



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran

Director

P.O. Box 1562

Houston, Texas 77251-1562

Public Hearing Notice with special request

PHS

T. 832.393.6600

F. 832.393.6661

www.houstontx.gov

September 22, 2026

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2026-1440

PLAT NAME: Bayou Glen partial replat no 1

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Bayou Glen being the east 1/2 of Lot 1 and the west 126 feet of Lot 2, in Block 1, as recorded in Vol. 33, Pg. 55 of the Harris County Map Records. The property is located at 5214 & 5218 Woodway Drive, north along Woodway Drive, west of Sage Road. The purpose of the replat is to create one single-family residential lot.

Pursuant to the Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42, the Planning Commission has established a public hearing date for this item. As required, the 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, Mario Colina, with Probstfeld & Associates, Inc., on behalf of the developer, can be contacted at 281-829-0034 for additional information regarding this project. You may also contact the planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

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

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 15, 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.



Application Number: 2026-1440
Plat Name: Bayou Glen partial replat no 1
Applicant: Probstfeld & Associates, Inc.
Date Submitted: 9/4/2026

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

Specific Variance is being sought and extent of variance:

To allow subject tract being less than 1 acre to have direct driveway access to Woodway Drive a Major Thoroughfare.

Chapter 42 Section: 188

Chapter 42 Reference:

A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless:

(3) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

Statement of Facts

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

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

The proposed subdivision is a 0.9851-acre tract of land comprised of the east ½ of lot 1 and the west 126 feet of lot 2, block 1 of Bayou Glen and addition in the City of Houston, Harris County as recorded in volume 33, page 55 of the Map Records of Harris County Texas on October 24, 1950, long before the ordinance requirement of Chapter 42-188 was established. All the lots created at that time were less than 1 acre, as well as all the tracts remaining today. The subdivision abuts the north right-of-way line of Woodway Drive a Major Thoroughfare with an existing right-of-way width of 80 feet approximately 252 feet west of Sage Road. Woodway Drive is classified as a Major Thoroughfare with a minimum right of way width of 100 feet by the City of Houston Major Thoroughfare and Freeway Plan Street Hierarchy Classification Table, thus the owner is required to dedicate for public right-of-way widening the front 10 feet of the subdivision, which he will comply.

The Owner wants to redevelop the property by preserving the existing renovated residence located in the east ½ of lot 1 (5218 Woodway Drive) and the existing residence in the west 126 feet of lot 2 (5214 Woodway Drive) will be demolished to

construct a new guest house with attached garage and a detached covered summer patio. The redeveloped single-family residential lot will have driveway access through the existing driveway on the west side of the property and a proposed driveway on the east side of the property connected by a new driveway which will serve a turnaround for the vehicles before they exit to the Major Thoroughfare.

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

All the lots in Bayou Glen along Woodway Drive were created prior to the city ordinance requirements, and the classification of Woodway Drive as a Major Thoroughfare. The owner did not create the hardship. The proximity to Woodway Drive is an integral existing physical characteristic of these lots, which the owner cannot control.

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

The intent and general purposes of Chapter 42 is to allow responsible and orderly development of the city. The approval of this variance will preserve, maintain, and encourage development that is consistent with the existing character of the neighborhood, which is the purpose of this chapter.

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

The granting of this variance will not affect the welfare and safety of the public, since the two driveway approaches will be connected by the new driveway that will serve as a turnaround before they exist the property to Woodway Drive. The approval of this variance will not alter or change the existing traffic flow.

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

In consideration of the above reasons, economic hardship, while important, is not the sole justification for the granting of this variance. The owners respectfully request that this variance is granted.

THE STATE OF TEXAS
COUNTY OF HARRIS

I, **STEVEN ROBERTS**, owner hereinafter referred to as Owners of the 0.9851 acres tract described in the above and foregoing map of **BAYOU GLEN PARTIAL REPLAT NO 1**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement total thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS my hand in the city of Houston, Texas, this _____ day of _____, 2026.

