CITY OF HOUSTON
Planning & Development Department

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Mayor

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Special Request Notice

VAR/SE

October 20, 2026

NOTICE OF SPECIAL EXCEPTION

REFERENCE NUMBER：2026-1669

PLAT NAME：Fondren at Court Reserves GP

The Planning and Development Department has received a subdivision plat application with a special exception request for the property located at the intersection of Fondren Road and Court Road, bounded by Fort Bend Parkway to the west and Blueridge Road to the east. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a special exception to allow an intersection spacing of approximately 3,133 feet along Court Road, a major thoroughfare, between Fondren Road and Blue Ridge Road by not providing a north-south public street and to allow a reduced centerline radius of 1,800-feet for Fondren Road, a major thoroughfare. Enclosed are copies of the special exception request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, BGE, Inc. Ralph Lopez - Gerald Grissom, with BGE, Inc., on behalf ofthe developer, can be contacted at 281-558-8700 for additional information regarding this project. You may also contact the Planner, Petra Hsia, with the Planning and Development Department regarding this notice via email at Petra.Hsia@houstontx.gov or call (832) 393-6626.

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

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, November 12, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

Council Members: Amy Peck • Tarsha Jackson • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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

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

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

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

TERMINOLOGY

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

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2026-1669
Plat Name: Fondren at Court Reserves GP
Applicant: BGE, Inc.
Date Submitted: 10/16/2026

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To not provide a north-south public street and to allow an intersection spacing of approximately 3,133 feet along major thoroughfare Court Road, between major thoroughfare Fondren Road and major collector street Blue Ridge Road.

Chapter 42 Section: Sec. 42-127. Intersections of major thoroughfares.

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:
(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
Fondren at Court Reserves GP is a ±83-acre tract located east of the Fort Bend Parkway, south of the Fondren Road stub street, and west of Blue Ridge Road. The tract is also bound to the south by a 150' Fort Bend County Drainage District channel. The development will include light industrial warehouses and detention. Phase 1 of the development is proposed between Fort Bend Parkway and Fondren Road, north and south of Court Road. The property is encumbered by multiple well sites and utility easements. An application for sale of right-of-way and easements has been submitted and accepted by the Houston Joint Referral Committee for abandonment.

With the addition of Fondren Road, the area will include major thoroughfares; Fort Bend Parkway, Hillcroft Road, Fondren Road and a major collector Blue Ridge Road within 4,700-feet.

The north side of Court Road within the subject tract is planned to be light industrial warehousing and the south side, east of proposed Fondren Road is planned to be detention and undeveloped.

Given the conditions of the existing rights-of-way, recorded subdivision plats, and 150' Fort Bend County Flood Control drainage channel, meeting Chapter 42 maximum intersection spacing requirements within this segment of Court Road is infeasible in this instance.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The special exception will achieve a result contemplated by Chapter 42 as the distance along Court Road between proposed Fondren Road and Blue Ridge Road is approximately 3,133 feet. The current and proposed right-of-ways provide sufficient traffic circulation north and south of the subject tract.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The modification is a 17.1% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

(4) The intent and general purposes of this chapter will be preserved and maintained;
The proposed street pattern within the General Plan and the existing major thoroughfares, Fort Bend Parkway, Hillcroft Road and major collector, Blue Ridge Road will together preserve and maintain the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
The granting of the special exception will uphold the circulation contemplated by Chapter 42 and is therefore not injurious to the public health, safety, or welfare. The modification is a 17.1% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2026-1669
Plat Name: Fondren at Court Reserves GP
Applicant: BGE, Inc.
Date Submitted: 10/16/2026

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To allow a reduced radii of 1,800-feet for Fondren Road.

Chapter 42 Section: Sec. 42-132. Curves.

