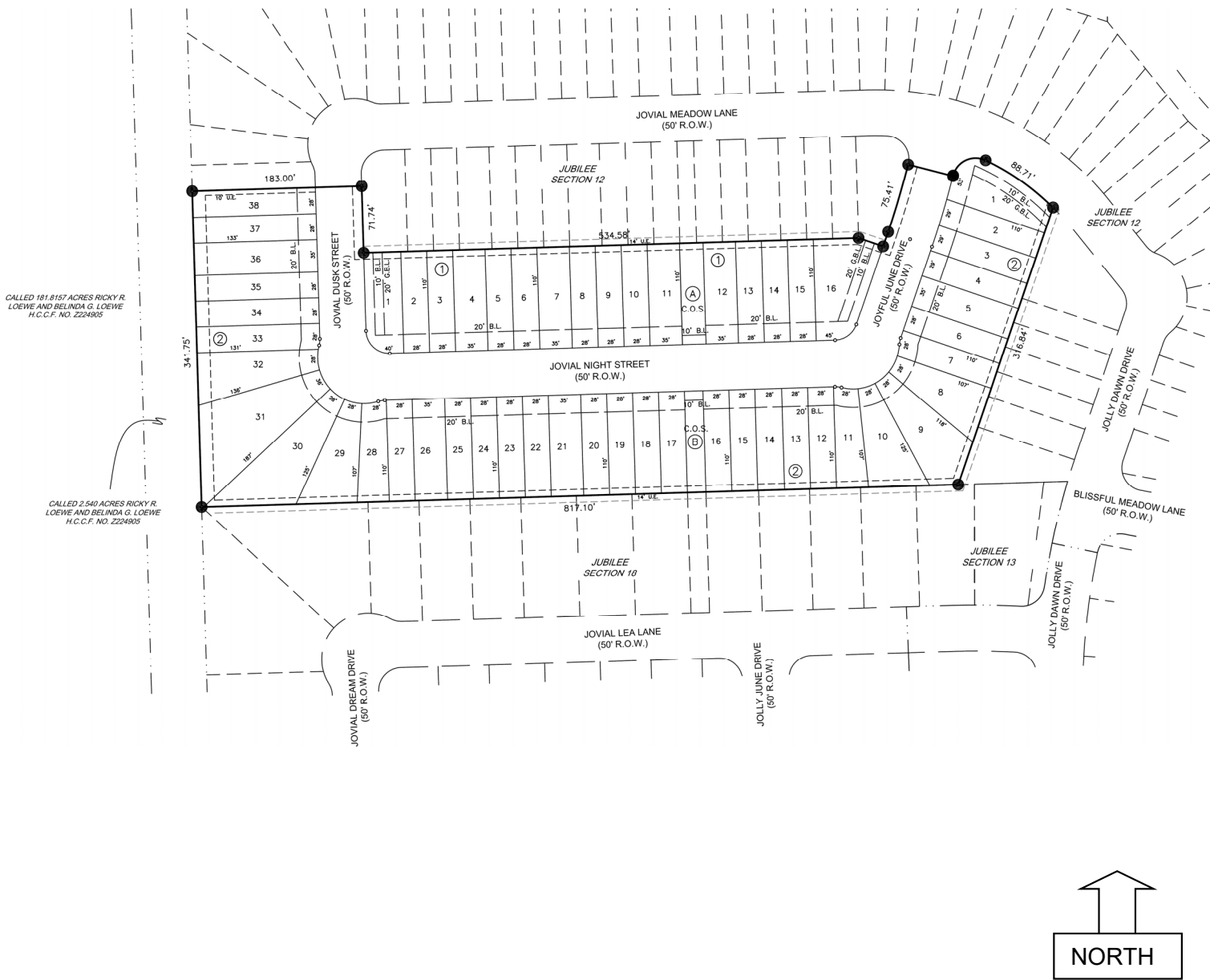
ITEM: 100

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Jubilee Sec 17

Applicant: LJA Engineering, Inc.



Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Jubilee Sec 17

Applicant: LJA Engineering, Inc.



D – Variances

Aerial





Application Number: 2025-0694

Plat Name: Jubilee Sec 17

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

Date Submitted: 04/07/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

To allow for a portion of the required amount of compensating open space to be provided within the plat boundary and the remaining required within an adjacent plat section.

Chapter 42 Section: 182

Chapter 42 Reference:

(a) A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code: Average lot size may be reduced to 3,999-3,500 square feet upon providing 300 square feet of compensating open space per lot.

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

Jubilee Section 17 is approximately 5.8 acres and located within the Jubilee GP. The section is landlocked, bordered by Jubilee Sections 12 and 18. The Jubilee GP follows the Urban Land Institute (ULI) Healthy Living standards, which prioritize infrastructure that promotes physical activity and supports a healthy environment. As part of this framework, Jubilee features a comprehensive pedestrian trail system, several open spaces with passive amenities, parks, and a central recreation center. Jubilee Section 17 consists of 50 lots and 2 reserves, with 45 lots being under 5,000 square feet, which requires 13,500 square feet of compensating open space. The request is to allow for a portion (5,027 square feet) of the required compensating open space to be allocated within Section 17, and the remaining (24,625 square feet) of open space to be provided within the Section 18 plat boundary. The proposed interconnected trail system ensures pedestrian access to ample open space areas within Section 18. The proposed trails will also provide connectivity to other community amenities, including several lakes and the recreation center, all within close proximity. The proposed trails are indicated on the plat as Reserves A and B. These reserves are strategically aligned with Reserve D in Section 12, as well as Reserves A, F, G, and D in Section 18, to create an enhanced pathway that fosters connectivity across the community. This design improves the safety and accessibility of the planned development. Strict adherence to the compensating open space requirements in Chapter 42 would result in fragmented and disjointed open spaces that are not well-integrated with the overall community development plan. Allowing a portion of the required open space to be allocated in the neighboring Section 18 plat will ensure a more cohesive, and well-connected development that will benefit future residents.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. The landlocked nature of Jubilee Section 17, its limited space, and its direct access to a well-structured network of open spaces, trails, and amenities throughout the General Plan are the circumstances supporting this request.

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

The intent and general purposes of this chapter will be preserved and maintained as the Jubilee development is designed to meet the ULI Healthy Living Standards which align with the City's Livable Places initiative prioritizing housing variety and walkability. Additionally, Jubilee Section 18 will be recorded prior to Section 17, ensuring that overall required compensating open space will be constructed.

(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 development is well served by open space and community amenities in close proximity.

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

Economic hardship is not the sole justification of the variance. The existing conditions of the landlocked site and improved accessibility to community amenities are the supporting circumstances for this request.

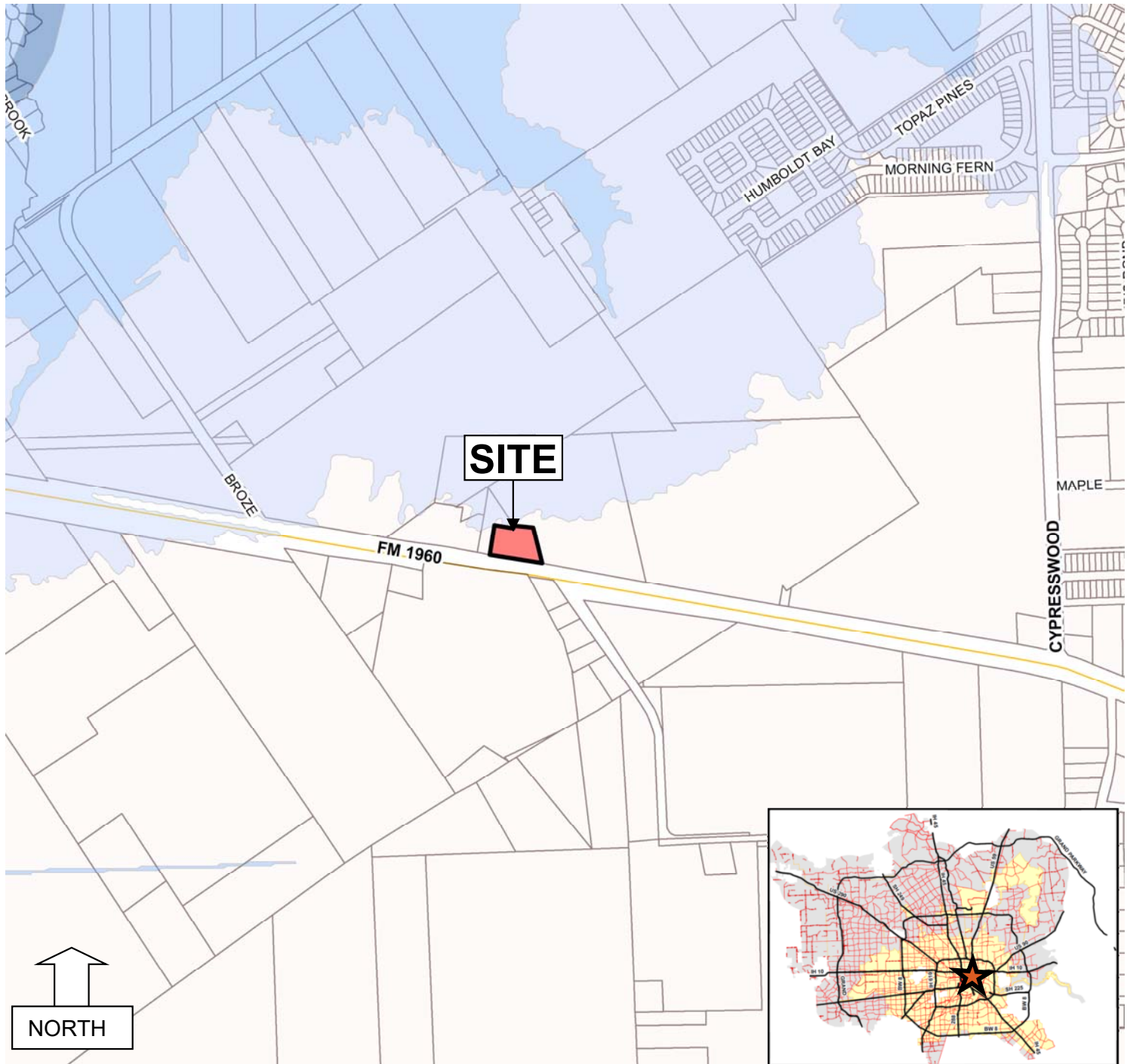
Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Khoury Landing Holdings

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

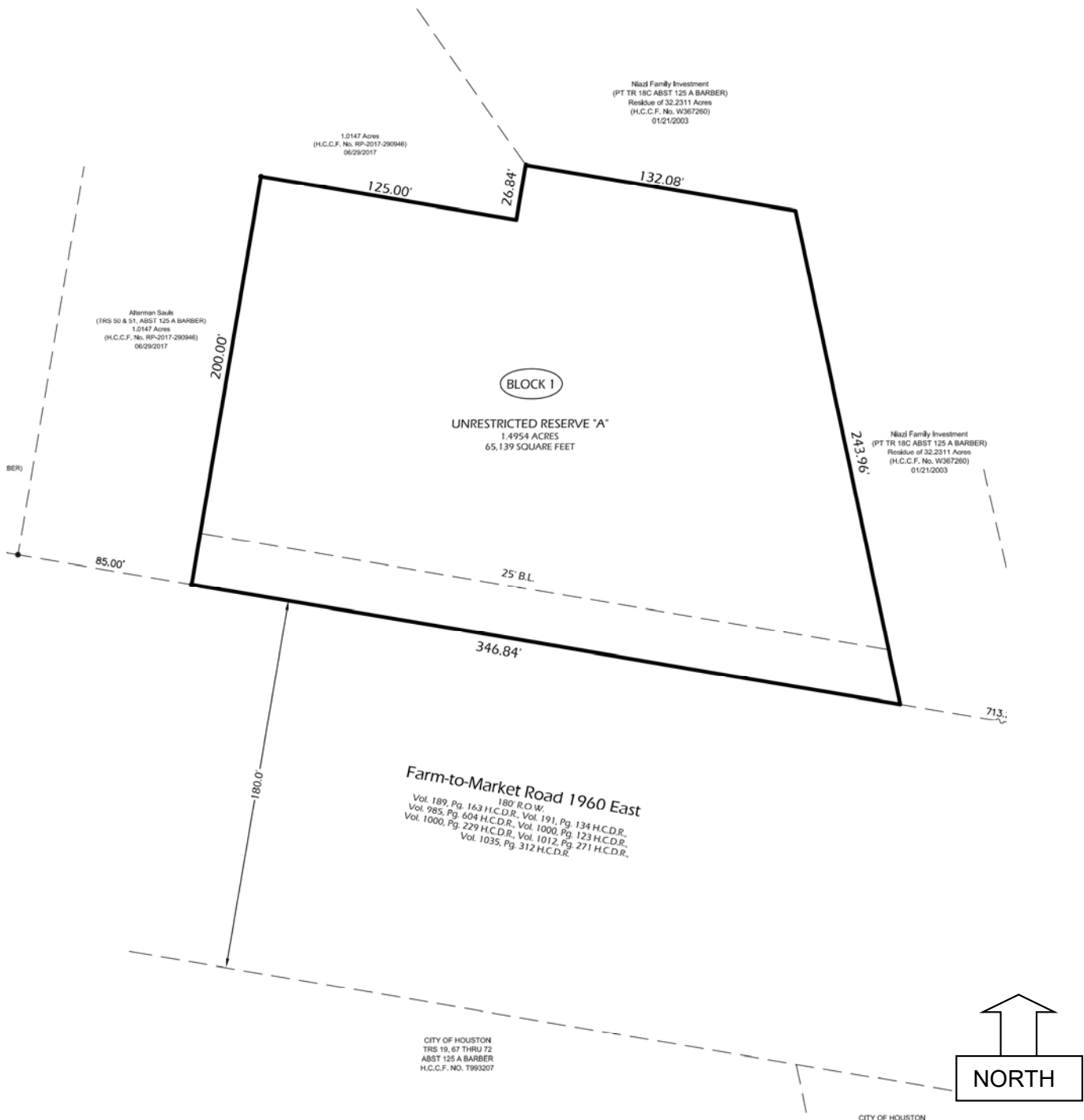
Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Khoury Landing Holdings

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department

Meeting Date: 04/17/2025

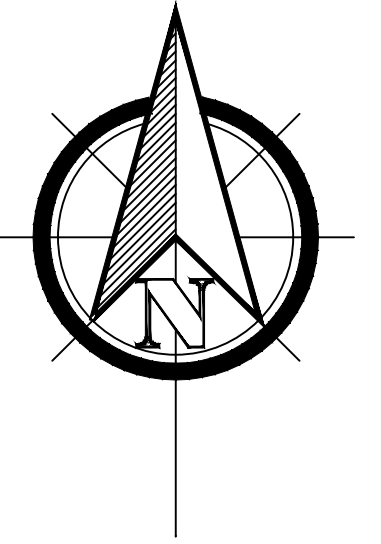
Subdivision Name: Khoury Landing Holdings

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



BROZE RD

GENERAL PLAN OF
BROZE ROAD

60' ROW

60' ROW

CONNECTION TO
LANDFILL TWO RD
APPROXIMATE DISTANCE 793'

SITE

FM 1960 RD W

LANDFILL TWO RD


KHOURY LANDING
VARIANCE EXHIBIT
CONNECTION FROM GENERAL PLAN OF BROZE
ROAD TO LANDFILL TWO ROAD

DATE: FEBRUARY, 2023

OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333
www.omsbuild.com



N
01 SITE PLAN
SCALE: 1/16"=1'-0"

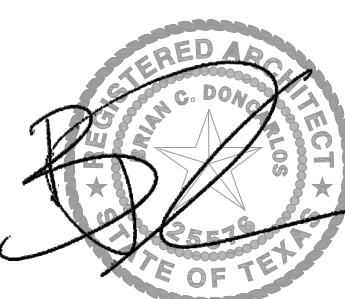


613 jackson hill
houston, tx 77007
713.922.0689

5547 FM 1960
BUILDING FIRE REVIEW

5547 FM 1960
HUMBLE, TX 77338

SEAL



07/20/2022

KEY PLAN

SCALE

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY _____ BDC

DATE _____

TITLE

SITE PLAN

PROJECT NO.

A-1.01

SHEET NO.



Application Number: 2025-0698

Plat Name: Khoury Landing Holdings

Applicant: Owens Management Systems, LLC

Date Submitted: 04/07/2025

**Applicant's request and reason for Variance/Special Exception/
Reconsideration of Requirement**

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

Specific Variance is being sought and extent of variance:

Specific Variance is being sought and extent of variance: To exceed intersection spacing along Fm 1960 to not provide a north – south street

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

The site is located in the City of Houston Extra Territorial Jurisdiction (ETJ) Harris County. The proposed plat will be an unrestricted reserve out of the Ambos survey, Abstract no. 125. The proposed reserve is located along FM 1960 between Broze Road and Cypresswood Drive. The distance from Broze Road, west of plat boundary, to the site is approximately 1,500 feet and from Cypresswood Drive, east of the plat boundary, to the site is approximately 3,400 feet. Strict application of the ordinance will require a north – south street at 2600 feet. A public ROW at this location will create an undue hardship by depriving the applicant of the reasonable use of the land since the required right of way will bisect the property and will reduced its available area for development. The area where the site is located is low density rural and agricultural land. North of the site there is an electric transmission corridor and south of the site, across FM 1960, is the George Bush Intercontinental airport. These two barriers will not allow for a street to be extended further north or south at this location. In addition to this, the 2600 feet required by the ordinance for intersection spacing measured from Broze Road and Cypresswood Drive along FM 1960 intersects further east from where the site is located. This intersection point provides a better location for a north - south street to meet the ordinance requirement. At this point is too premature to know how this area is going to be redeveloped due to the existing open land surrounding the site. There are plenty of opportunities between Brazo Road and Cypresswood Drive, with future developments, to propose a north-south street with a better location that meets the ordinance requirement for intersection spacing. Requiring a north-south street at this location will not improve traffic circulation on the area nor provide street connectivity. The site is curenly used for a auto and camper dealership. The 2 existing structures will remain. The same variance was approved in 2023. We are resubmitting due to plat expiration.

(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 site is located in the City of Houston Extra Territorial Jurisdiction (ETJ) Harris County. The proposed plat will be an unrestricted reserve out of the Ambos survey, Abstract no. 125. The proposed reserve is located along FM 1960 between Broze Road and Cypresswood Drive. The distance from Broze Road, west of plat boundary, to the site is approximately 1,500 feet and from Cypresswood Drive, east of the plat boundary, to the site is approximately 3,400 feet. Strict application of the ordinance will require a north – south street at 2600 feet. A public ROW at this location will create an undue hardship by depriving the applicant of the reasonable use of the land since the required right of way will bisect the property and will reduced its available area for development. The area where the site is located is low density rural and agricultural land. North of the site there is an electric transmission corridor and south of the site, across FM 1960, is the George Bush Intercontinental airport. These two barriers will not allow for a street to be extended further north or south at this location. In addition to this, the 2600 feet required by the ordinance for intersection spacing measured from Broze Road and Cypresswood Drive along FM 1960 intersects further east from where the site is located. This intersection point provides a better location for a north - south street to meet the ordinance requirement. At this point is too premature to know how this area is going to be redeveloped due to the existing open land surrounding the site. There are plenty of opportunities between Brazo Road and Cypresswood Drive, with future developments, to propose a north-south street with a better location that meets the ordinance requirement for intersection spacing. Requiring a north-south street at this location will not improve traffic circulation on the area nor provide street connectivity. The site is curenly used for a auto and camper dealership. The 2 existing structures will remain.

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

Currently, the properties along FM 1960, Cypresswood Drive, Broze Road and other properties within the area have access to a public street that connects to a major thoroughfare meeting the ordinance requirement to provide access to a public right of way. Not providing a north -south street at this location will not affect the intent and general purpose of this chapter on this area.

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

The site and properties within this area have either direct access to a major thoroughfare (FM 1960 or Cypresswood Drive) or access to a local street that connects to a major thoroughfare. This allows for emergency services to have quick access to these properties or for residents to have a fast route to move out of this area in case of an emergency. Not providing a north – south street at this location will not be injurious to the public health, safety or welfare. The exsiting driveways are permitted via TXDOT. No additional driveways are proposed.