STEVEN ROBERTS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **STEVEN ROBERTS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME : _____

MY COMMISSION EXPIRES: _____

I, **MATHEW J. PROBSTFELD**, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to Texas Coordinates System of 1983, South Central zone.



MATHEW J. PROBSTFELD
Registered Professional Land Surveyor
State of Texas No. 4985

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of **BAYOU GLEN PARTIAL REPLAT NO 1** in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat (or instrument when appropriate) this _____, day of _____, 2026.

By: **LISA M. CLARK** (OR) **M. SONNY GARZA**
Chair Vice Chair

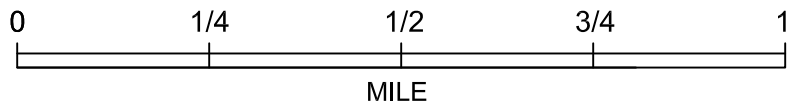
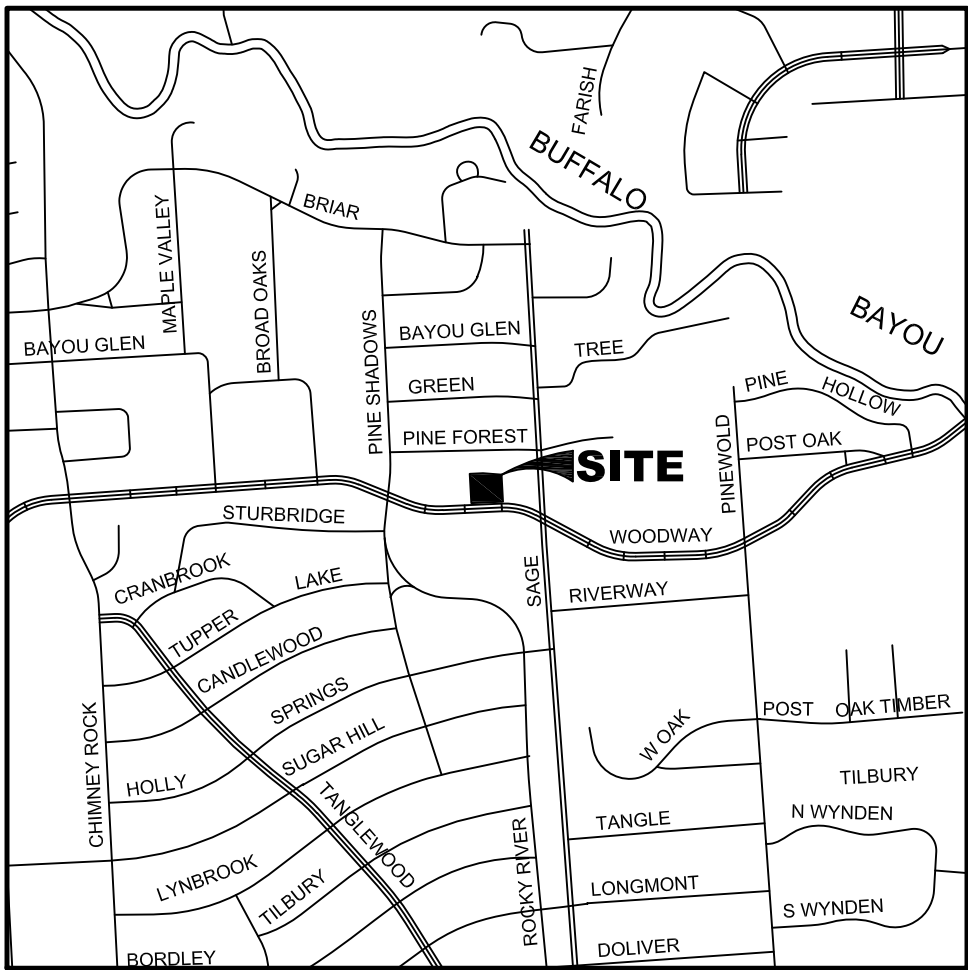
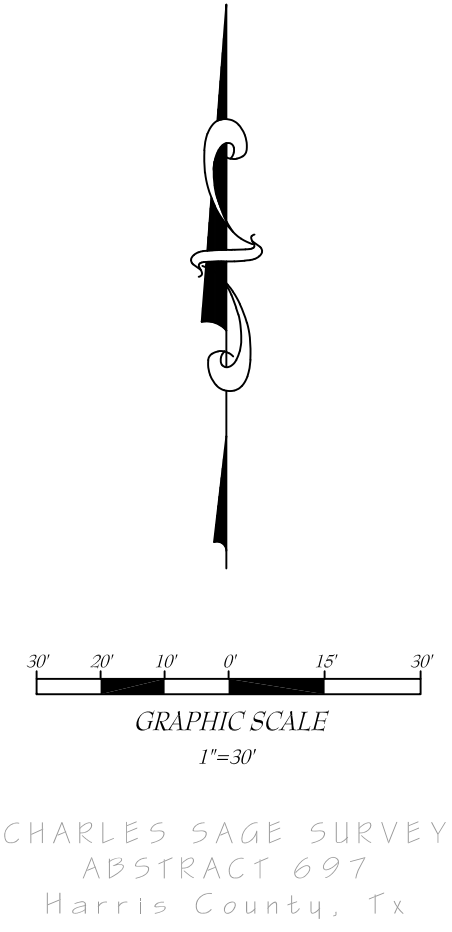
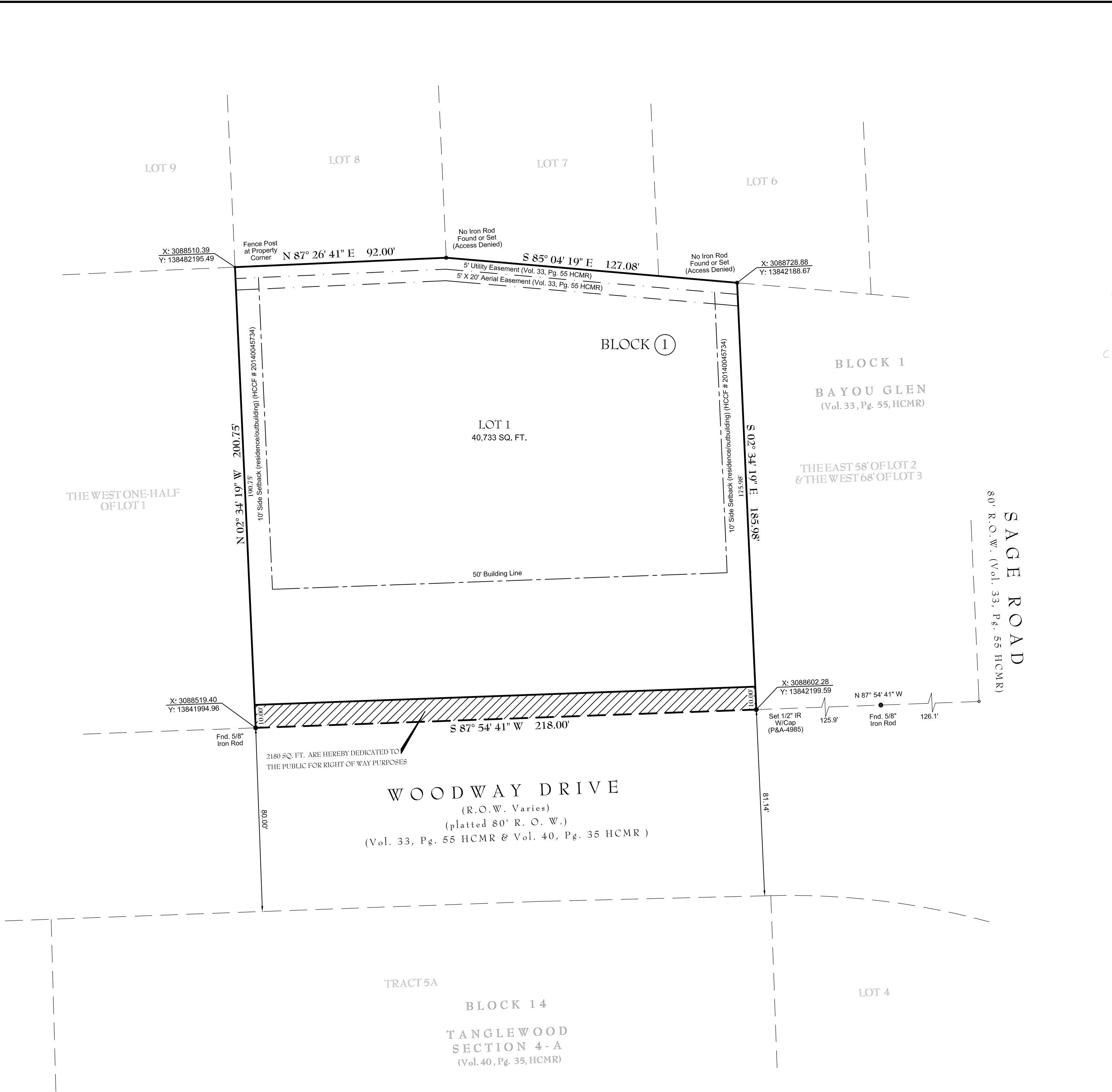
By: **VONN TRAN**
Secretary