Chapter 42 Reference:
(a) Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Statement of Facts:
(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
Fondren at Court Reserves GP is a ±83-acre tract located east of the Fort Bend Parkway, south of the Fondren Road stub street, and west of Blue Ridge Road. The tract is also bound to the south by a 150' Fort Bend County Drainage District channel. The development will include light industrial warehouses and detention. Phase 1 of the development is proposed between Fort Bend Parkway and Fondren Road, north and south of Court Road. The property is encumbered by multiple well sites and utility easements. An application for sale of right-of-way and easements has been submitted and accepted by the Houston Joint Referral Committee for abandonment.

The recorded plats, Fondren Industrial, dedicated Fondren Road to the north boundary of the subject site and Blue Ridge Commerce Center Fondren Reserve, dedicated Fondren Road to the south of the subject site.

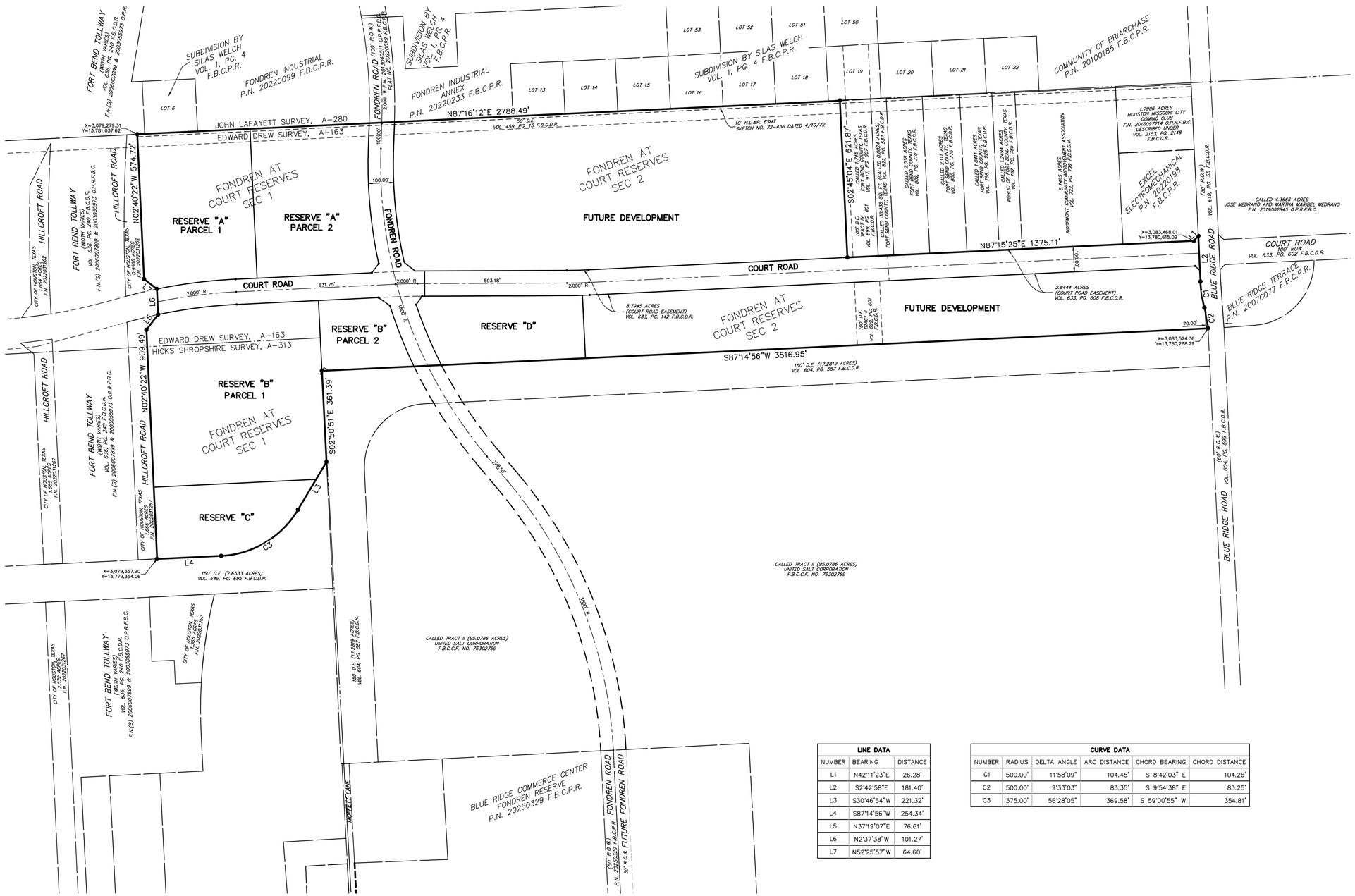
The existing dedicated rights-of-way of Fondren Road prohibits meeting the requirements of Chapter 42. However, utilizing 1,800-foot radii for the reverse curve and maintaining a 128.10' tangent connecting the existing rights-of-way of Fondren Road will provide connection and will not be injurious to the public health, safety or welfare.

