CITY OF HOUSTON
Planning & Development Department

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Public Hearing Notice with special request

PHS

November 4, 2026

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2026-1649

PLAT NAME：Vibe at Little York

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Woody Lane Acres being recorded at Film Code No.645083 of the Harris County Map Records. The property is located at east along Aldine Westfield Rd, west along Shady Ln, and north of Margaret St. The purpose of the replat is to create one single family residential lot, one unrestricted reserve, and a reserve restricted to drainage and detention.

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

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

The applicant, Jacob Guerrero, with Meta Planning + Design LLC, on behalf of the developer, can be contacted at 281·810-1422 for additional information regarding this project. You may also contact the planner Devin Crittle, with the Planning and Development Department regarding this notice via email at Devin.Crittle@houstontx.gov or call (832) 393-6534.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 3, 2026 , at 2:30 PM
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.**

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

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.

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 LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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
Variance Request Form

Application Number: 2026-1649
Plat Name: Vibe at Little York
Applicant: Meta Planning + Design LLC
Date Submitted: 10/5/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate with a cul-de-sac the existing streets, Langley Road, Seven Mile Lane, and Park Lane. Additionally, to exceed the maximum intersection spacing of 1,400 feet by allowing approximately ±2,085 feet between Aldine Westfield Road and existing Shady Lane, while providing no stub streets along the southern boundary of the subject site.

Chapter 42 Section: 128

Chapter 42 Reference:
[…] (a) (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Sec 42-134. Street extension
[…] 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: […]

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;
Vibe at Little York is a proposed ±25.26-acre development situated in the north portion of Houston's City Limits in Harris County. It is located east of major thoroughfare, Aldine Westfield Road, west of Halls Bayou, north of Parker Road, and south of major thoroughfare, Little York Road. The subject site is adjacent to several low-density existing and unrecorded residential subdivisions to the north and south. The plat proposes to create two unrestricted reserves and one detention reserve.

The proposed development does not propose to extend the stub streets from the existing residential neighborhood located along the north and northwest portions of the boundary. The neighborhood to the north is a recorded subdivision called Woodsdale and already has sufficient access. The existing stub streets do not meet

current design or infrastructure standards. In addition, it would not benefit either the proposed development or the surrounding neighborhood.
The previously platted cul-de-sacs will still be part of the development; however, they will add little traffic to the neighborhood because primary access to the site will be from Aldine Westfield Road. The only need for the cul-de-sacs would be to serve the existing home, which will remain on the site, as well as provide access to the proposed detention reserve.

The subdivision located at the southern boundary of the subject property is an unplatted “red flag” subdivision called Pecan Grove created by metes and bounds and sold by deed. Because of this, there was no guarantee that regulations such as block length would be abided by, and as it is currently lotted out, there are no stub streets to connect this subdivision to the north or the south. The subject tract, which is located just north of the red flag subdivision, must make a connection to this subdivision per Chapter 42.

However, adding a stub street for a future connection to the unplatted subdivision will not guarantee that any street connection will be made, as the future connection will need to go through an illegally subdivided lot that has been sold to a private owner and developed. Even if one or more lots within the unplatted subdivision are redeveloped, there is no guarantee that such lots would align with a proposed stub street from the subject site. More likely, a stub street from the subject site would remain a dead-end street, unless eminent domain were utilized to force a connection to Margaret Street within the unplatted subdivision. That would result in the loss of an individual’s private property, and it may result in the loss of an already developed home. It is unlikely that the public need and benefit of connecting a back-door stub street into a local residential street would outweigh the cost of forcing such a connection.