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

orth of the site there is an electric transmission corridor and south of the site, across FM 1960, is the George Bush Intercontinental airport. These two elements will not allow for the extension of a street north or south at this location. Not providing a street through the subject tract is not an economic hardship since the required street will not be able to extend further north or south. At this point is too premature to know how this area is going to be redeveloped due to the existing open land surrounding the site. There are plenty of opportunities between Brazo Road and Cypresswood Drive to propose a north-south street with future developments to meet the ordinance intersection spacing requirement.

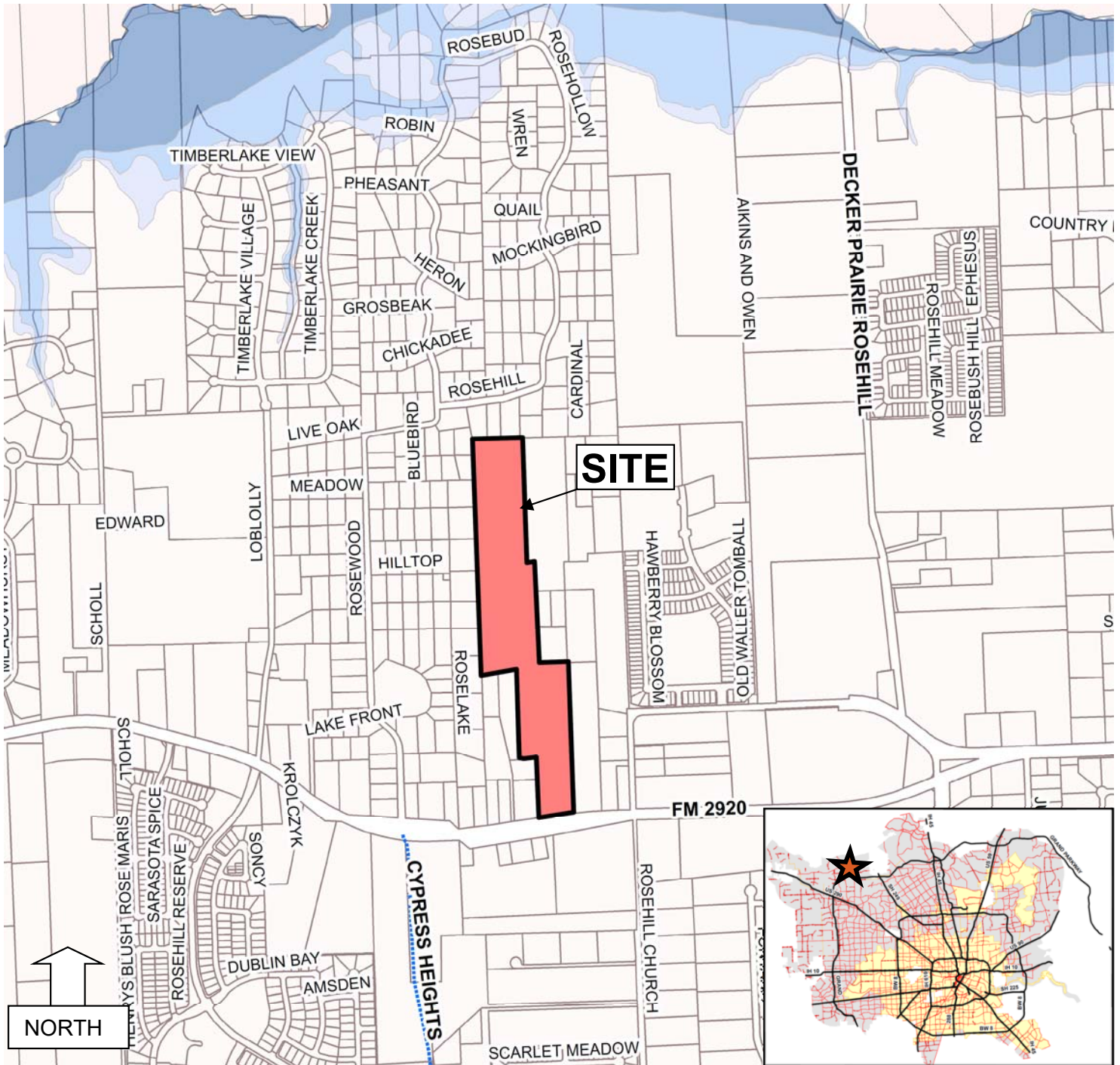
Houston Planning Commission ITEM: 102

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Leblanc GP

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

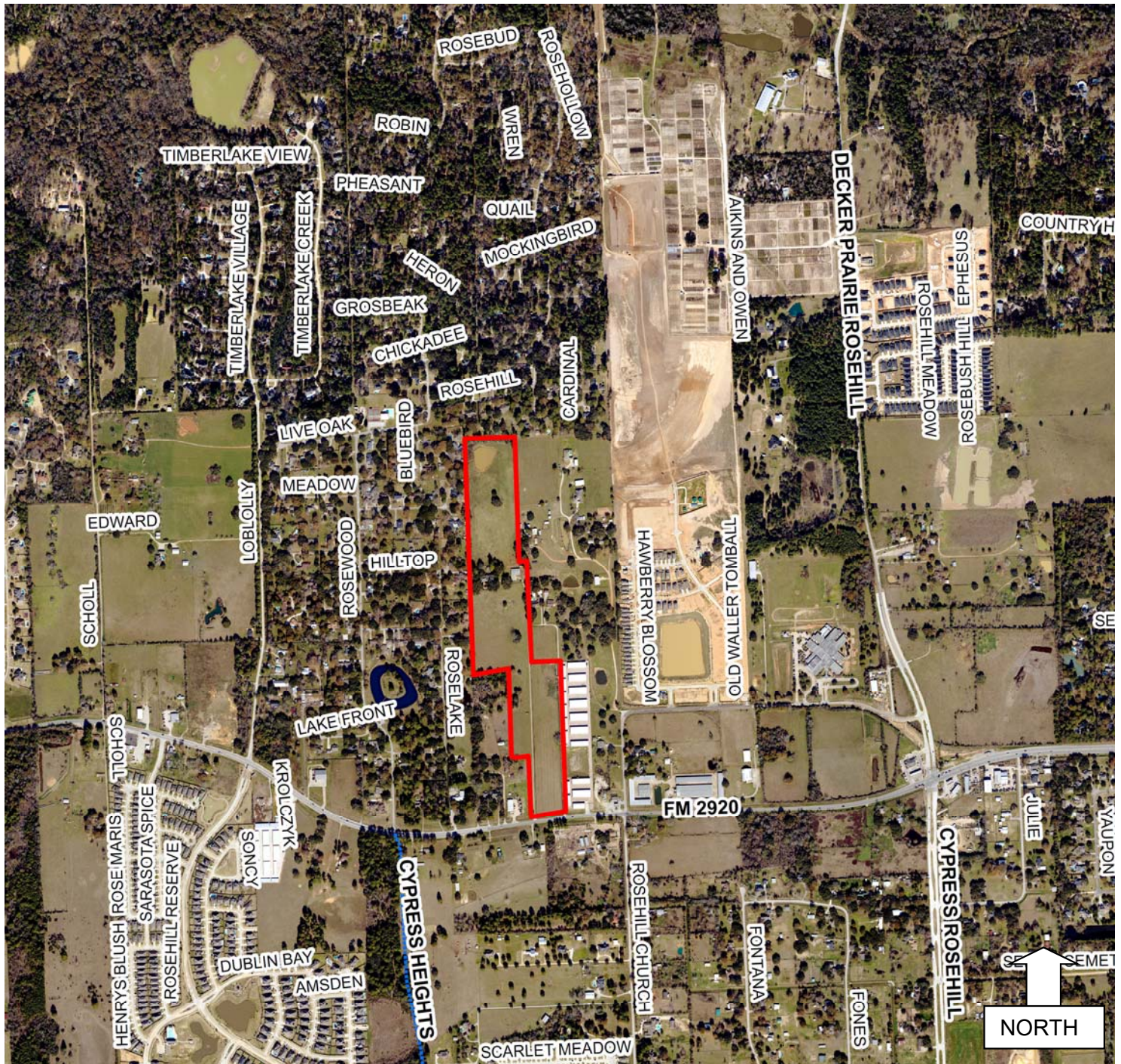
Houston Planning Commission ITEM: 102

Planning and Development Department

Meeting Date: 04/17/2025

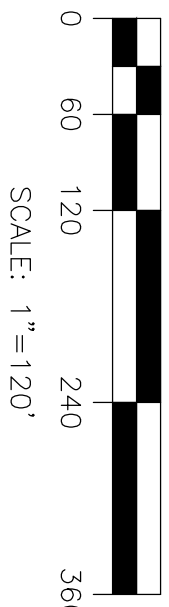
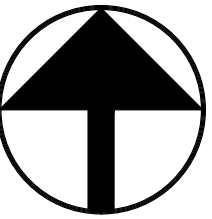
Subdivision Name: Leblanc GP

Applicant: E.I.C. Surveying Company



D – Variances

Aerial



SPECIAL TxDOT NOTE TO CONTRACTOR:
TxDOT standards should be used for work within a TxDOT Right-of-way.

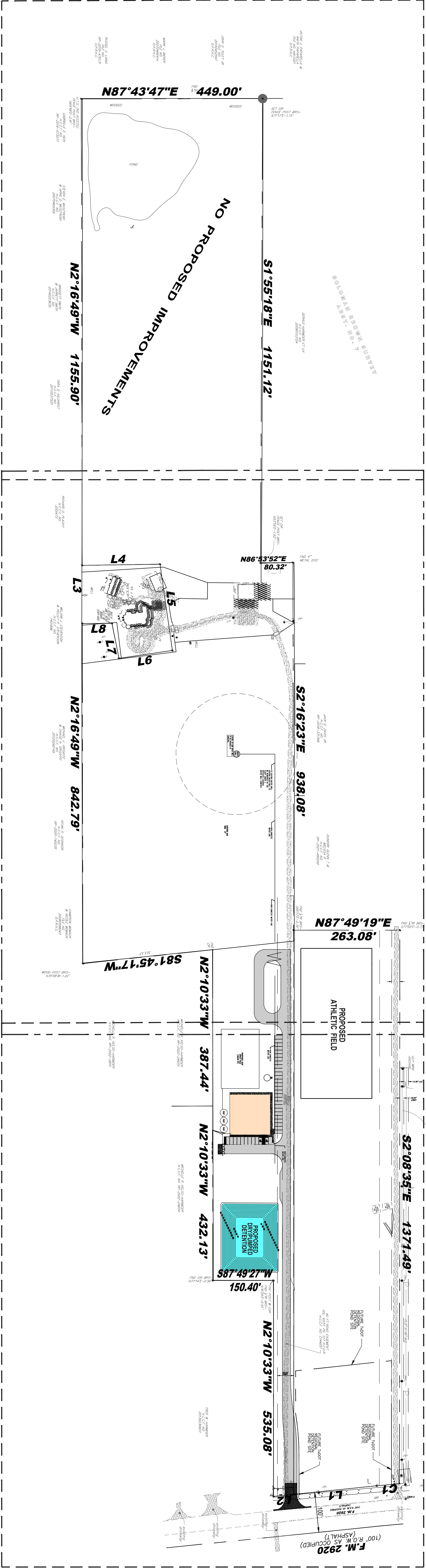
- SITE LEGEND**
- PROPOSED CURB
 - SITE BOUNDARY LINE
 - PROPOSED STABILIZED PAVEMENT
 - PROPOSED HEAVY DUTY PAVEMENT
 - PROPOSED CONCRETE

CURVE TABLE

	RADIUS/ARC LENGTH/PT. ANG/CHORD BEARING
C1	3869.77' 96.84° 00:50:30" S82°26'02"W
	DIST = 56.84'

LINE TABLE

BEARING	DIST.
L1 S81°57'17"W	206.74'
L2 S82°00'59"W	50.23'
L3 N02°16'49"W	43.95'
L4 N87°01'30"E	192.95'
L5 S71°25'17"W	133.63'
L6 S71°25'17"W	133.63'
L7 N1°22'10"W	88.51'
L8 S87°35'36"W	73.57'

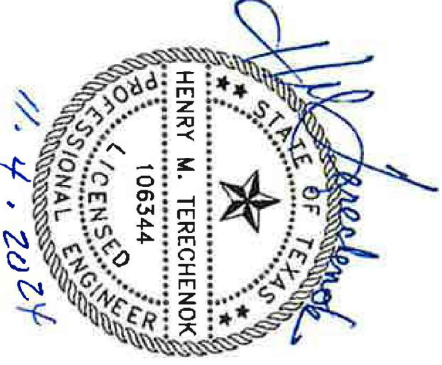


NOT IN
CONTRACT

C3.2

C3.1

OVERALL SITE GEOMETRY PLAN



Owner:
David LeBlanc Gym
18618 FM 2920 Rd,
Tomball TX 77377

Project No. 22043

REVISION	
5/22/2024	SUBMITTED FOR PERMIT

- Commercial
- Industrial
- Residential
- Multifamily

PARADISE ENGINEERING
20206 Cannaberry Way
Spring, TX 77388
Ph. (832) • 928 • 5232
E: Mike@Paradise-eng.com

UNRESTRICTED RESERVE "X"
OF AVENUE E DEVELOPMENT IN
SECTION TWO, A SUBDIVISION IN
FORT BEND COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN
SLIDE NO. 2467/A,
OF THE PLAT RECORDS OF
FORT BEND COUNTY, TEXAS.

LeBlanc Gym
18618 FM 2920 Rd,
Tomball TX 77377
HARRIS COUNTY

DRAWN BY	SJC/HMT
DATE	11/4/2024

SCALE:

PAGE

C3.0



Application Number: 2025-0620

Plat Name: Leblanc GP

Applicant: E.I.C. Surveying Company

Date Submitted: 03/24/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is not to provide East-West Public Street through subject tract and exceed 1400' intersection spacing.

Chapter 42 Section: 42-128a

Chapter 42 Reference:

Section 42-128 (a). A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1400.00 feet.

Statement of Facts

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

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 proposed subdivision is located in Harris County and is serviced on the south by F.M. 2920 Road.(see attached HCAD map). A distance of 523.43' from Tomball Waller Road (a Public Road) to the East property line of the proposed subdivision. This area has commercial and residential development along F.M.2920. To the east of the proposed subdivision is an 8.2360 acre tract, a Texas Toy Box Storage LLC. To the west is a small residential development and west of that is Rosewood Hill Sec 4B (unrecorded developed Residential Subdivision) with private streets. To the north of the proposed subdivision is Rosewood Hill Sec.6A (unrecorded developed Residential Subdivision). The original LeBlanc Plaza being 36.100 acre tract, Application No. 2024-0186. The CPC-101 Form was approved on 2/8/2024. The back property was later sold and is owned now by a different company (see attached warranty Deed). The owners of the 12.778 acre tract wants to develop and will be building a Gym for the neighboring community. (see attached site plan). The owners of the back property have no intention on developing the property (see attached site plan). The east property line is only 1371.49'. that has a 20' Ingress and Egress unobstructed easement goes to the back of the properties behind said proposed subdivision recorded under Harris County Clerk's File no. G115562 and RP-2018-331400 and RP-2018-32872 Harris County Deed Records. Also a 40' road easement in the middle of proposed subdivision going South to north from F.M. 2920 road to the back properties behind subject proposed subdivision. Providing a Street going East and West would create an impractical development as there is not anywhere for the east- west street to connect as the property to the east as mentioned above is developed property with 10 storage buildings on the property all the way to the end of the north property line (see attached Google map). and will end up going to nowhere, as the property to the west is a developed residential property or will end up in a Cul-De-Sac. Same will be for another 1400 to the north and having another East-West Street that will end up nowhere to the west because of the developed residential properties of Rosewood Hill subdivision. Also, it will not improve overall circulation but would create unsafe condition, an impractical development and contrary to sound policy.

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

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

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

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

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

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

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

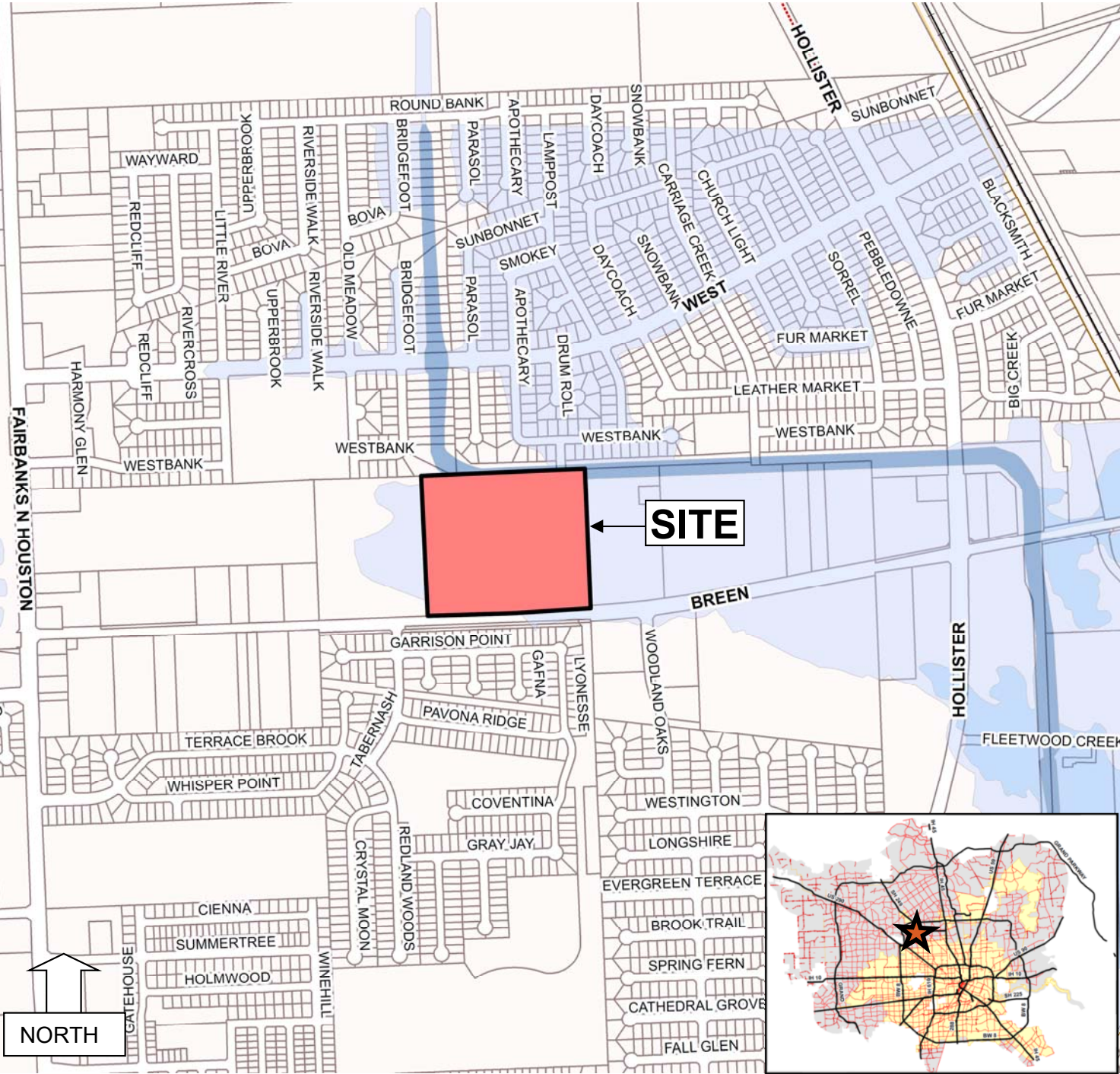
Justification for this variance is due to existing surrounding commercial and residential development which prevents East-West streets crossing proposed subdivision. Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in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

Houston Planning Commission ITEM: 103

Planning and Development Department Meeting Date: 04/17/2025

Subdivision Name: Mach Industrial Park

Applicant: McKim & Creed, Inc.