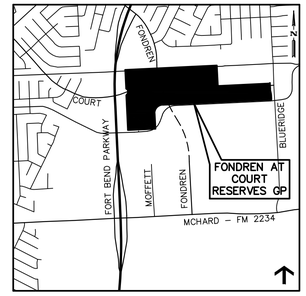
(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);
The special exception will achieve a result contemplated by Chapter 42 as the future connection of Fondren Road will be maintained with the 1,800-foot radii.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;
The modification is a 10% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

(4) The intent and general purposes of this chapter will be preserved and maintained;
The proposed radii of 1,800 feet will preserve and maintain the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.
The granting of the special exception will uphold the circulation contemplated by Chapter 42 and is therefore not injurious to the public health, safety, or welfare. The modification is a 10% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.





VICINITY MAP
NOT TO SCALE

1. GENERAL NOTES
2. "U.E." indicates Utility Easement.
3. "SAN. S.E." indicates Sanitary Sewer Easement
4. "ESMT." indicates Easement.
5. "B.L." indicates Building Line.
6. "R.O.W." indicates Right-Of-Way.
7. "W.L.E" indicates Water Line Easement.
8. "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
9. "F.B.C.P.R." indicates Fort Bend County Plat Records.
10. "F.B.C.D.R." indicates Fort Bend County Deed Records.
11. "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
12. "VOL." indicates Volume.
13. "PG." indicates Page.
14. "Fnd." indicates Found.
15. "I." indicates Iron.
16. "S.F." indicates Square Feet.
17. Bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone 4204, NAD83.
18. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale 0.999870016.
19. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N42°11'23"E	26.28'
L2	S2°42'58"E	181.40'
L3	S30°46'54"W	221.32'
L4	S87°14'56"W	254.34'
L5	N37°19'07"E	76.61'
L6	N2°37'38"W	101.27'
L7	N52°25'57"W	64.60'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	500.00'	11°58'09"	104.45'	S 8°42'03" E	104.26'
C2	500.00'	9°33'03"	83.35'	S 9°54'38" E	83.25'
C3	375.00'	56°28'05"	369.58'	S 59°00'55" W	354.81'

FONDREN AT COURT RESERVES GP

A GENERAL PLAN OF 83.46 ACRES OF LAND
LOCATED IN THE
EDWARD DREW SURVEY, A-163 AND THE
HICKS SHROPSHIRE SURVEY, A-313
CITY OF HOUSTON, FORT BEND COUNTY, TEXAS