The subject site’s boundary currently has an intersection spacing of ±2,085’ from Aldine Westfield Road to the west and a “paper street”, Shady Lane to the east. In addition, the majority of the traffic from the subject site will come directly from Aldine Westfield Road and the addition of a stub street along the southern boundary of the subject tract will not improve the circulation of traffic within the proposed development. Any additional stub street to the south will likely remain a stub street and never be connected. The existing neighborhoods to the north and south have existed in their current configuration for many years, and the subject site is able to handle all access needs internally. Therefore, adding a stub street between the two neighborhoods will not achieve the intent of the ordinance and creating the desired connection is not feasible without taking individual property.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The location of the unrecorded subdivision and the formation of adjacent property boundaries and platted ROWs are the main justifications of this variance, and this is not a result of a hardship created or imposed by the applicant.

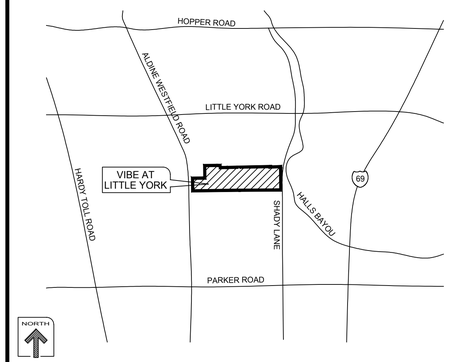
(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained as traffic circulation will be contained separately of the subdivision without the need for a

stub street. The addition of a stub street would not provide the desired circulation because it is not practical to connect, and if connected would invite cut-though traffic.

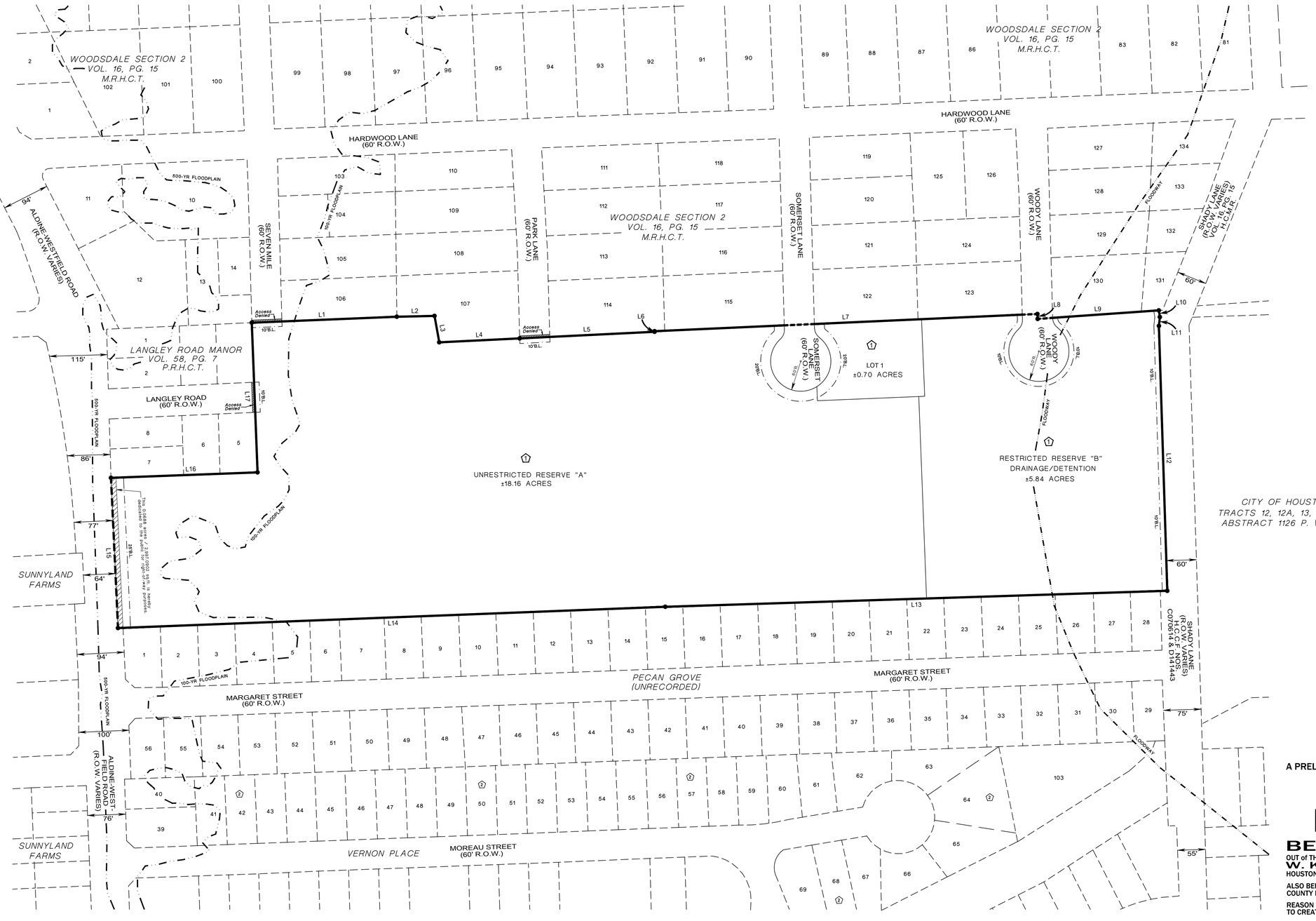
(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not create undue hardship on the proposed street pattern, nor will it create any unsafe traffic conditions, and will therefore not be injurious to the public health, safety, or welfare. The disapproval of this variance may be injurious to the public health, safety, or welfare of the community, as undesirable activities frequently occur along stub streets that are not extended.