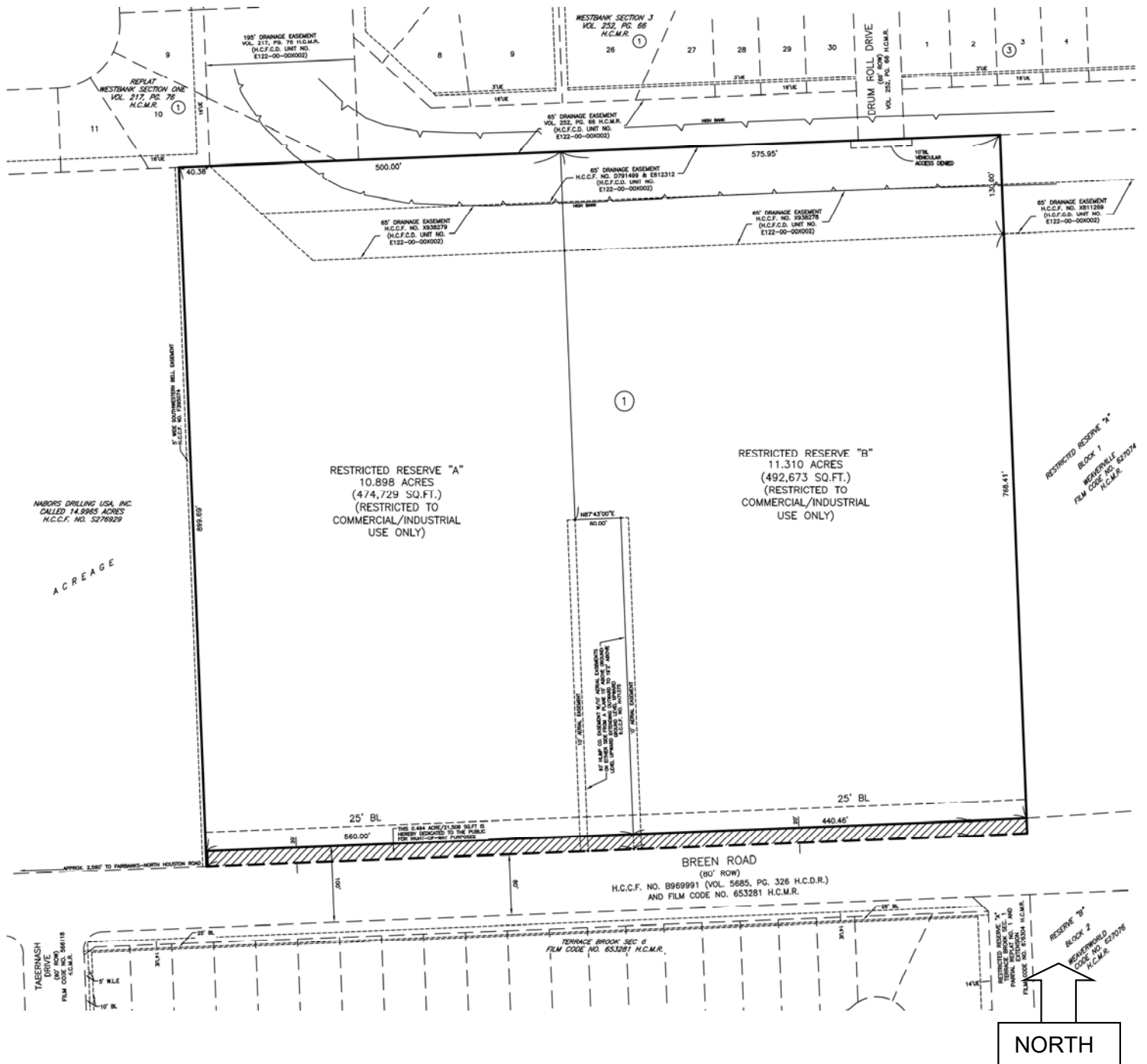
Houston Planning Commission ITEM: 103

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Mach Industrial Park

Applicant: McKim & Creed, Inc.



D – Variances

Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department

Meeting Date: 04/17/2025

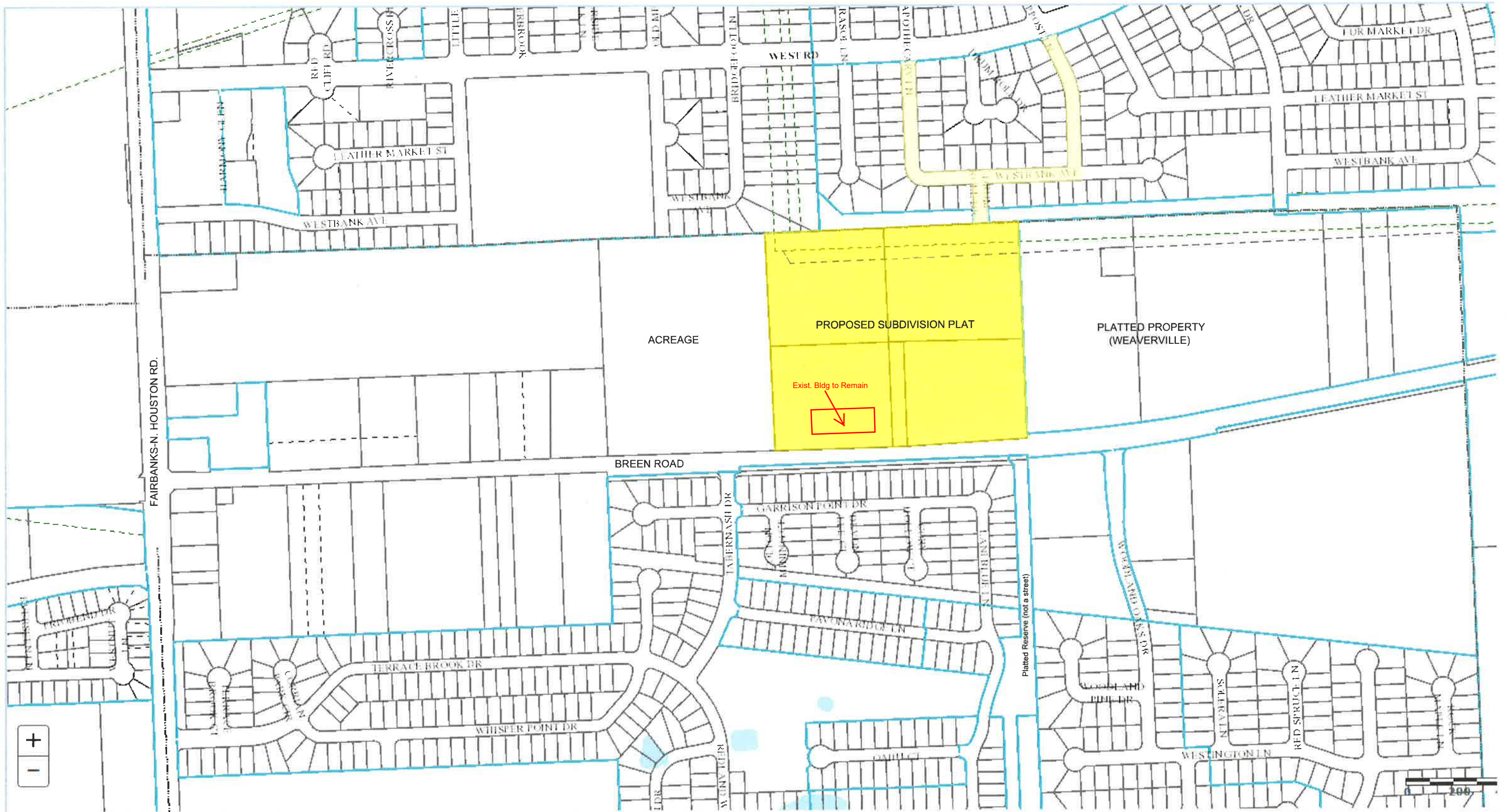
Subdivision Name: Mach Industrial Park

Applicant: McKim & Creed, Inc.



D – Variances

Aerial





Application Number: 2025-0697

Plat Name: Mach Industrial Park

Applicant: McKim & Creed, Inc.

Date Submitted: 04/07/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

Requesting a variance to not provide a public street through the property intersecting Breen Road.

Chapter 42 Section: 127, 134

Chapter 42 Reference:

Sec. 42-127. - Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. Sec. 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: (1)The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2)The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3)The existing stub street is only one lot in depth; (4)The proposed subdivision will not extend residential development; and (5)The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts

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

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

The subject property is located on the north side of Breen Road, a major thoroughfare, east of Fairbanks-North Houston Road and Hollister Road, in northwest Harris County. The property is located in an area which is largely made up of a number of light to medium industrial and manufacturing facilities. The property's future use will tend to continue with similar types of facilities. The north side of the property is adjoined by a residential subdivision. The northerly portion of the property is also encumbered by a 130-foot wide Harris County Flood Control easement. An additional 65-foot Harris County Flood Control easement exists through the adjacent subdivision creating a total easement width of 195 feet. The subdivision to the north did plat a stub street into the northerly 65 feet of easement, however the physical street was only constructed to the rear lot lines and does not extend into the easement. It appears to serve only as a means of driveway access for two residences in the adjacent subdivision. Since construction of a bridge across the Flood Control channel is unlikely, extension of a public street would serve no purpose and would impair the use of the property. Even if the street could be extended, the effect would be to route traffic through a residential neighborhood, which could present an undesirable situation for the residents as well as create safety issues.

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

The applicant has not created a hardship. The proposed land use will be similar in nature to the prior use and consistent with the use of other properties located along Breen Road.

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

The intent and general purposes of this chapter will be preserved and maintained. In the absence of a channel crossing, a public street would serve no purpose, and if extension were possible, would create an undesirable and potentially unsafe traffic situation in the adjacent subdivision.

(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 nearby residential subdivisions appear to have adequate interior street circulation, and all have access to one or more major thoroughfares.

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

Economic hardship is not the sole justification for the variance. With the residential subdivision and the Flood Control easement to the north, and the unlikely chance of a bridge being constructed, it would seem impractical to extend a public street into the property as it will have nowhere to go and would be a detriment to any future development.

Subdivision Name: Middle Street Swam Homes

Applicant: Windrose



D – Variances

Site Location

Subdivision Name: Middle Street Swam Homes

Applicant: Windrose



Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 04/17/2025

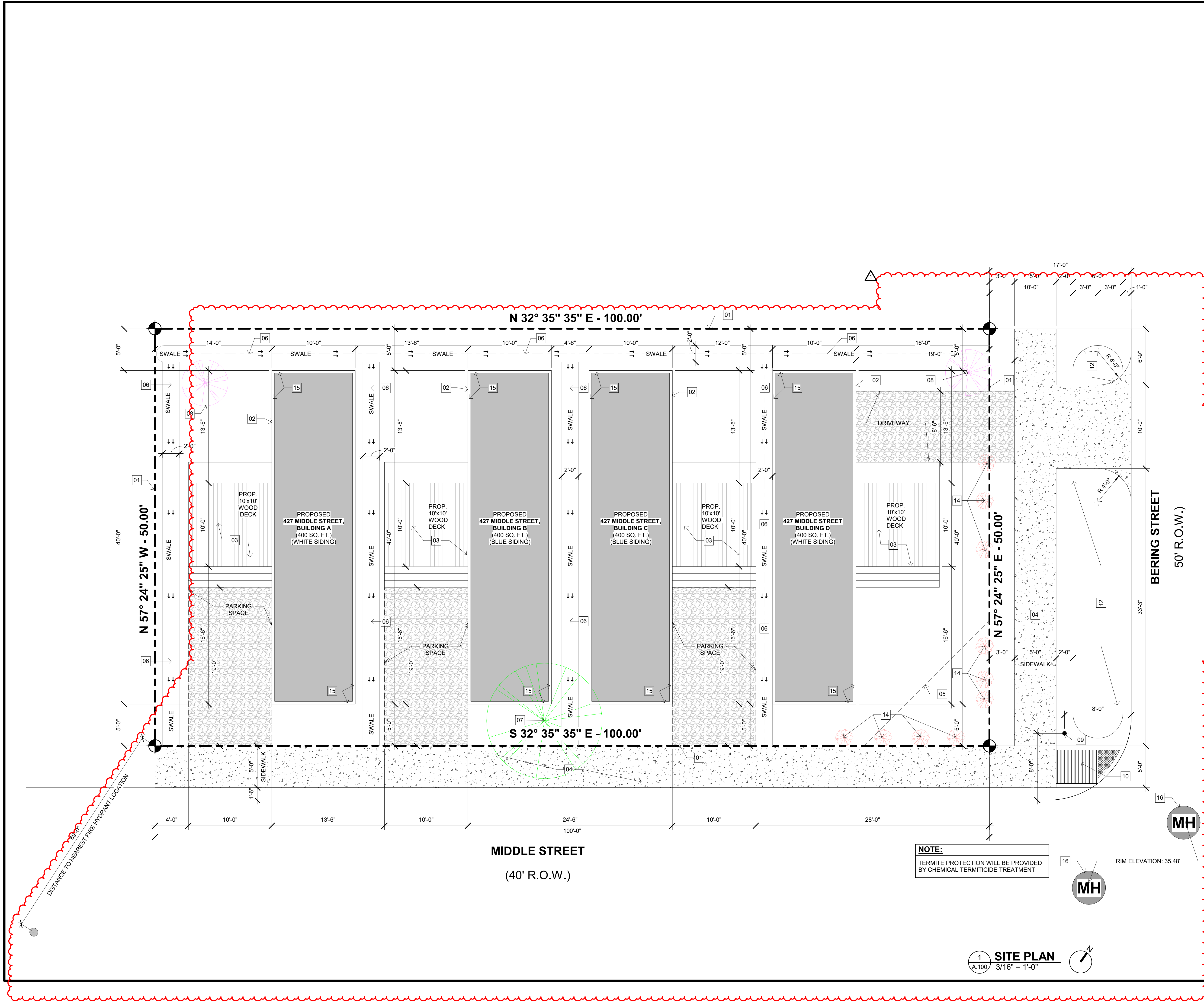
Subdivision Name: Middle Street Swam Homes

Applicant: Windrose



D – Variances

Aerial



- SITE PLAN GENERAL NOTES:**
- FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING NEW CONSTRUCTION.
 - ALL DIMENSIONS ARE TO FACE OF SLAB, FACE OF STUD, OR EDGE OF STRUCTURAL MEMBER, OR OF OBJECT; U.N.O.
 - REPAIR ANY DAMAGE TO EXISTING SITE CONDITIONS DUE TO CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE SITE DRAINAGE ON SIDES OF HOUSE & ON THE PROPERTY TO ENSURE NO STANDING WATER.
 - STAGING OF ALL NEW MATERIAL SHALL BE WELL MANAGED IN ORDER NOT TO DISRUPT THE SITE, SITE ACCESS, OVERALL APPEARANCE TO THE NEIGHBORHOOD.
 - CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE UTILITIES PRIOR TO CONSTRUCTION & NOTIFY COMPANIES FOR PROPER CUT OFF OF UTILITIES.

- SITE PLAN KEYED NOTES:**
NOT ALL KEY NOTES WILL BE USED ON THIS SHEET
- 01 PROPERTY LINE
 - 02 PROPOSED BUILDING FOOTPRINT
 - 03 PROPOSED 10' x 10' WOOD DECK
 - 04 PROPOSED 5' SIDEWALK
 - 05 15' x 15' VISIBILITY TRIANGLE
 - 06 PROPOSED SWALE LOCATION
 - 07 EXISTING TREE TO REMAIN
 - 08 PROPOSED TREE; 2" CALIPER, POST OAK
 - 09 EXISTING STOP SIGN TO BE RELOCATED
 - 10 PROPOSED ADA RAMP; REFERENCE: A.103
 - 11 EXISTING TREE TO BE REMOVED
 - 12 EXISTING DITCH
 - 13 PROPOSED FIRE WALL
 - 14 EXISTING TREE TO BE REMOVED
 - 15 PROPOSED FIRE RATED WALL
 - 16 EXISTING MANHOLE
 - 17 EXISTING FIRE HYDRANT

- TREE LEGEND:**
- EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO REMAIN
 - PROPOSED TREE; 2" CALIPER, POST OAK

NOTE:
TERMITE PROTECTION WILL BE PROVIDED BY CHEMICAL TERMITICIDE TREATMENT

1 SITE PLAN
A.100 3/16" = 1'-0"

CISNEROS DESIGN STUDIO, ARCHITECTS LLC
800 Sampson St., Suite 200 Houston, TX 77003
(PH) 713-520-7745
CISNEROS DESIGN STUDIO, ARCHITECTS LLC (FIRM BR 2712)
Drawings and Specifications as instruments of service are the property of the Architect and shall remain the property of the Architect. Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures; or for safety precautions and programs in connection with the project.

BERING STREET SMALL HOMES
427 MIDDLE ST.,
BUILDING A-D
HOUSTON, TX 77003

ARCHITECT Romulo Cisneros

12/04/2024 EXP. 9/30/2025

ENGINEER

REVISIONS		
No.	Description	Date
1	COH COMMENTS	12/04/2024

DATE ISSUED: 12/04/2024
SHEET:
A.100



Application Number: 2025-0438
Plat Name: Middle Street Swan Homes
Applicant: Windrose
Date Submitted: 03/07/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

To allow lots less than 3500 sq ft.

Chapter 42 Section: 181

Chapter 42 Reference:

a) The minimum lot size for a single-family residential lot with wastewater collection service shall be as shown below, except for lots within courtyard style development meeting the requirements of section 42-194: (2) 3,500 square feet for a lot within the city.

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

Middle Street Swan Homes is comprised of 4 lots built on a single-family residential tract. City staff confirmed that the project is cleared to proceed as designed, but direct driveway access from the public for lots 1-4 is denied as off-street parking is not allowed. Since the project does not allow off-street parking, there is no concern regarding additional traffic congestion or hazards. Requiring a shared driveway to plat lots under 3,500 sq. feet would be unnecessary and would not allow the developers to use their property as planned.

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

N/A

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

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant. The applicant's project has been reviewed by city staff and adjustments have been made to meet compliance.

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

Middle Street Swan Homes is in compliance with all current city recommendations.. Granting this variance would and preserve adequate parking density within the neighborhood.

(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. Since the project does not include driveways or parking for any of the lots, there is no concern regarding additional traffic congestion or hazards.

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

Economic hardship has no bearing on this variance request. The project shares similar standards with other, newer developments in the area.



Application Number: 2025-0438
Plat Name: Middle Street Swan Homes
Applicant: Windrose
Date Submitted: 03/07/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

To not dedicate 5' ROW widening to Middle Street

Chapter 42 Section: 122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-122 of this Code: • Other collector streets; (1) 60 feet; or (2) 50 feet if all properties on both sides of the collector street consist of single-family residential lots, that do not have driveway access to the collector 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

Middle Street Swan Homes is comprised of 4 lots built on a single-family residential tract. City staff confirmed that the project is cleared to proceed as designed, but direct driveway access from the public for lots 1-4 is denied as off-street parking is not allowed. Since the project does not allow off-street parking, there is no concern regarding additional traffic congestion or hazards. Dedicating right-of-way would be unnecessary and dramatically throw off a project that otherwise falls within city guidelines.

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

N/A

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

The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant. The applicant's project has been reviewed by city staff and adjustments have been made to meet compliance.

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

Middle Street Swan Homes is in compliance with current city recommendations. Granting this variance would increase housing density while preserving the character of the neighborhood.

(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.

Since the project does not include driveways or parking for any of the lots, there is no concern regarding additional traffic congestion or hazards.

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

Economic hardship has no bearing on this variance request. The project shares similar standards with other, newer developments in the area.



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

March 28, 2025

NOTICE OF VARIANCE

PROJECT NAME: Middle Street Swan Homes

REFERENCE NUMBER: 2025-0438



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for a property located at the southwest intersection of Bering Street and Middle Street, north of Navigation Boulevard and east of South Jensen Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two (2) variances: 1- To allow lots to have less than the 3,500 sq.ft. minimum required within city limits, and 2- To not dedicate 5' of Right of Way widening to Middle Street. Enclosed are copies of the variance request, survey, and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17, 2025, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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 written 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.

You may also submit comments or sign up as speakers in the following ways:

For additional information regarding this project, please call JP Anders with Windrose., at 713-458-2281. You may also contact the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832)393-6633. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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.