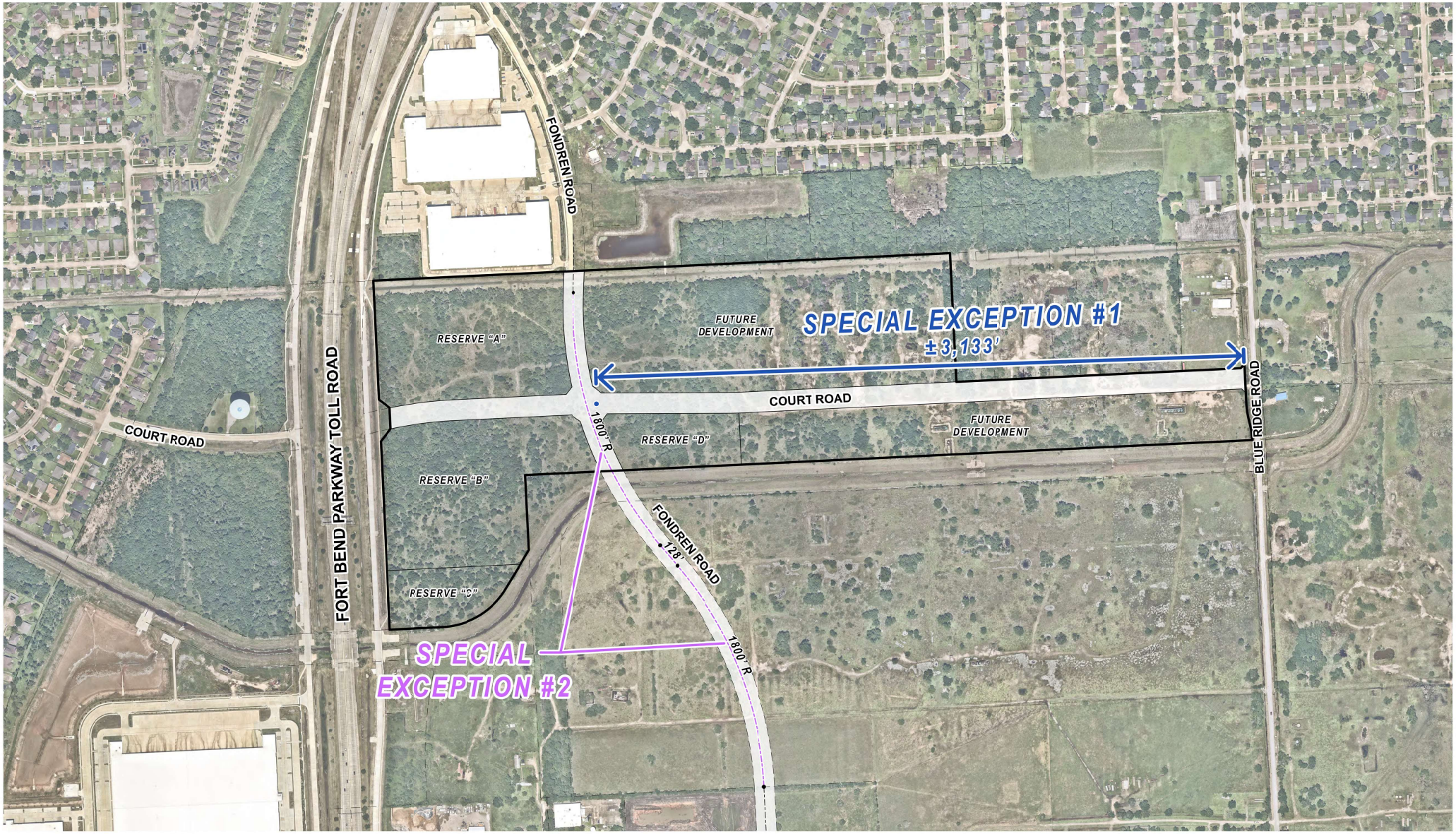
DATE: OCTOBER 2026

OWNER:
CG RESERVE 164 TEXAS, L.P.
1901 LEXINGTON STREET
HOUSTON, TX 77098

BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

0 200 400 600
SCALE: 1"=200'

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SPECIAL EXCEPTION EXHIBIT

FONDREN AT COURT RESERVES GP

±83.5 ACRES OF LAND

CITY OF HOUSTON, TEXAS

OCTOBER 15, 2026

BGE #15978-00

BGE, Inc.
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Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.con

0 100 200 400

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