(5) Economic hardship is not the sole justification of the variance.
The existing unrecorded subdivision to the southern boundary of the General Plan is the justification for this variance.

META PLANNING + DESIGN LLC
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Vicinity Map (not to scale)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°38'46" E	289'
L2	N 88°49'15" E	75'
L3	S 10°15'09" E	53'
L4	N 87°15'00" E	160'
L5	N 87°10'48" E	269'
L6	N 02°13'57" W	1'
L7	N 87°25'23" E	764'
L8	S 02°21'08" E	10'
L9	N 85°58'59" E	242'
L10	S 09°12'09" E	13'
L11	S 05°58'16" W	18'
L12	S 01°47'58" E	528'
L13	S 88°10'45" W	1001'
L14	S 87°46'44" W	1092'
L15	N 02°41'20" W	300'
L16	N 87°51'55" E	292'
L17	N 02°11'04" W	299'

LAND USE TABLE

RESERVE	ACREAGE	SQ. FT.	LAND USE
A	18.16	791,288	UNRESTRICTED
B	5.84	254,292	DRAINAGE/ DETENTION
	24.00	1,045,580	TOTAL

GENERAL NOTE:

1.) "B.L." INDICATES BUILDING LINE.

2.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.

3.) UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

4.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCE NO. 1999-282 IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

VIBE AT LITTLE YORK

BEING ±25.26 ACRES OF LAND

OUT of the
W. KNOTT SURVEY, A-1450
HOUSTON CITY LIMITS, HARRIS COUNTY, TEXAS

ALSO BEING A REPLAT OF ALL OF WOODY LANE ACRES AS RECORDED IN F.C. NO. 645083 HARRIS COUNTY MAP RECORDS

REASON FOR REPLAT:
TO CREATE TWO UNRESTRICTED RESERVES AND A SINGLE-FAMILY LOT.

CONTAINING ONE LOT AND TWO RESERVES IN ONE BLOCK.