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

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

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

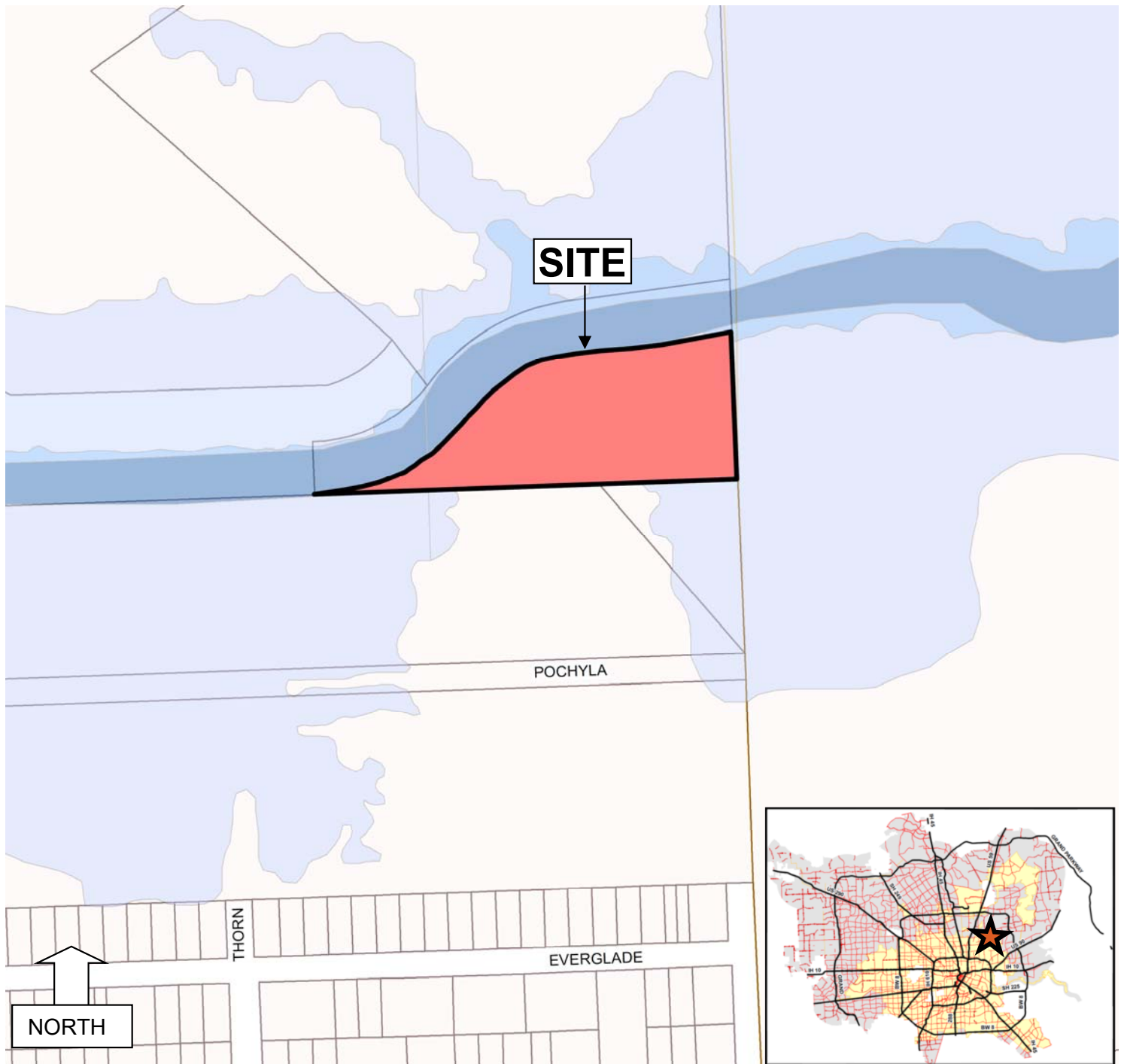
ITEM: 105

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Red Gully Lift Station

Applicant: ARCADIS U.S., Inc.

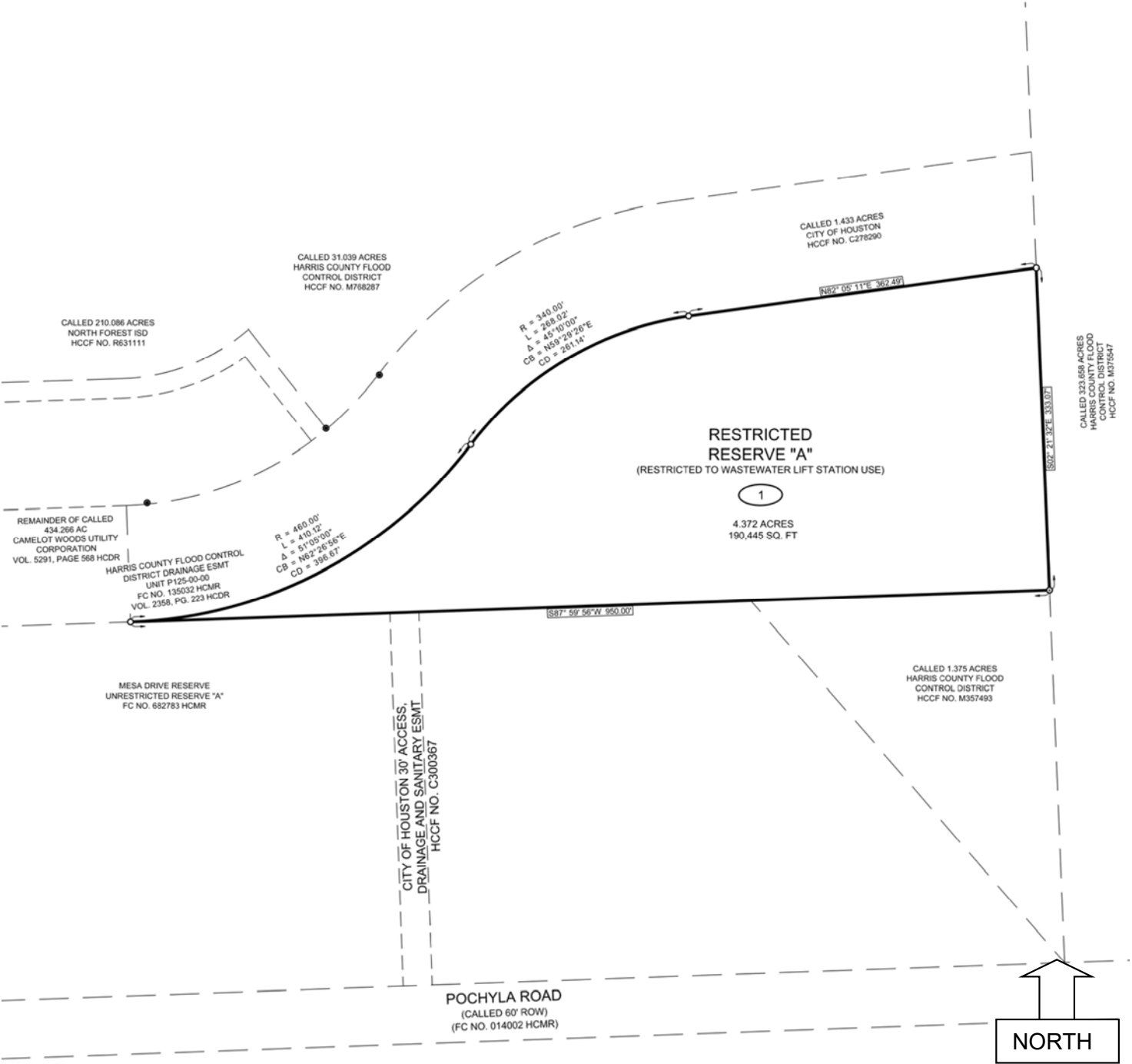


D – Variances

Site Location

Subdivision Name: Red Gully Lift Station

Applicant: ARCADIS U.S., Inc.



Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Red Gully Lift Station

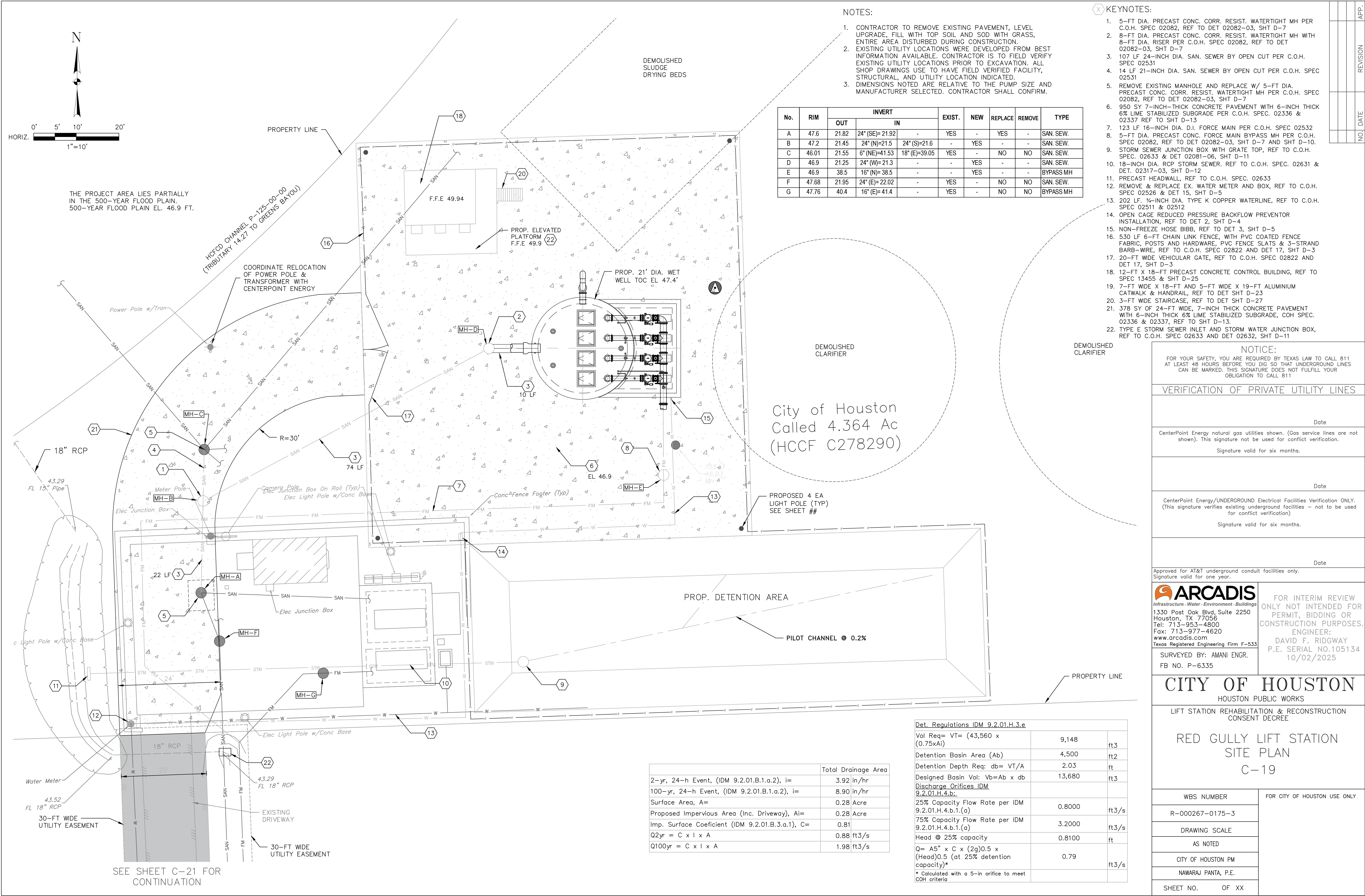
Applicant: ARCADIS U.S., Inc.



D – Variances

Aerial

FILE PATH: C:\Users\mossan\ACCDocs\Arcadis ACC US\AUS-30126616-Lift Station Rehab And Reconstruct CMAR\Project Files\10_WIP\40-Red Gully\10T-C-Civil\RG.C-5.dwg
PLOT STYLE: COH.ctb PLOTTED: 3/26/2025 12:02 PM





RED GULLY
LIFT STATION

CITY OF HOUSTON 30'
ACCESS, DRAINAGE &
SANITARY EASEMENT

CITY OF HOUSTON 30'
ACCESS, DRAINAGE &
SANITARY EASEMENT

Pochyla Rd

Thorn St

Everglade Dr

Everglade Dr

Everglade Dr

Everglade Dr

Everglade Dr

Google Earth

800 ft





Application Number: 2025-0555

Plat Name: Red Gully Lift Station

Applicant: ARCADIS U.S., Inc.

Date Submitted: 03/21/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

The variance is sought to allow access via an existing driveway and associated easements to the Red Gully Lift Station site rather than the requirements of section 42-190 (c) that requires a minimum frontage width of 20-foot for Restricted Reserve – Lift Station. We are proposing access to the site via a 30-foot easement.

Chapter 42 Section: 190

Chapter 42 Reference:

Sec. 42-190 – Tracts for non-single-family use. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type Of Reserve: Restricted reserve – Lift station; Minimum size required by the design manual; Type Of Street or Shared Driveway: public street or type 1 permanent access easement; Minimum Street or Shared Driveway Width: 50 feet; Minimum Street or Shared Driveway Frontage: 20 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;

Should the commission impose the terms, rules, conditions, policies and standards of this chapter, the Houston Public Works would be unable to obtain a building permit for the rehabilitation of the lift station. Red Gully Lift Station is located east of Mesa Drive and north of the intersection of Pochyla Road and Thorn Street. The site is currently owned by the City of Houston where a lift station has been operated since 1988. The parcel will be platted as a 4.37 parcel of land named Red Gully Lift Station that fronts on a 30-foot easement currently used as the access driveway. The width of the easement is more than the frontage width requirements for a public street frontage for a lift station - reserve. The proposed construction includes a new lift station, a detention pond, a new control building, rehabilitation of the existing access driveway and demolition of the existing lift station to meet current codes and regulations.

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

When the wastewater treatment plant (since demolished) was constructed in the county, access to the property was via the 30-foot easement. Platting was not required and easements were acceptable.

(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 since the existing lift station – reserve has access to a public right-of-way via a 30-foot easement which is wider than the minimum required 20-foot of frontage.

(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 the development or its surroundings and therefore will not be injurious to the public health, safety or welfare. There will be sufficient access to the site and will not impact adjacent properties.

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

Economic hardship is not the sole justification in this case. For Houston Public Works to obtain frontage from the adjacent property owners via eminent domain would be a hardship to the property owner.



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

March 28, 2025

NOTICE OF VARIANCE

PROJECT NAME: Red Gully Lift Station

REFERENCE NUMBER: 2025-0555



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for a property located south of a tributary to Greens Bayou, east of Mesa Drive and north of intersection of Everglade Drive and Thorn Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Arcadis U.S., Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reserve, restricted to wastewater lift station, to have frontage and access via a 30-foot-wide access easement instead of the required public street. Enclosed are copies of the variance request, survey, and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17, 2025, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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You may submit written 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.

You may also submit comments or sign up as speakers in the following ways:

For additional information regarding this project, please call Ophelie Messan with Arcadis U.S., Inc., at 713-953-4783. You may also contact the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houston.tx.gov or call (832)393-6574. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

TERMINOLOGY

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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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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

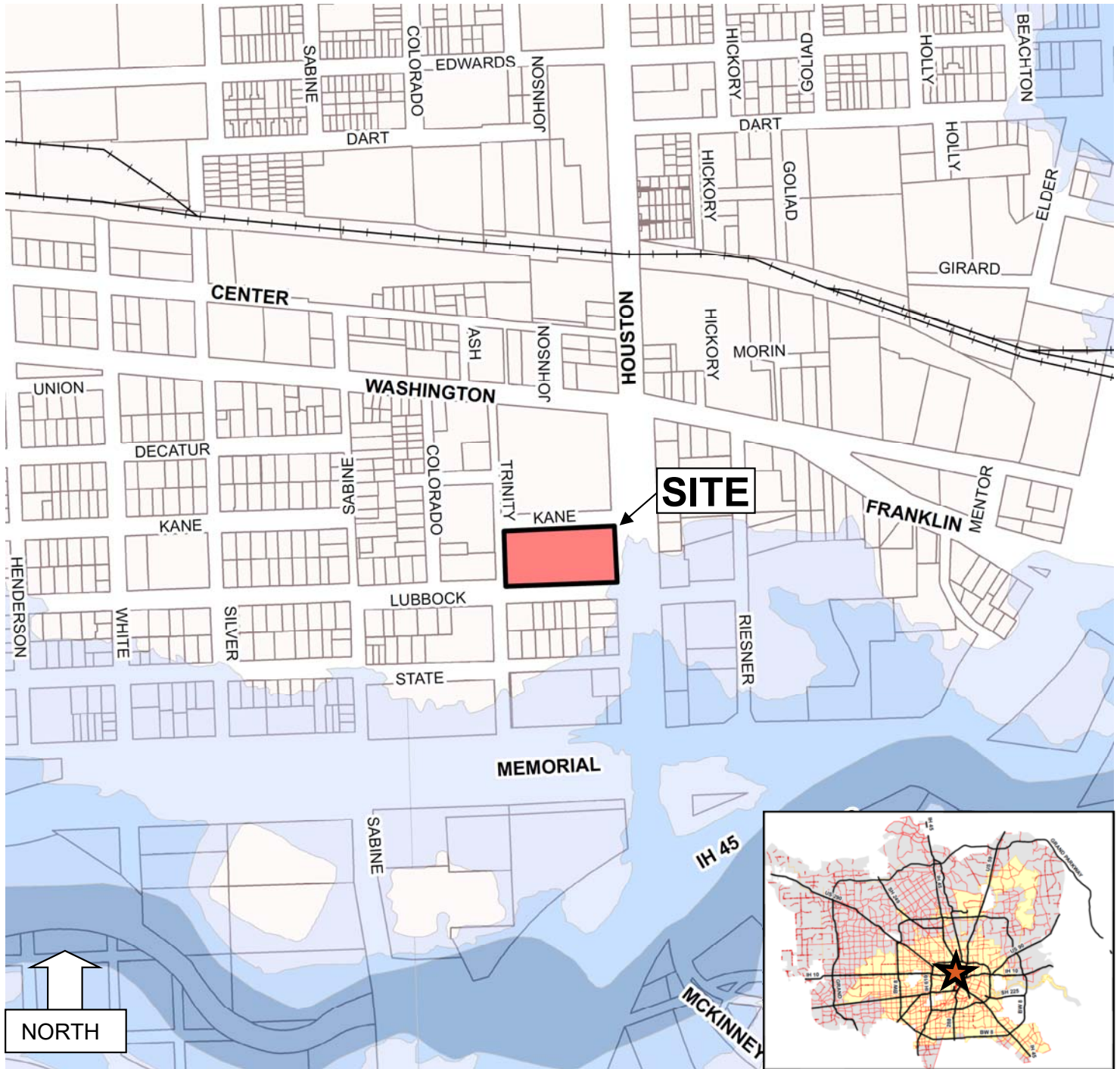
ITEM: 106

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Saint Joseph Catholic Church

Applicant: Windrose

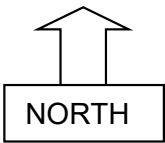
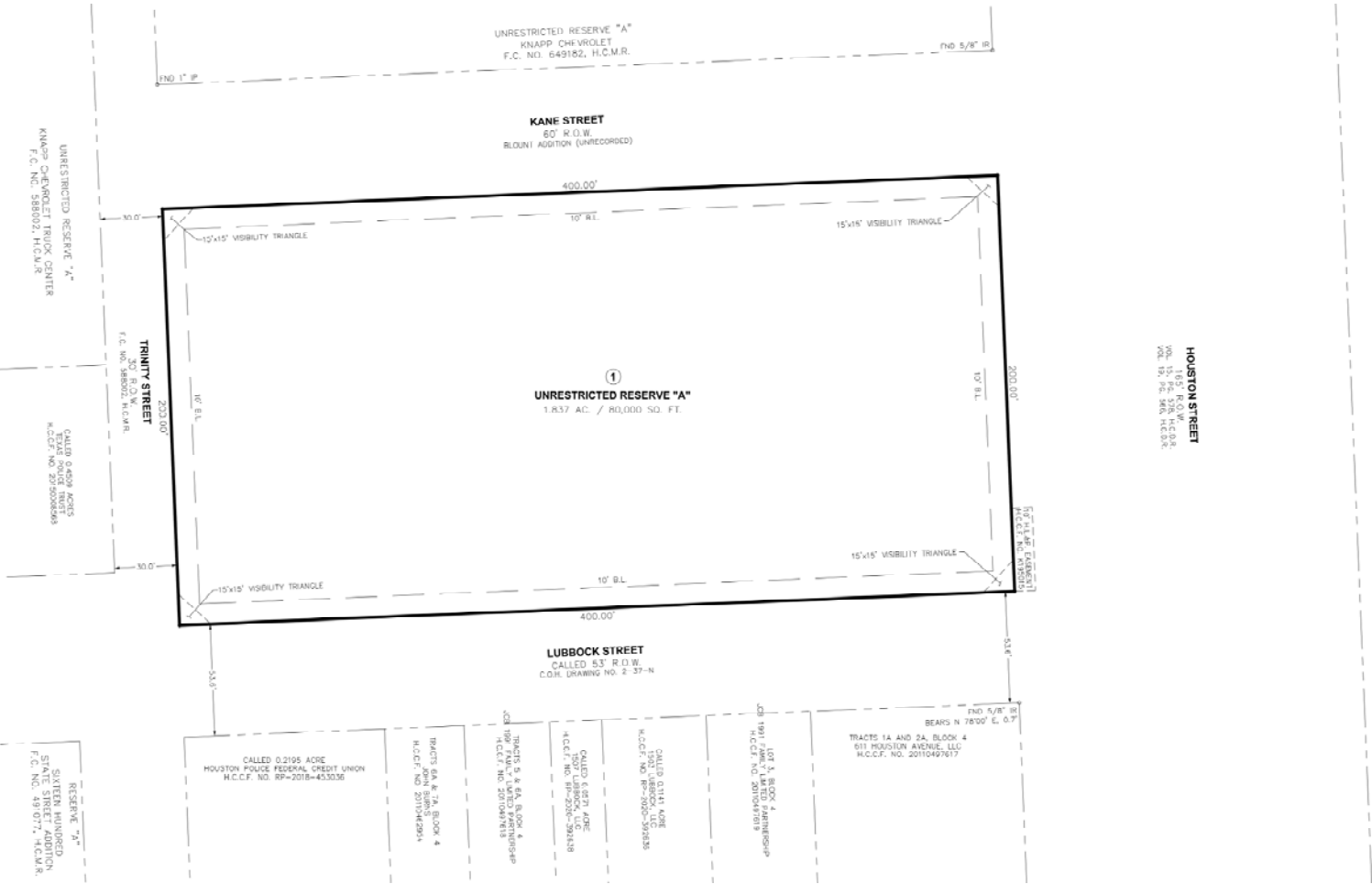


D – Variances

Site Location

Subdivision Name: Saint Joseph Catholic Church

Applicant: Windrose



Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Saint Joseph Catholic Church

Applicant: Windrose



D – Variances

Aerial



Date Issued: 03/05/2025 100% Design Development

Product Number: 32015

NEW PARISH HALL

St. Joseph Catholic Church

1505 Kane Street
Houston, TX 77007

JACKSON & RYAN ARCHITECTS
2370 RICE BOULEVARD, HOUSTON, TEXAS 77005

**CIVIL
ENGINEER**
T 713-789-1900

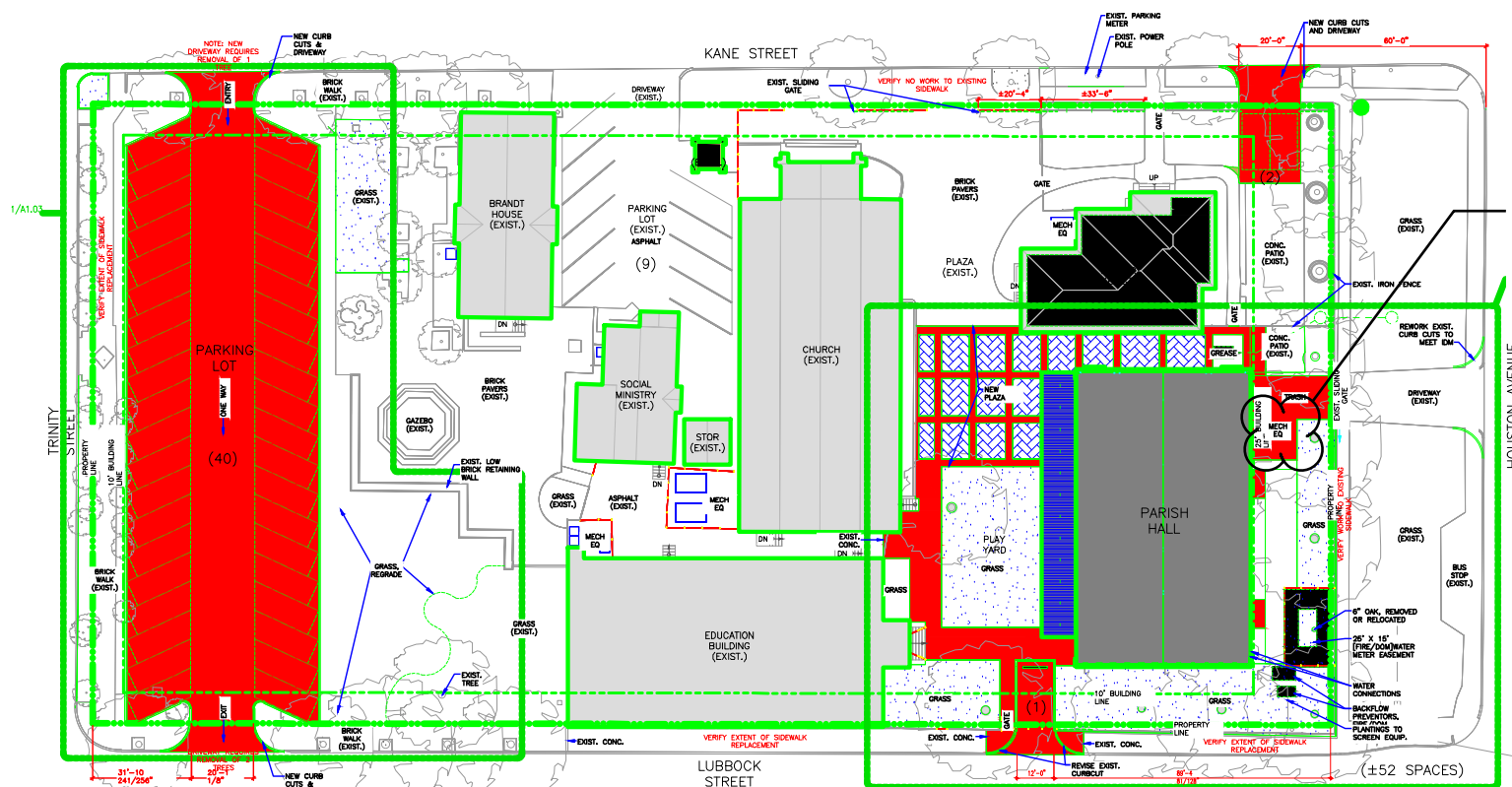
STRUCTURAL
ENGINEER
STRUCTURAL

**MEP
ENGINEER**
T 281-419-9899

FOOD SERVICE
CONSULTANT
DESIGN)

**ACOUSTICAL
CONSULTANT**
T 713-789-9400

AV
LEOROUND
T 713 AV-6807



GENERAL CONTRACTOR
BROOKSTONE CONSTRUCTION
713-683-8800

These documents are incomplete and may not be used for regulatory approval, permit, or construction.

Janann Pittman
TX Registration #14954

Sheet Content:

SITE PLAN OVERALL

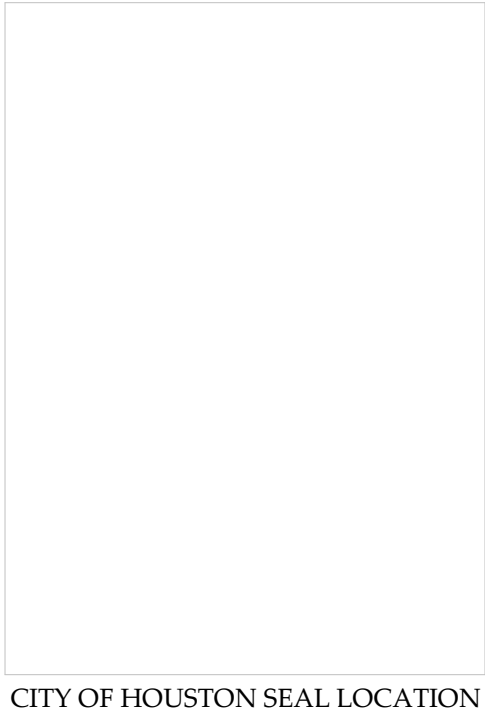
SCALE: AS NOTED

Copyright 2022 JACKSON & RYAN, ARCHITECTS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used or relied upon or retransmitted in any project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for reconciling and clarifying dimensions at job site. The Architect will not be responsible for construction means, methods, sequence, or procedure, or for safety precautions and programs in connection with the project.

A1.01

Plot Date: 25 FEB 2025



Date Issued:

Project Number: 22015

NEW PARISH HALL

St. Joseph Catholic Church

1505 Kane Street
Houston, TX 77007

JACKSON & RYAN ARCHITECTS
2370 RICE BOULEVARD, HOUSTON, TEXAS 77005

CIVIL ENGINEER
WGA
T 713-789-1900

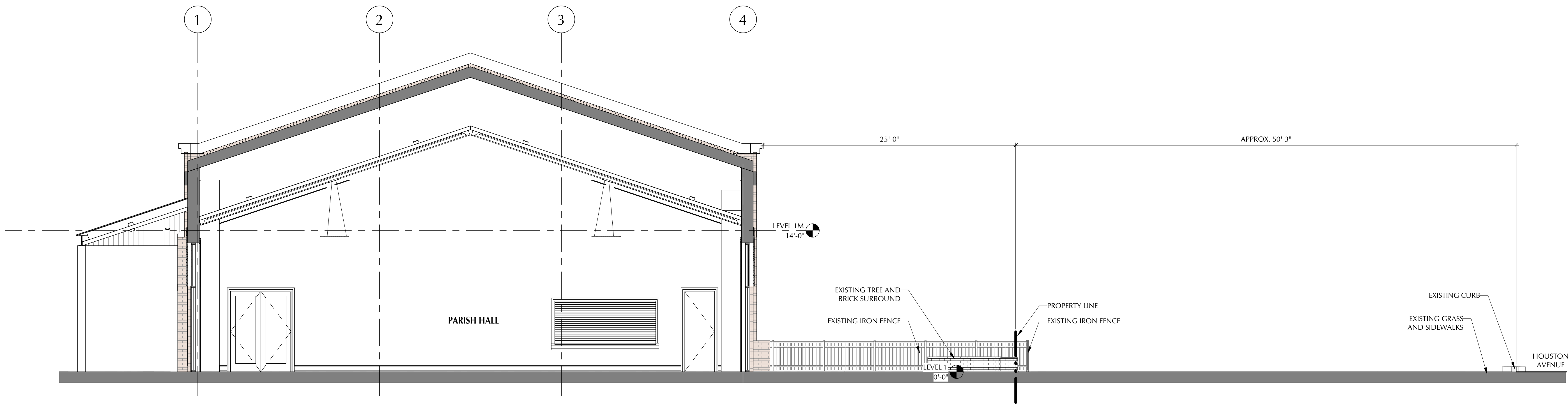
STRUCTURAL ENGINEER
MATRIX STRUCTURAL
T 713-664-0130

MEP ENGINEER
CMTA
T 281-419-9899

FOOD SERVICE CONSULTANT
FCA DESIGN
T 281-520-3431

ACOUSTICAL CONSULTANT
SLR
T 713-789-9400

AV CONSULTANT
LEOPOULOS AV
T 713-320-6807



1 EAST WEST SECTION THROUGH PARISH HALL
3/16" = 1'-0"

GENERAL CONTRACTOR

BROOKSTONE CONSTRUCTION
713-683-8800

These documents are
incomplete and may not be
used for regulatory
approval, permit, or
construction.

Janann Pittman
TX Registration #14954

Sheet Content:

BUILDING SECTIONS

SCALE: AS NOTED

Copyright 2022 JACKSON & RYAN, ARCHITECTS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect. Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

A561

Plot Date: 9/12/2024



Application Number: 2025-0580
Plat Name: Saint Joseph Catholic Church
Applicant: Windrose
Date Submitted: 03/23/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

to not dedicate right-of-way to Trinity Street

Chapter 42 Section: 122, 123

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 -- (2) 60 feet if adjacent to any other development Sec. 42-123. - Street width exception areas. (a) Except as provided in this section, subdivision plats and development plats for subdivisions and developments within a street width exception area shall not be required to dedicate additional right-of-way for an existing public local street that does not meet the standards of the preceding section. (b) The following are street width exception areas for which additional widening is not required unless the existing right-of-way is less than 50 feet: (2) The area beginning at the intersection of I.H. 610 (North Loop West) and Yale Street, then south along Yale Street to its intersection with W. 20th Street [...text abridged for readability...] thence west along West I.H. 610 to the point of beginning;

Statement of Facts

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

The Subject property is approximately 1.8 acres along Houston Avenue, between Kane Street and Lubbock Street. This site has been the home of the present Saint Joseph Catholic Church building since 1901 after the original church and school buildings were destroyed in the 1900 hurricane. The Church plans to improve the parking, driveways, increase outdoor plaza space, and to add a parish hall building. Trinity Street is a local street which, per the Code is designated as a 50' right of way within the Street Width Exception area. As surveyed, the right of way width is currently 30, requiring a public road dedication. However, this section of Trinity, beginning at Washington is essentially a back access road for the Chevrolet dealership facilities to the north and service facility to the west of the Church site. Both parcels were developed with Trinity at 30' and were not widened. To get to 50', the applicant would need to dedicate 20'.

(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;

Keeping the right of way at 30' is wide consistent with the granted development variances in the immediate vicinity, prevents a disproportionate right of way dedication from the applicant, reroutes

traffic to avoid congestion at the car dealership, and will allow the Church to make the most use of the 1.8-acre site.

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

The parcel to the north, Knapp Chevrolet (FC NO 649182), platted in 2012, and Knapp Chevrolet Truck Center (FC No 588002), the parcel to the west, platted in 2005. Both plats were approved with no dedication to Trinity Street, keeping the right of way 30' from Washington Avenue to Lubbock Street. Since these tracts are platted, and there is no way to determine when they would be re-platted and dedicate their portion, the dedication required on the applicant would be 20'.

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

The section of Trinity Street from Lubbock to Washington is used for rear parking access to the truck dealership. The Church is developing a parking lot on this side of the property. However, driveway access will be on Kane Street and Lubbock Street. This strategic driveway placement, together with keeping Trinity 30 feet wide, will encourage cars to bypass Trinity to get to Houston Avenue or south to Memorial Drive. Widening Trinity would create a bottleneck of cars from the Church passing by the dealership facilities on their way to Washington.

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

Keeping the right of way at 30' is wide consistent with the granted development variances in the immediate vicinity, prevents a disproportionate right of way dedication from the applicant, reroutes traffic to avoid congestion at the car dealership, and will allow the Church to make the most use of the 1.8-acre site.



Application Number: 2025-0580

Plat Name: Saint Joseph Catholic Church

Applicant: Windrose

Date Submitted: 03/23/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

To have a reduced building line of 10' along Houston Avenue in lieu of 25'

Chapter 42 Section: 152

Chapter 42 Reference:

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

Statement of Facts

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

(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 approximately 1.8 acres along Houston Avenue, between Kane Street and Lubbock Street. This site has been the home of the present Saint Joseph Catholic Church building since 1901 after the original church and school buildings were destroyed in the 1900 hurricane. The Archdiocese plans to improve the parking, driveways, increase outdoor plaza space, and to add a parish hall building. Houston Avenue is a 165' major thoroughfare which requires a 25' building setback. Part of the reason for this is road branches into a lower tunnel and upper slip road to improve traffic flow. This occurs south of the site but does not extend adjacent to the property. Currently, the property line sits approximately 49 to 50 feet from the back of curb. An additional 25' of setback will create an unusually wide buffer along an unusually wide thoroughfare given its proximity to downtown Houston.

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

Due to the existing state of the right of way, strict enforcement of the code will prevent the applicant from making full use of the land while creating a development that is out of character downtown urban development.

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

The purpose of the setback is to protect private property and pedestrians from traffic hazards and to ensure safe and orderly flow of traffic. The existing right of way contains more than adequate space for expanding traffic lanes, making sidewalk improvements, and increasing the tree canopy. Adding

the full required 25' of setback will not meaningfully add to the existing pedestrian buffer and may harm future expansion of the Church.

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

Given the current distance between the property line and the paving of Houston Avenue, granting a building set back of 10' instead of 25' will provide plenty of protection for Church property and plenty of space to make future improvements to the major thoroughfare and attendant pedestrian infrastructure.

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

The variance is justified by the existing conditions of the right of way and keeps in mind the future expansion needs of an institution that serves an important public benefit.



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

March 26, 2025

NOTICE OF VARIANCE

PROJECT NAME: Saint Joseph Catholic Church

REFERENCE NUMBER: 2025-0580



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the block bounded by Houston Avenue, Lubbock Street, Trinity Street, and Kane Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: 1) to allow the site not to dedicate right-of-way widening to Trinity Street; and 2) to allow a reduced building line of 10' along Houston Avenue. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17, 2025, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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 written 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.

For additional information regarding this project, please call Steven Henderson with Windrose at 713-458-2281. You may also contact the Planning and Development Department regarding this notice via email at tammi.williamson@houston.tx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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.

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

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

Houston Planning Commission

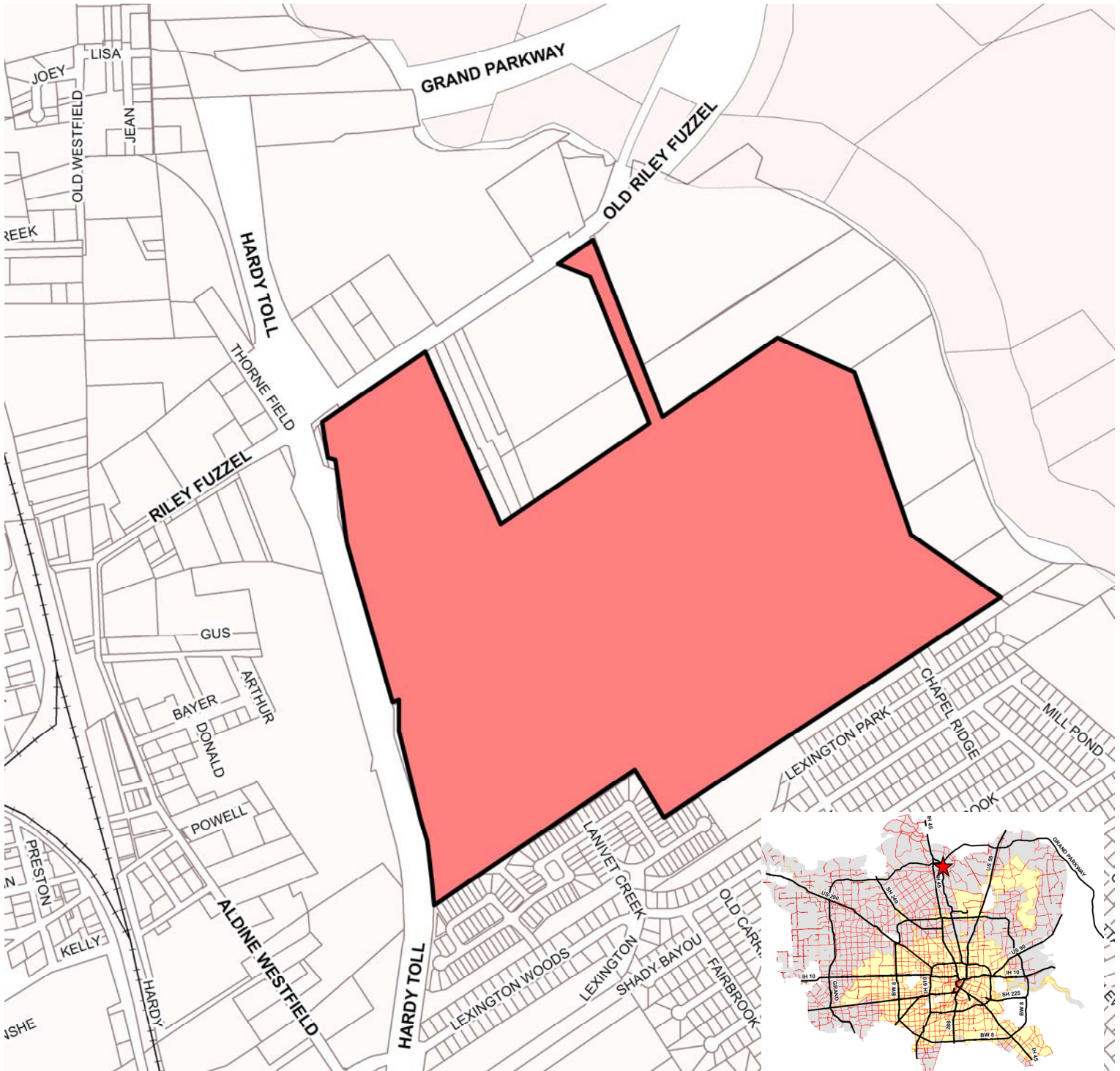
ITEM: 107

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Spring High School (DEF 2)

Applicant: Civil-Surv Land Surveying, L.C.