OWNER/DEVELOPER:
OCTA HOMES

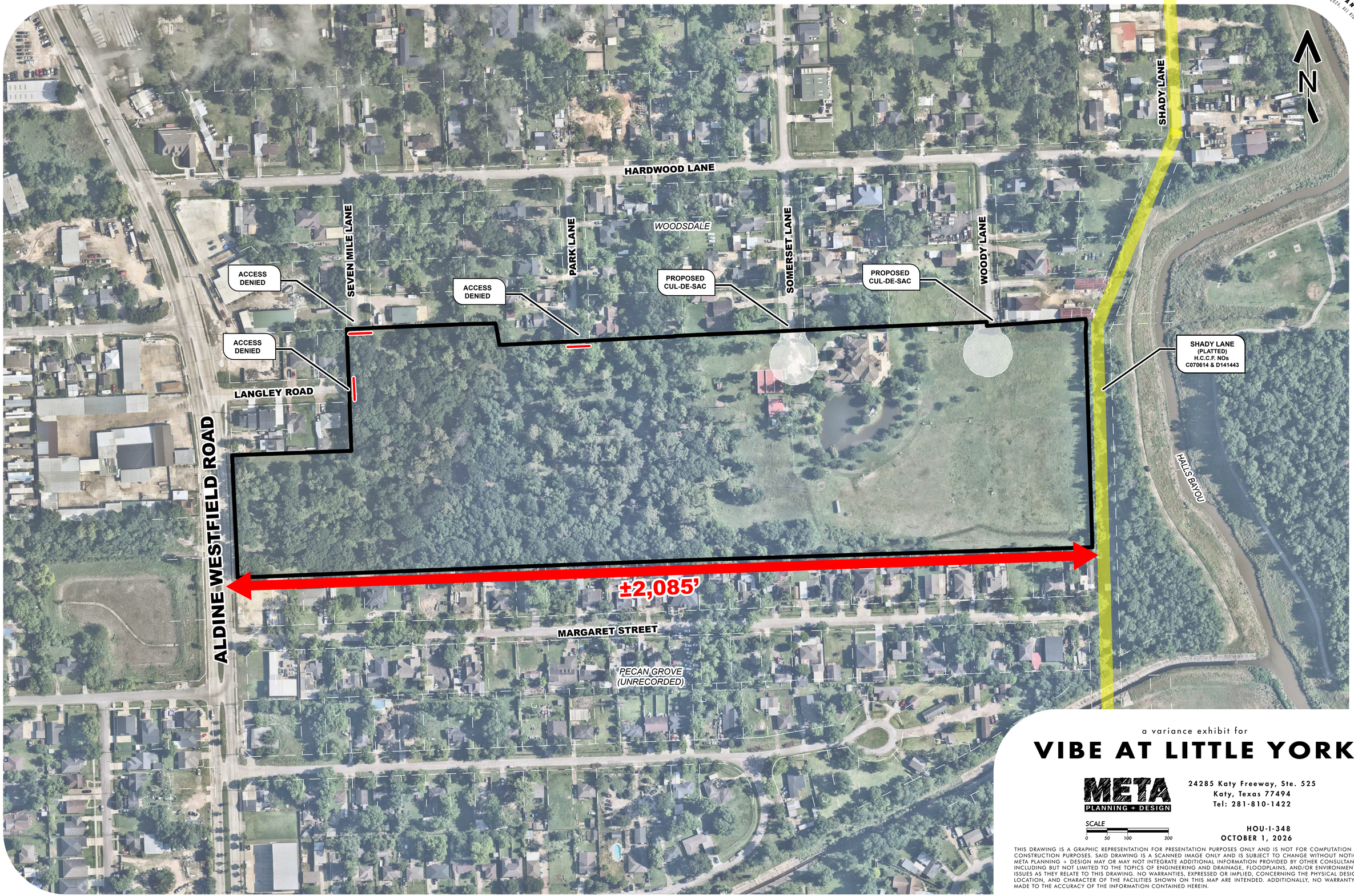
SCALE: 1" = 100'
0 100 200

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

OCTOBER 19, 2026

HOU-I-348

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a variance exhibit for

VIBE AT LITTLE YORK

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 50 100 200

HOU-I-348
OCTOBER 1, 2026

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