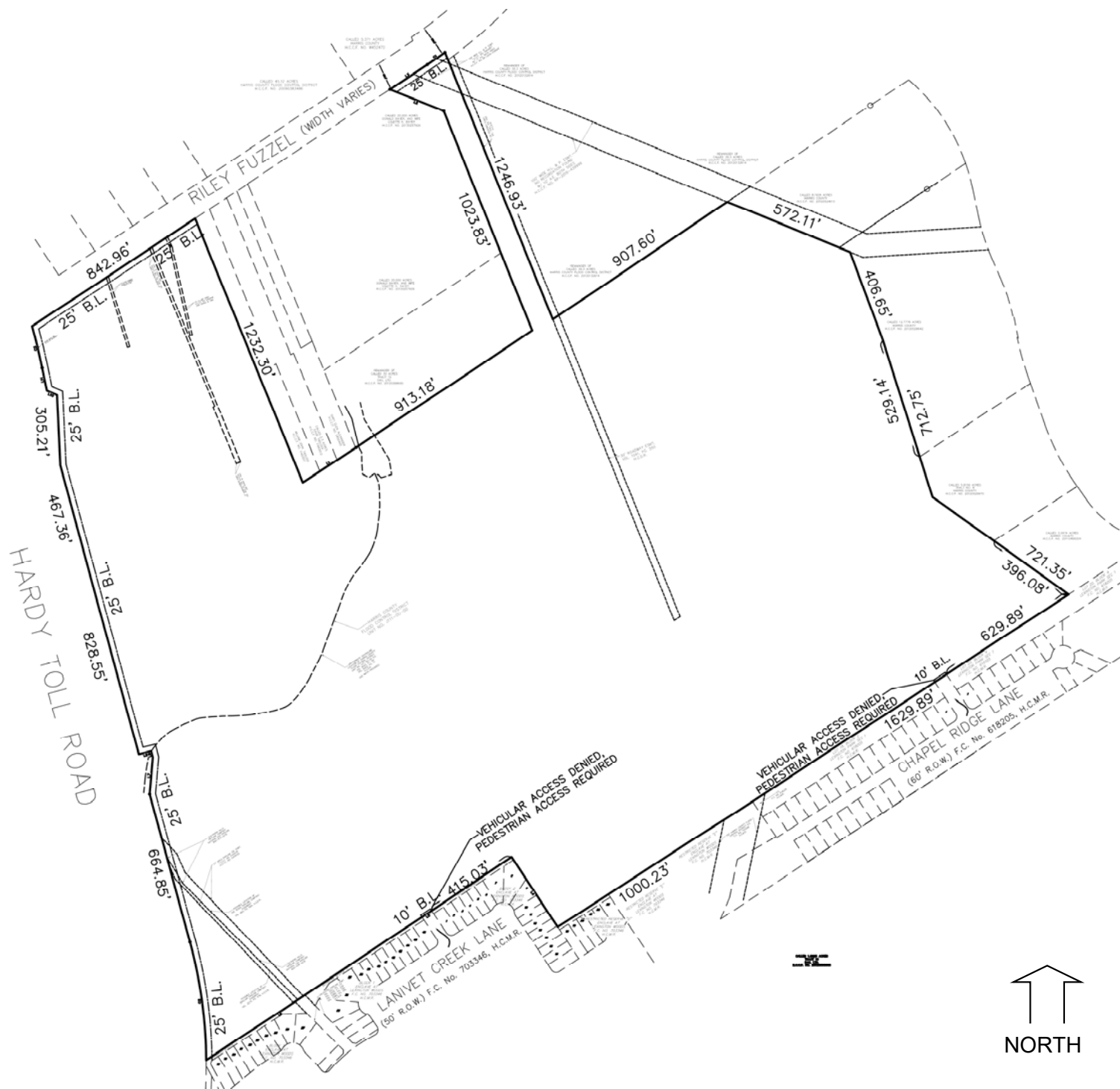


D – Variances

Site Location

Subdivision Name: Spring High School (DEF 2)

Applicant: Civil-Surv Land Surveying, L.C.



Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 04/17/2025

Subdivision Name: Spring High School (DEF 2)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial

RILEY FUZZEL ROAD
(VARIABLE WIDTH R.O.W.)

HARDY TOLL ROAD
(VARIABLE WIDTH R.O.W.)

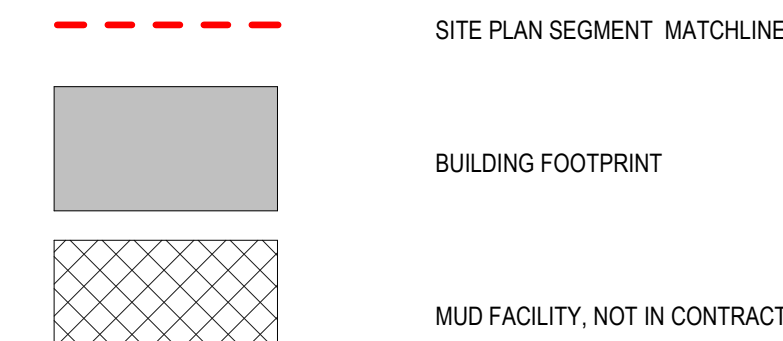
LANI VET CREEK LANE
(60' R.O.W.)

CHAPEL RIDGE LANE
(60' R.O.W.)

OVERALL SITE PLAN

1" = 160'-0"

4



SITE PLAN LEGEND

NO SCALE

3

- 1 AGRICULTURE BARN, RE: AG DRAWINGS
- 2 HIGH SCHOOL BUILDING
- 3 VISITOR PARKING LOT, RE: CIVIL
- 4 SPED DROP-OFF AND PARKING LOT, RE: CIVIL
- 5 BUS-PARKING LOT, RE: CIVIL
- 6 STUDENT PARKING LOT, RE: CIVIL
- 7 STAFF PARKING LOT, RE: CIVIL
- 8 COMPETITION TRACK AND FIELD EVENTS, RE: SPORTS
- 9 COMPETITION FOOTBALL FIELD AND TRACK, RE: SPORTS
- 10 BAND PRACTICE LOT, RE: CIVIL
- 11 COMPETITION BASEBALL FIELD & SEATING, RE: SPORTS
- 12 COMPETITION SOFTBALL FIELD & SEATING, RE: SPORTS
- 13 CONCESSIONS BUILDING
- 14 COMPETITION TENNIS COURTS, RE: SPORTS
- 15 PRACTICE FIELD, RE: SPORTS
- 16 PROPOSED WWTP (BY OTHERS)
- 17 PROPOSED WATER WELL AND WTP (BY OTHERS)
- 18 COURTYARD, RE: LANDSCAPE
- 19 BUS DROP-OFF LOOP, RE: CIVIL
- 20 MECHANICAL YARD, RE: MEP
- 21 EVENT PARKING
- 22 ENTRY PLAZA, RE: LANDSCAPE
- 23 DETENTION POND, RE: CIVIL
- 24 MARQUE MONUMENT SIGN
- 25 EXISTING PEMB TO REMAIN
- 26 EXISTING 100' WIDE HL&P EASEMENT
- 27 EXISTING HIGH-VOLTAGE TRANSMISSION TOWER
- 28 EXISTING 150' HARRIS COUNTY FLOOD CONTROL DISTRICT EASEMENT
- 29 EXISTING 50' PIPELINE EASEMENT
- 30 EXISTING 30' ROADWAY EASEMENT
- 31 ANIMAL GRAZING AREA
- 32 NEW DRAINAGE DITCH, RE: CIVIL
- 33 GRAVEL ACCESS ROAD, RE: CIVIL
- 34 COVERED MULTI-PURPOSE ATHLETICS CENTER (MAC)
- 35 EXISTING HIKE AND BIKE TRAIL
- 36 PROPOSED REMOTE WATER WELL (BY OTHERS)

SITE PLAN KEY NOTES

NO SCALE

2

1. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
2. REFER ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL & LIGHTING REQUIREMENTS
3. REFER PLUMBING DRAWINGS FOR UNDERGROUND PLUMBING REQUIREMENTS
4. REFER LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION AND FENCING REQUIREMENTS

SITE PLAN GENERAL NOTES

NO SCALE

1

SPRING HIGH SCHOOL REPLACEMENT
SPRING ISD
SPRING, TEXAS

Project:

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
PERMIT OR CONSTRUCTION PURPOSES
REGISTERED ARCHITECT: JUSTIN TAPLEY
EXAM: TEXAS
REGISTRATION NUMBER: 26090

SMITH&COMPANY
ARCHITECTS
2535 NORTH FREEWAY, SUITE 200
HOUSTON, TX 77009

SITE PLAN

PACKAGE 2

Job No.
N011524

Drawn By:
Author

Date:
01/29/2025

Sheet No.
ISSUE FOR PERMIT

AS1.00



Application Number: 2025-0362
Plat Name: Spring High School
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 02/24/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific Variance is being sought and extent of variance:

To exceed intersection spacing by not extending, nor terminating with a cul-de-sac, Lanivet Creek Lane and Chapel Ridge Lane.

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter

Statement of Facts

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

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

The extension of Dartmoor First Trl and/or Chapel Ridge Ln to Riley Fuzzel Rd would extend through the proposed Spring High School property and impact the overall school operations, which is not sound public policy. The school operations require a closed campus during non-operating hours, for security purposes, and providing an accessible public access road would not be sound public policy. Access to Riley Fuzzel from the surrounding neighborhood can be accessed via the nearby Hardy Toll Road.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is based on factors external to the subject property.

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a public access road in this case would be to allow vehicles to access Riley Fuzzel Road from the neighborhood located south of the proposed Spring High School Site. In this case, there neighborhood can access Riley Fuzzel Rd from the existing Hardy Toll Rd to the west.

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

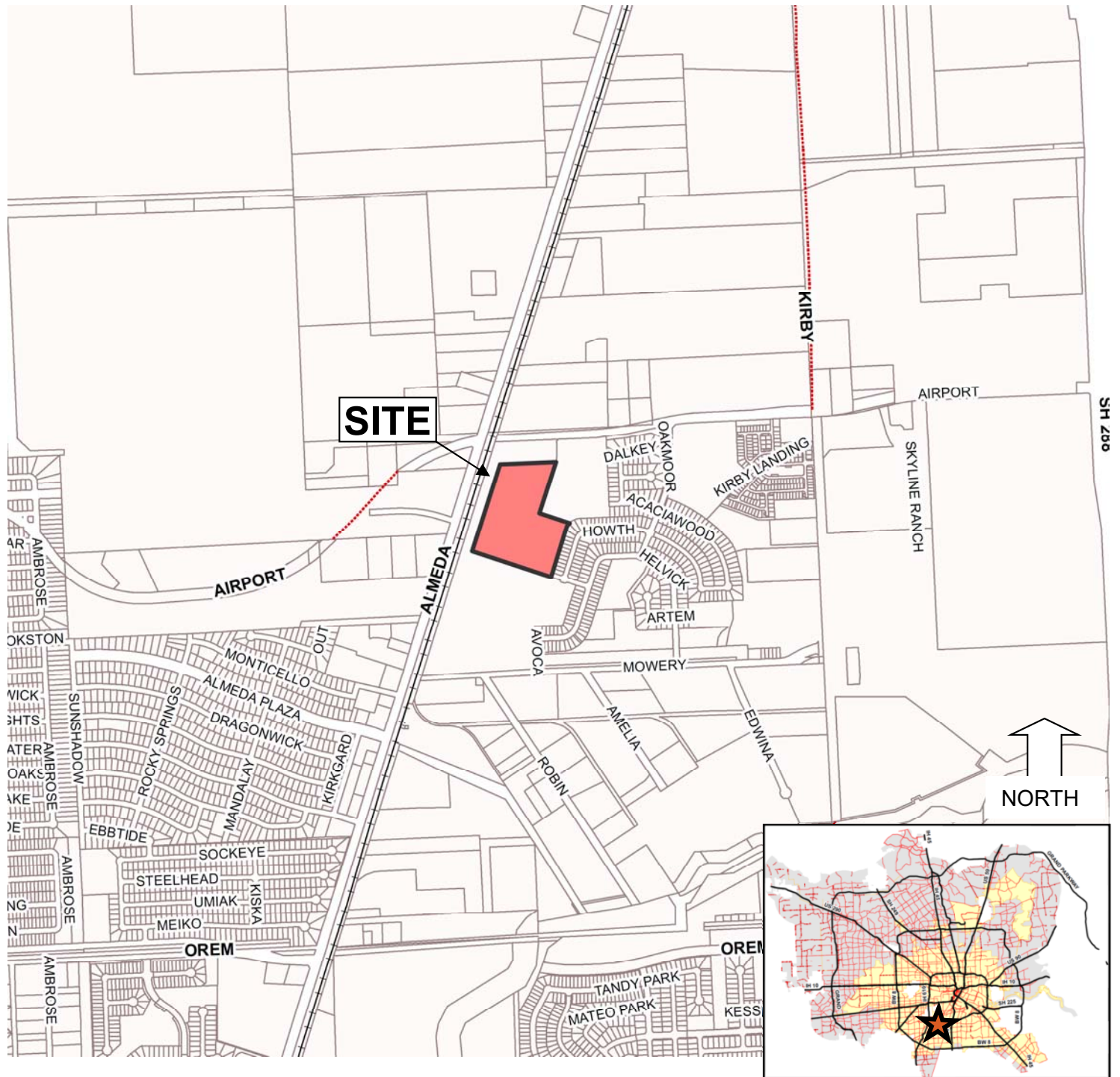
The granting of this variance will not be injurious to the public's health, safety, or welfare. Not providing the a public access road will not impede traffic or comprise the public's health, safety, or welfare.

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

Economic hardship has no bearing on this site. Were a public street would be provided, the responsibility of maintaining the paving would fall to the County. There is also no financial benefit to the applicant.

Subdivision Name: Griffin Airport and 288 Industrial Property

Applicant: Windrose

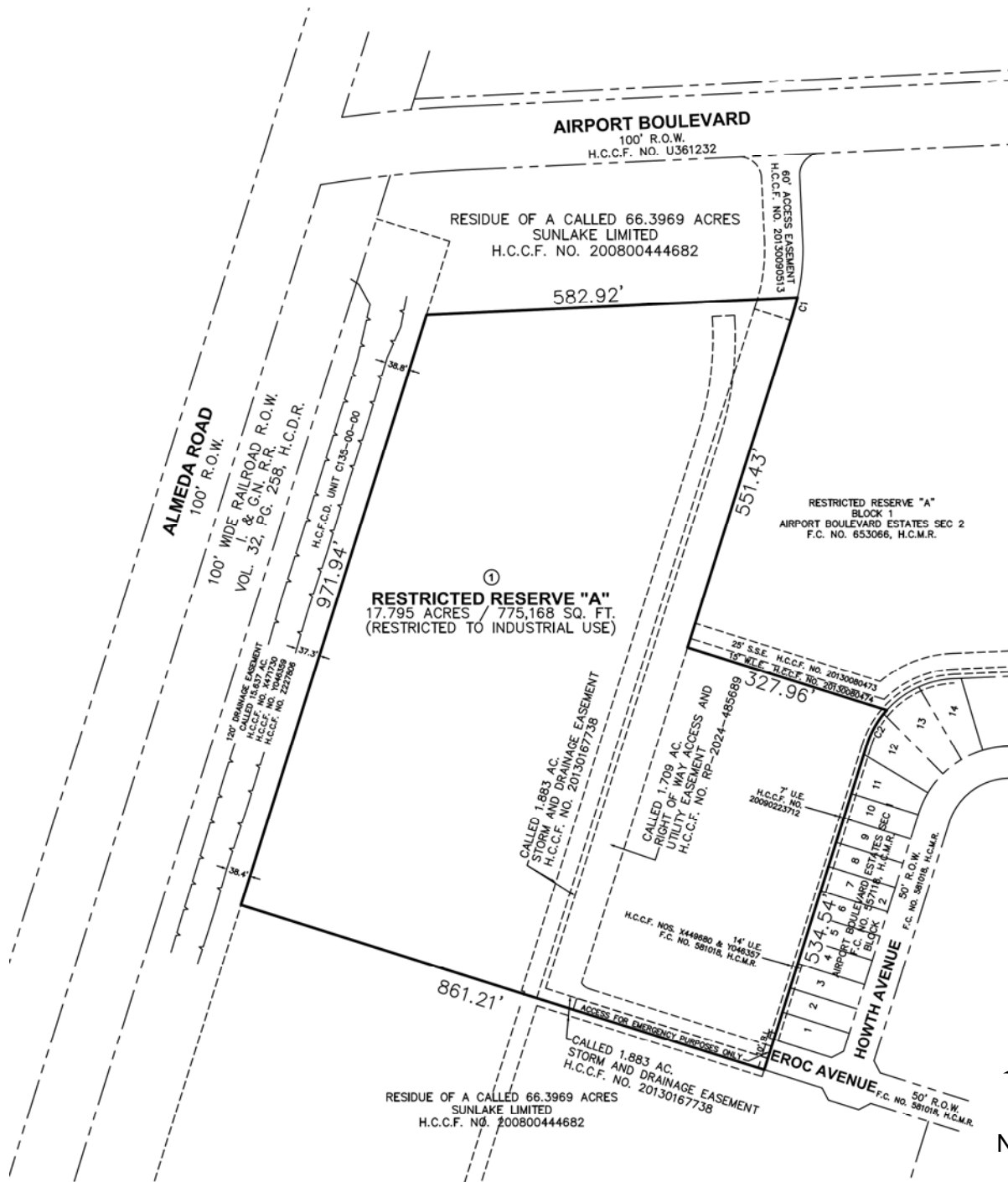


F – Reconsideration of Requirements Site Location

ITEM: 108

Meeting Date: 04/17/2025

Applicant: Windrose

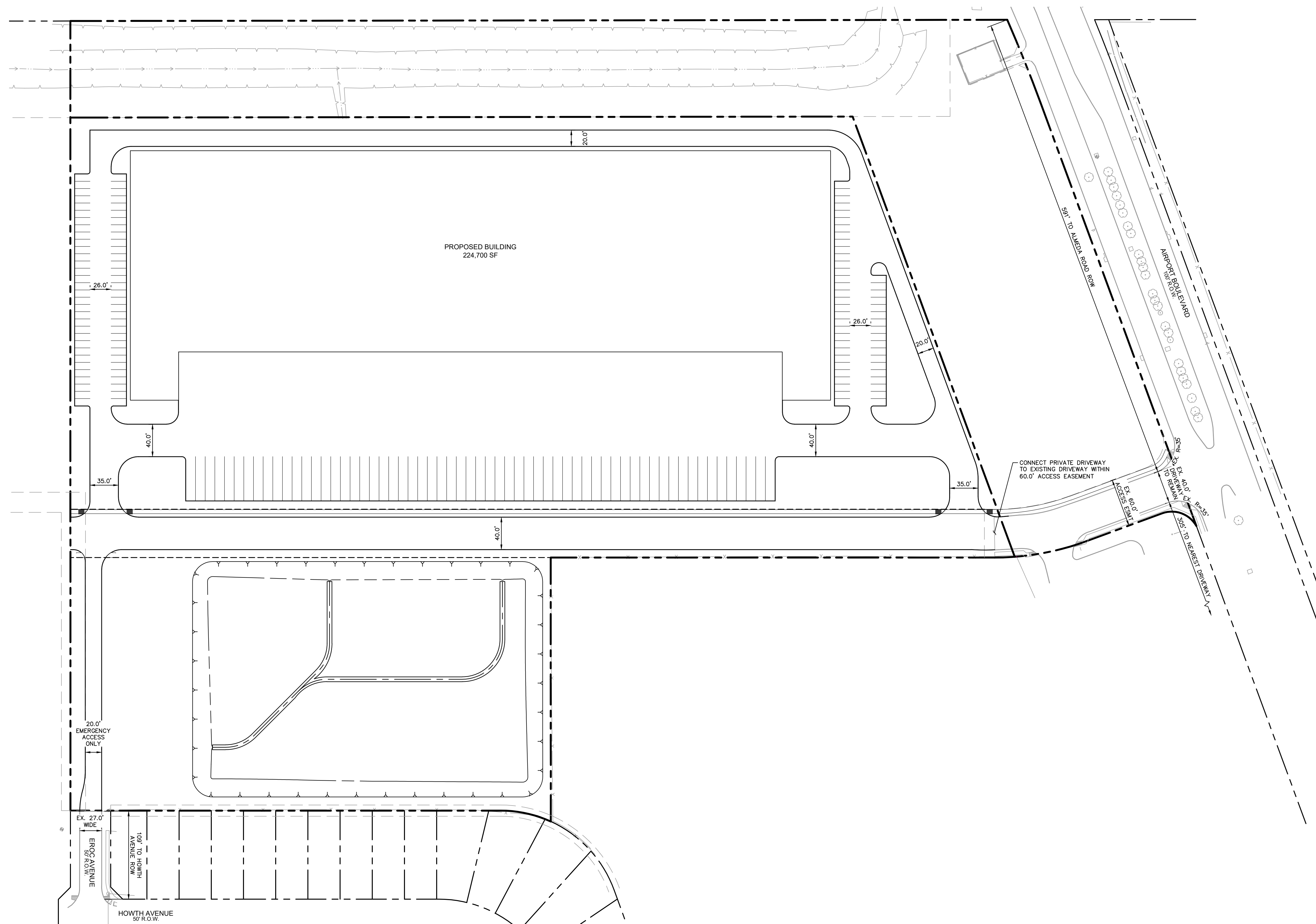


F – Reconsideration of Requirements Subdivision

Subdivision Name: Griffin Airport and 288 Industrial Property

Applicant: Windrose





Kimley»Horn



Application No: 2025-0592
Plat Name: Griffin Airport and 288 Industrial Property Sec 1
Applicant: Windrose
Date Submitted: 03/24/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

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

Specific requirement or condition being sought:

To allow emergency access to Eroc Avenue.

Chapter 42 Section: 134

Chapter 42 Reference:

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

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Subject property is 17.795 acres located at 11835 Almeda Road at its intersections with Airport Blvd. and Almeda Rd. The site is located in Harris County, City of Houston City Limits. The applicant desires to develop a 224,700 SF spec industrial warehouse facility on the subject site and we are requesting to allow emergency access to Eroc Avenue, it is not an unreasonable request since the Fire Marshall is requiring "two points of access – one main and one secondary for emergency access only." This puts my client in a difficult spot with the Fire Marshal's requirements and our lack of control/ownership for any other access points. My client has also been in communication with the HOA president of the adjacent neighborhood and is aware of the project and has no objections. She is relieved this is not more multi-family or retail (creating more traffic) and has been favorable to closing off Eroc with 911 access only. She has talked to the residents who came to previous planning commission when the original plat got approved on February 20, 2025, to help them better understand what 911 access is. In addition, this is a better outcome than providing a full access scenario where semi-trucks could use the development for access. Without 911 access off of Eroc, the owner is in a difficult spot where he can't develop the land he now owns (only Sec 1) because he doesn't control the land to the south.



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

March 27th, 2025

NOTICE OF VARIANCE

PROJECT NAME: Griffin Airport and 288 Industrial Property Sec 1

REFERENCE NUMBER: 2025-0592



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located south of Airport Blvd, east of Almeda Road and north of Mowry Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow emergency access from Erok Avenue. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, April 17, 2025, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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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You may also submit comments or sign up as speakers in the following ways:

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

For additional information regarding this project, please call Matt Carpenter with Windrose at 713-458-2281. You may also contact the Planning and Development Department regarding this notice via email at Devin.crittelle@houstontx.gov or call (832)393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/17/2025

ITEM: 123

Applicant: ISAIAS PALACIOS AND ROSA GARCIA

Contact Person: ISAIAS PALACIOS AND ROSA GARCIA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0016	77357	5974	258J	ETJ
WEST OF: US 59 SOUTH OF: OLD SORTERS RD					

ADDRESS: 27089 SPANISH OAKS DRIVE, NEW CANEY, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

LOTS 1063 AND 1065, PEACH CREEK FOREST, SECTION 5, MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME U1. PAGE 146, MAP OR PLAT RECORDS, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/17/2025

ITEM: 124

Applicant: CRUZ F CISNEROS

Contact Person: CRUZ F CISNEROS

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
EAST OF: SORTERS RD SOUTH OF: MILS BRANCH DR	25-0017	77365	5671	295Q	ETJ

ADDRESS: 25031 PLANTATION VALLEY, PORTER, TEXAS.

ACREAGE:

LEGAL DESCRIPTION:

LOTS 10 AND 11, BLOCK 1, OF PLANTATION ESTATES, SECTION TWO, AN UNRECORDED SUBDIVISION IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION:

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

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Alair Homes	Brad Koenig	832-427-7338	brad.koenig@alairhomes.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2811 Houston Avenue	24111379	77009	5358B	493C	H

HCAD ACCOUNT NUMBER(S): 0501760000025
PROPERTY LEGAL DESCRIPTION: Lot 4, Block 1, Howard Terrace Amending Plat No. 1
PROPERTY OWNER OF RECORD: James Khyne & Myriam Marin
ACREAGE (SQUARE FEET): 3,500 sq. ft.
WIDTH OF RIGHTS-OF-WAY: Houston Avenue: 60 ft.
EXISTING PAVING SECTION(S): Houston Avenue: 35 ft.
OFF-STREET PARKING REQUIREMENT: 2 spaces
OFF-STREET PARKING PROVIDED: 2 spaces
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,325 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST: To request an 11-foot building line in lieu of the ordinance required 25-foot building line along Houston Avenue, a major thoroughfare, for a new single-family residence.

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 writing to formally request a variance to the front yard building line setback for the property located at 2811 Houston Avenue, Houston, TX 77009. Due to unique circumstances specific to this property, we are seeking permission for an 11-foot setback in lieu of the required 25-foot front yard setback.

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 primary reason for this variance request is an undue hardship located on the property that deprives the owners "reasonable use" of the allowable building area typically granted by normal circumstances. This hardship is an existing sewer line and cleanout (33-inch diameter manhole) located on-site approximately 27 feet from the rear property line. The sewer line runs north and south, west of Houston Avenue. In fact, most houses located along the west side of Houston Avenue have been constructed over the sewer line without any consequence. This sewer line significantly constrains the owner from improving their property within the allowable building area.

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

The applicant did not install sewer line or manhole (clean-out). Utilities are typically located in the rear or front of the properties allowing maximum utilization of the allowable building area. At 2811, the total allowable building area is approximately 1,885 square feet footprint. Due to the sewer line and its location the allowable building area footprint is reduced by 606 square feet, or 1/3 the size of the footprint. We are proposing an encroachment of approximately 1,066 square feet to regain a portion of the lost square footage due to the sewer line location.

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

In addition to the undue hardship the proposed residence is designed to respect the existing character or context of its neighbors and neighborhood with its style and proposed style and scale. We also respect the existing building line setback that its neighbors possess throughout the neighborhood.

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

Furthermore, by granting variance and respecting the existing sewer line we do no harm to the public's health, safety and welfare of the neighborhood by not disturbing the existing sewer line.

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

That is correct. This is due to the existing sewer line.

DEVELOPMENT PLAT VARIANCE



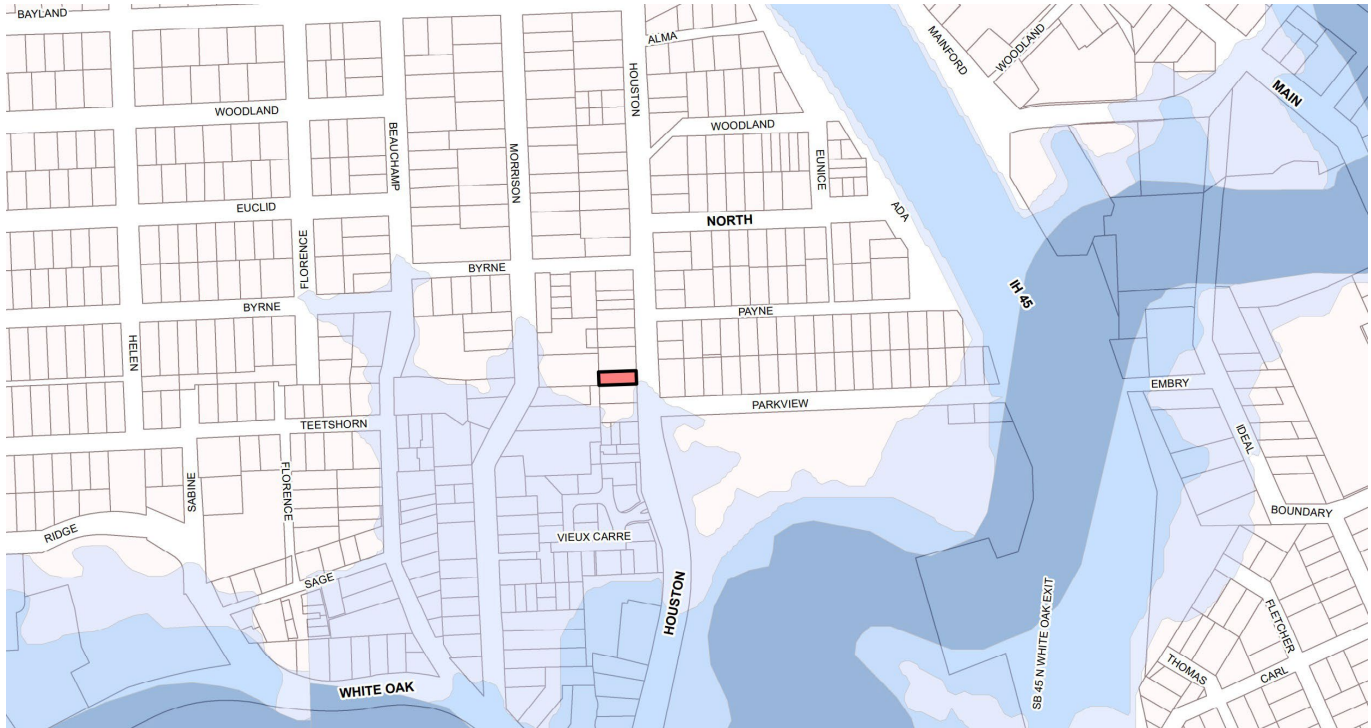
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 125

Meeting Date: 04/17/25

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



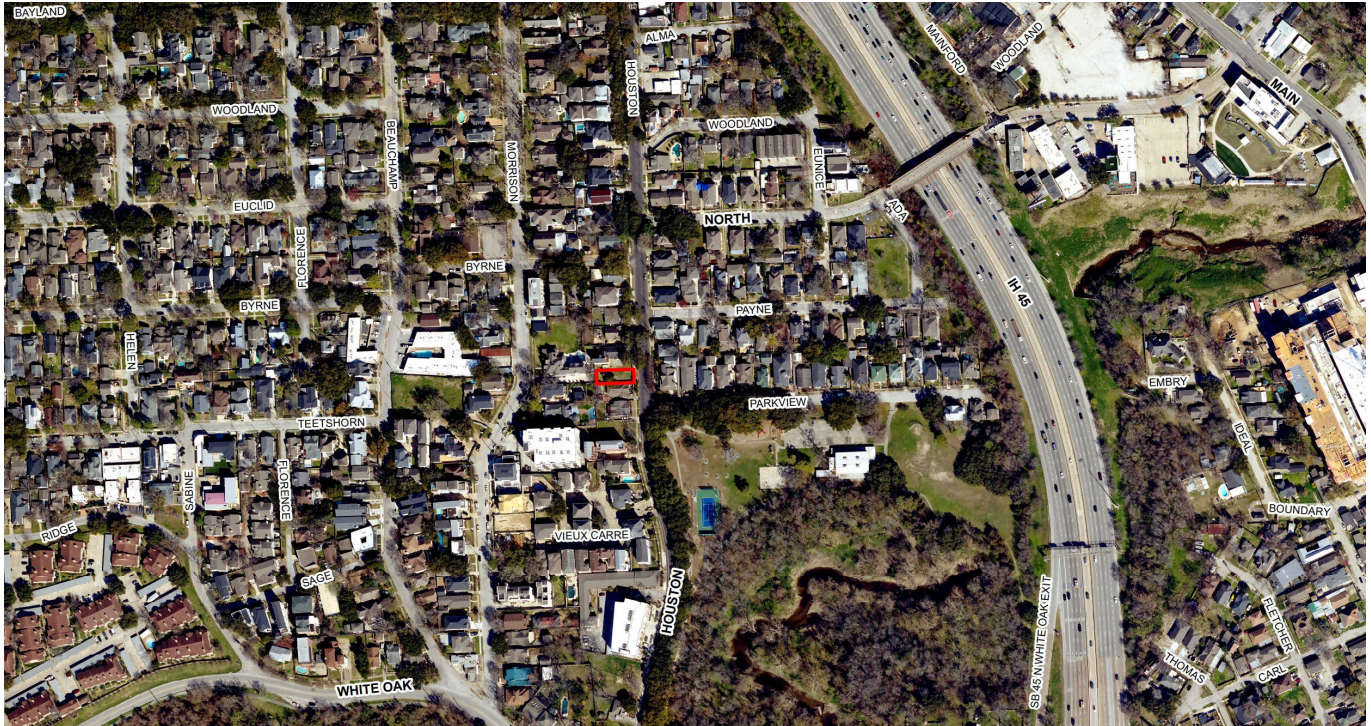
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 125

Meeting Date: 04/17/25

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



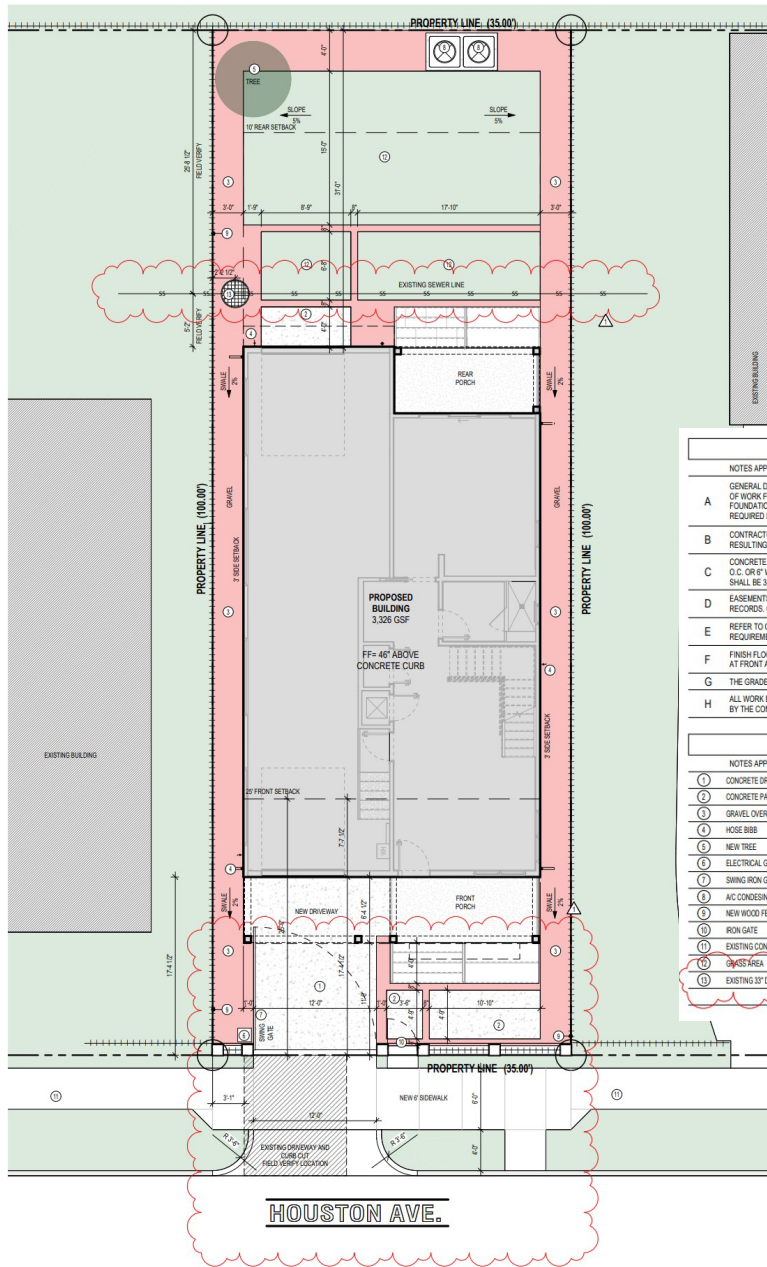
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Houston Planning Commission

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Meeting Date: 04/17/25

Site Plan



SITE PLAN GENERAL NOTES

NOTES APPLY TO THIS SHEET ONLY

- A GENERAL DESIGN INTENT FOR HARDSCAPE AND LANDSCAPE IS SHOWN. CONTRACTOR TO DEFINE SCOPE OF WORK FOR HARDSCAPE AND LANDSCAPE WITH ARCHITECT / OWNER PRIOR TO CONSTRUCTION WITH FOUNDATIONS AND WALLS SURVEILED, LAID OUT AND STAKED. INSTALL IRRIGATION & EDGES TO AREAS AS REQUIRED BY FINAL HARDSCAPE AND LANDSCAPE SCOPE.
- B CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DEMOLITION, ADJUSTMENTS, OR PRE-CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
- C CONCRETE DRIVEWAY SHALL BE A MINIMUM FIVE (5) INCHES THICK REINFORCED WITH #3 REBAR @ 12" O.C. OR 1/2" HELIXED WIRE MESH. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED. CONCRETE SHALL BE 3,000 PSI @ 28 DAYS. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- D EASEMENTS, SETBACKS, CURBS, GUTTERS AND UTILITIES HAVE BEEN PROVIDED BY SURVEY AND PLAT RECORDS. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES AND CONNECT.
- E REFER TO GEOTECHNICAL SURVEY FOR FOUNDATION DESIGN AND CITY OF HOUSTON FOUNDATION REQUIREMENTS. PROVIDE ALLOWANCE FOR COMPACTION TESTING OF THE FOUNDATION.
- F FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES ABOVE CURB, MEASURED AT FRONT AND CENTER OF LOT.
- G THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL SIX (6) INCHES WITHIN THE FIRST TEN (10) FEET.
- H ALL WORK ERECTED AND INSTALLED LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT AND IN PROPER ALIGNMENT BY THE CONTRACTOR.

SITE PLAN GENERAL NOTES

NOTES APPLY TO THIS SHEET ONLY

- (1) CONCRETE DRIVEWAY - REFER TO DRIVEWAY DETAILS
- (2) CONCRETE PAVERS
- (3) GRAVEL OVER GEOTEXTILE FILTER FABRIC WITH ALUMINUM EDGING
- (4) HOSE BIBB
- (5) NEW TREE
- (6) ELECTRICAL GATE MOTOR - PROVIDE POWER
- (7) SWING IRON GATE ON CONCRETE FOUNDATION
- (8) A/C CONDENSING UNIT
- (9) NEW WOOD FENCE
- (10) IRON GATE
- (11) EXISTING CONCRETE SIDEWALK
- (12) DRIVEWAY
- (13) EXISTING 20" DIA. MANHOLE AS PER CITY OF HOUSTON



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SEAL



PROJECT
HOUSE ON
HOUSTON AVE
2811 HOUSTON AVE.
HOUSTON, TX 77009

PROJECT NO
21006

ISSUED FOR
CONSTRUCTION

ISSUE DATE
10.18.24

REVISION	DATE	DESCRIPTION
1	01.03.2025	CITY COMMENTS
2	-	-
3	-	-
4	-	-

SITE PLAN
SCALE 3/16" = 1'-0"
01
A100
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DEVELOPMENT PLAT VARIANCE



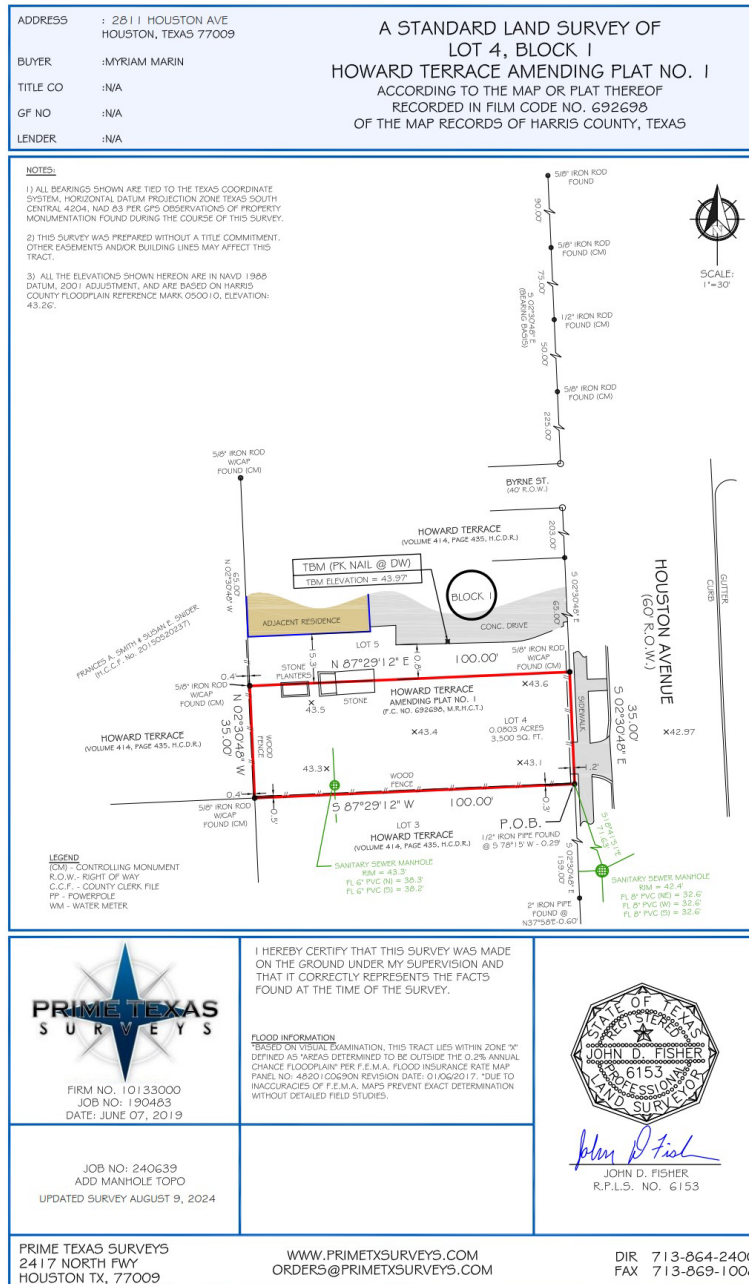
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

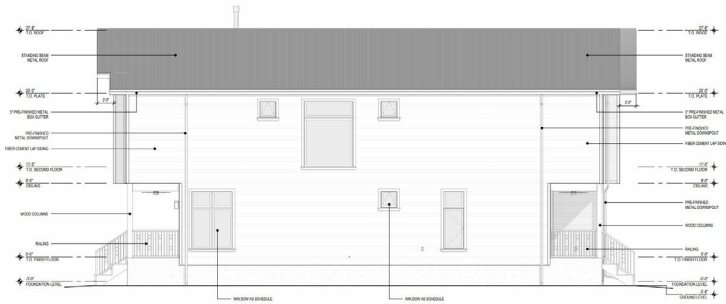


Houston Planning Commission

ITEM: 125

Meeting Date: 04/17/25

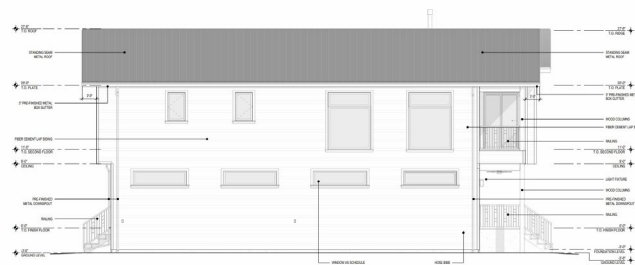
Elevations



NORTH ELEVATION 03



EAST ELEVATION 04



SOUTH ELEVATION 05



WEST ELEVATION 01



PROJECT: HOUSE ON HOUSTON AVE
3811 HOUSTON AVE
HOUSTON, TX 77006

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		

BUILDING ELEVATIONS
A301
DATE: 03/20/2025

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Unicorn Service Solutions	Nathan Dietrich	713-909-9629	nathan@unicornss.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5513-5527 Katy Freeway	24105439	77007	5258D	492G	C

HCAD ACCOUNT NUMBER(S):	0102060000076
PROPERTY LEGAL DESCRIPTION:	Lots 77-87, Cottage Grove Sec. 2
PROPERTY OWNER OF RECORD:	Sandcastle Homes Inc.
ACREAGE (SQUARE FEET):	32,777 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Katy Fwy service: 50 ft.; Cohn Street: 46 ft.; Nolda Street: 50 ft.
EXISTING PAVING SECTION(S):	Katy Fwy service: 28 ft.; Cohn Street: 22 ft.; Nolda Street: 20 ft.
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	11 single-family residences between 2,500-2,700 sq. ft.

PURPOSE OF VARIANCE REQUEST: To request a minimum 10-foot building line in lieu of the ordinance required 25-foot building line along the Katy Freeway service road, a major thoroughfare, for 11 new single-family residences.

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

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

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

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

The applicant proposes the construction of eleven (11) single-family detached homes on previously platted lots within the recorded subdivision of Cottage Grove. These lots are 25 feet wide and approximately 100 feet deep. A variance is being requested to allow for a reduced front building line from the required 25 feet to a more contextually appropriate setback due to the functional classification of the adjacent roadway.

Although these homes have a Katy Freeway address, the roadway directly in front of the lots is a one-way feeder road rather than a true major thoroughfare. Functionally, this segment operates more as a local street, given its lack of direct freeway access and limited vehicular traffic. This distinction aligns with the area's ongoing transition from industrial to residential.

Additionally, the site is uniquely positioned adjacent to a rail corridor and is buffered from the active freeway lanes by a TxDOT-maintained 50-foot-wide planted median. A significant elevation change of approximately 10 feet further separates the subject lots from the primary freeway off-ramp, mitigating any potential traffic impacts.

Given these conditions, the requested variance aligns with urban infill best practices, supports the continued redevelopment of this transitioning area, and maintains compatibility with adjacent residential uses. Approval would facilitate efficient land use, promote housing diversity, and contribute to the cohesive revitalization of this pocket of Cottage Grove.

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;**

Strict application of the 25-foot front building line requirement would result in unnecessary setbacks that do not align with the functional characteristics of the roadway, as it does not operate at high speeds or have the trips generated to be a major thoroughfare. This additional restriction would limit buildable area, on an already small lot, preventing more efficient use of these already small sites and hindering the ability to create a more affordable/attainable housing models through infill development.

Additionally, this site presents an unusual circumstance, as it has been designated along a major thoroughfare due to historical platting and the realignment of the Katy Freeway, rather than its actual function as a local-access roadway.

Enforcing the standard setback would create an impractical development standard, reducing the flexibility for this development in an area that is actively transitioning from industrial to residential. By allowing for a reduced front building line, the project can maximize site efficiency, contribute to affordable infill

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

development, and maintain consistency with adjacent properties, all while adhering to sound urban planning principles.

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

The hardship was not created by the applicant but rather stems from the property's frontage along the Katy Freeway and the broader evolution of Houston's transportation infrastructure. Originally, the Cottage Grove subdivision was planned as a large single-family residential community back in the early 1900's. However, as Houston expanded, the need for efficient transportation corridors led to the development and subsequent expansions of Katy Freeway, altering the intended use of housing blocks within the area.

As a result, pockets of land like this exist throughout the city, where properties are subject to more stringent standards because of locations adjacent to major thoroughfares. This development in Sec 42-157 aligns with the context and scale of a typical local street while making efficient use of underutilized land.

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

Yes, the intent and general purpose of Chapter 42 will be preserved and upheld. While the request seeks a minor reduction in one requirement, it does not propose eliminating it entirely. The project will fully comply with existing performance standards for single-family residential (SFR) development along a local street. The principal structure will maintain at minimum a 10-foot building line, with a 19-foot garage setback, ensuring that vehicles parked in the driveway will not obstruct the public sidewalk.

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

The requested variance promotes public health, safety, and welfare while ensuring the efficient and practical use of the property. Reducing the building line allows for orderly residential development that remains fully compliant with all other applicable standards and functions comparably to lots fronting a local street. Although the property carries a Katy Freeway address, direct access to the freeway is prohibited (in line with Chapter 42), and this segment of roadway operates solely as a local access road rather than a major thoroughfare.

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

Economic hardship is not the primary basis for this variance request; rather, the reduction in the building line provides greater design flexibility and expands the range of housing models that can be accommodated on these lots. Imposing the standard setback on a road segment that does not function as a true major thoroughfare creates an unnecessary constraint that is inconsistent with the surrounding development pattern. Despite this unique roadway designation, the proposed homes will adhere to the same operational performance standards as developments along local streets within the city. Granting this variance ensures equitable treatment of properties in this transitioning area while supporting infill development that aligns with broader urban planning objectives and housing affordability. Requirements for other developments in the area will end up blending into a more density as the property was originally intended.

DEVELOPMENT PLAT VARIANCE



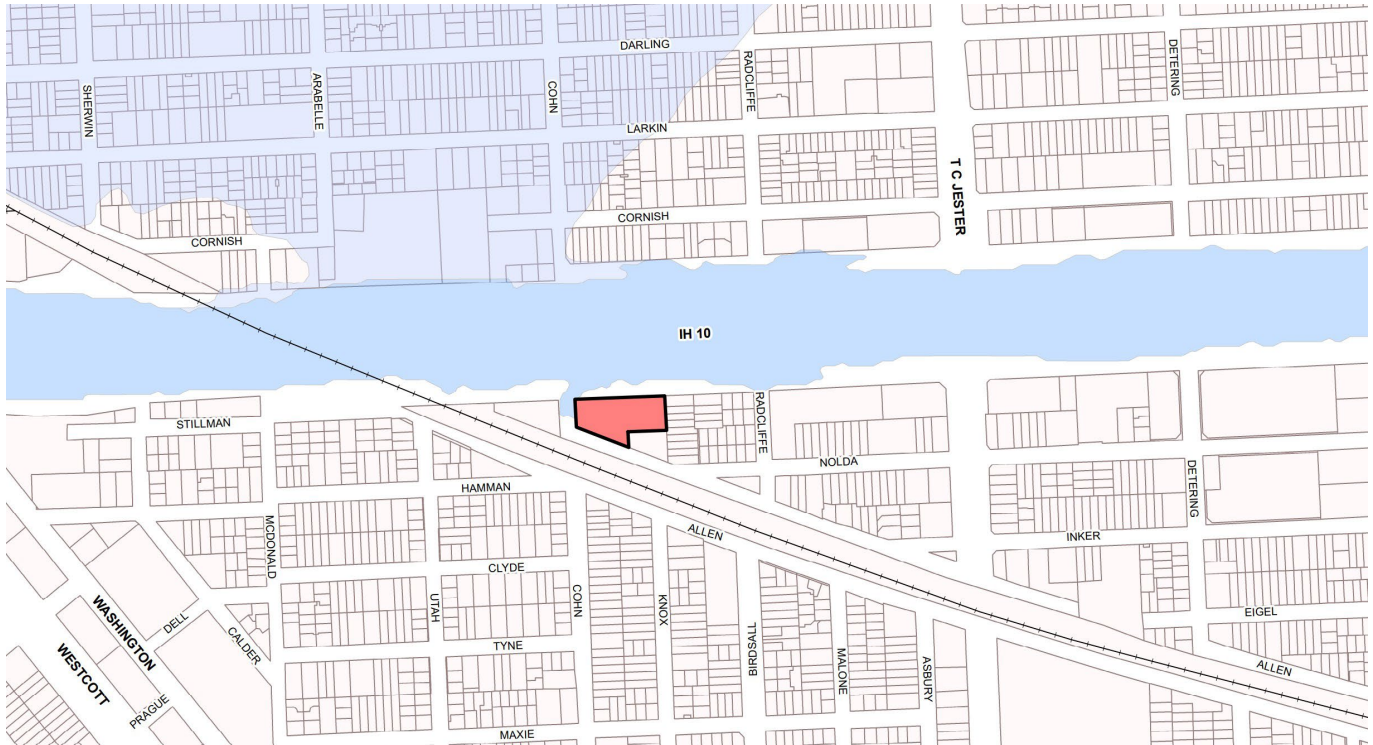
PLANNING &
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ITEM: 126

Meeting Date: 04/17/25

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



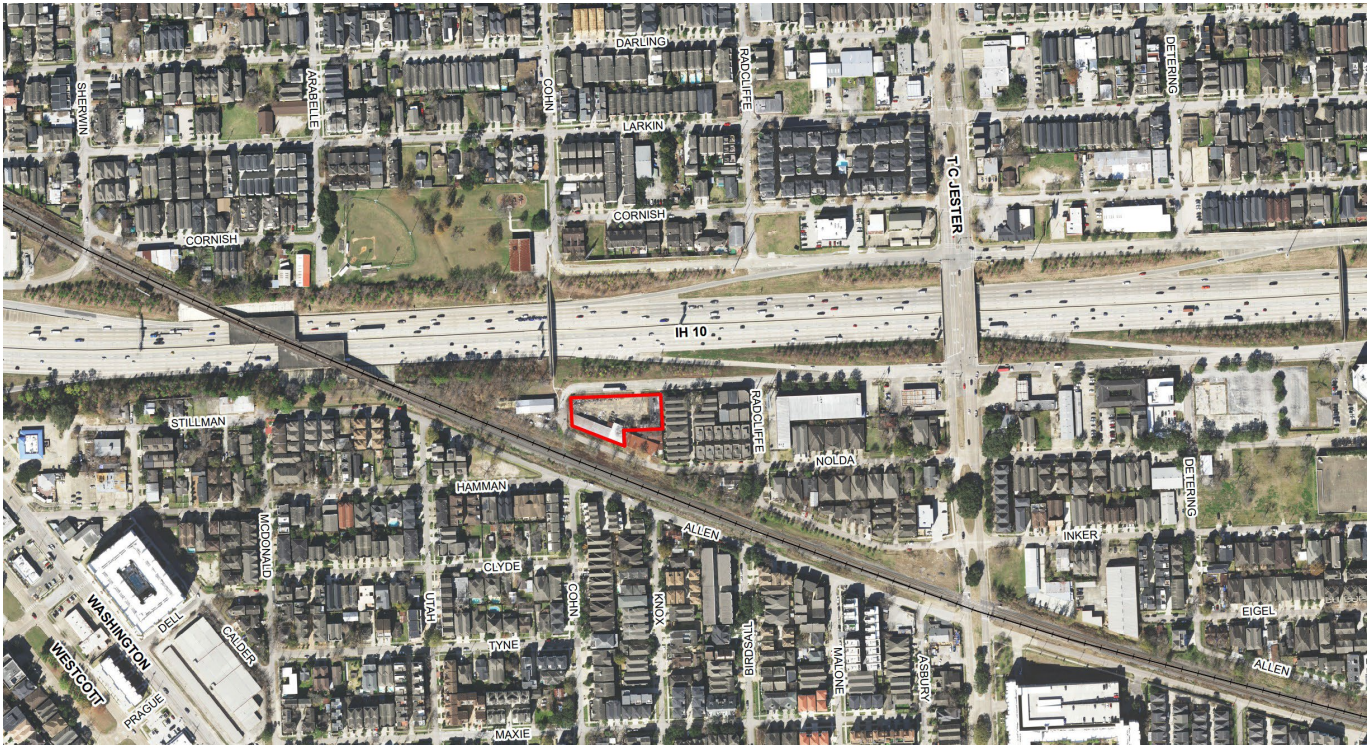
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 126

Meeting Date: 04/17/25

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Cisneros Design Studio	Romulo Cisneros	713-520-7745	cisneros@cisnerosdesignstudio.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4109 McKinney Street	25001889	77023	5456B	494S	I

HCAD ACCOUNT NUMBER(S): 0171090000007 and 0171090000009
PROPERTY LEGAL DESCRIPTION: Reserve A, Block 1, Downtown Eastwood District
PROPERTY OWNER OF RECORD: 4109 McKinney LLC
ACREAGE (SQUARE FEET): 10,000 sq. ft.
WIDTH OF RIGHTS-OF-WAY: McKinney Street: 50 ft.; Oakhurst Street: 48 ft.
EXISTING PAVING SECTION(S): McKinney Street: 28 ft.; Oakhurst Street: 26 ft.
OFF-STREET PARKING REQUIREMENT: 46 spaces
OFF-STREET PARKING PROVIDED: 19 spaces
LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 3,977 sq. ft. neighborhood restaurant, 369 sq. ft. take-out restaurant
PROPOSED STRUCTURE(S) [SQ. FT.]: 3,977 sq. ft. neighborhood restaurant, 369 sq. ft. take-out restaurant

PURPOSE OF VARIANCE REQUEST: To provide 19 parking spaces in lieu of the ordinance-required 46 spaces for a restaurant conversion with detached take-out restaurant and lawn.

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

Class 7. Food and Beverage:

- a. Take-out restaurant: 4.0 parking spaces for every 1,000 square feet of GFA
- d. Neighborhood restaurant: 9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

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

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

APPLICANT'S STATEMENT OF FACTS:

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

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

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

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

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

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

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

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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

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

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

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

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

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

N/A

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

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

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

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

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

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

OFF-STREET PARKING VARIANCE



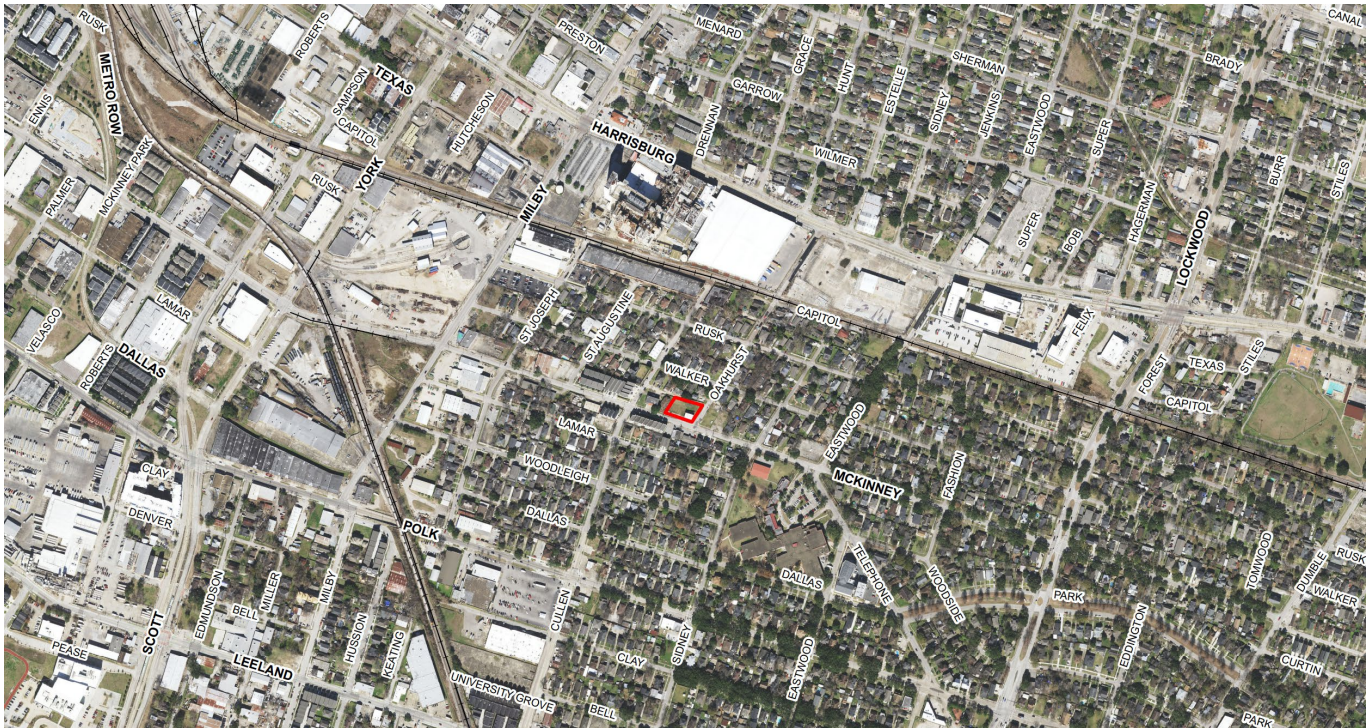
PLANNING &
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DEPARTMENT

ITEM: III (DEF 2)

Meeting Date: 04/17/2025

Houston Planning Commission

Aerial Map



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Elevations



OFF-STREET PARKING VARIANCE