I, **TENESHIA HUDSPETH**, County Clerk of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2026, at _____ o'clock _____, m., and duly recorded on _____, 2026, at _____ o'clock _____, m., and at Film Code Number No. _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Harris County, Texas, the day and date last above written.

By: **TENESHIA HUDSPETH**
Clerk of the County Court
Harris County, Texas

By: _____ Deputy



GENERAL NOTES & LEGEND

1. H.C.M.R. denotes HARRIS COUNTY MAP RECORDS.
2. H.C.D.R. denotes HARRIS COUNTY DEED RECORDS.
3. H.C.C.F. No. denotes HARRIS COUNTY CLERK'S FILE NUMBER.
4. UTIL. ESMT. OR U.E. denotes UTILITY EASEMENT.
5. BLDG. LINE OR B.L. denotes BUILDING LINE.
6. A.E. denotes AERIAL EASEMENT.
7. R.O.W. denotes RIGHT OF WAY.
8. VOL. denotes VOLUME.
9. PG. denotes PAGE.
10. I.R. denotes IRON ROD.
11. All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
12. The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinate (NAD 83) and may be brought to surface by dividing by the combined scale factor of 0.999991098.
13. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this plat are established to evidence compliance with the applicable provision 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.
14. All lots shall have adequate wastewater collection service.
15. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
16. The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.

BAYOU GLEN PARTIAL REPLAT NO 1

**A SUBDIVISION OF 0.9851 ACRES OF LAND BEING A REPLAT
OF THE EAST 1/2 OF LOT 1 AND THE WEST 126 FEET OF LOT 2,
BLOCK 1 OF BAYOU GLEN, VOL. 33, PG. 55, H.C.M.R.
IN THE CHARLES SAGE SURVEY ABSTRACT NO. 697
CITY OF HOUSTON, TEXAS
HARRIS COUNTY, TEXAS**

**1 LOT 1 BLOCK
REASON FOR REPLAT:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT**

OWNERS:
STEVEN ROBERTS
5218 WOODWAY DRIVE • HOUSTON, TX 77056
SEPTEMBER 22, 2026

PROBSTFELD & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FIRM #10066100

PARK AND OPEN SPACE TABLE	
a NUMBER OF EXISTING DWELLING UNITS (DU)	2
[X] I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	
1. No land is being established as Private Park or dedicated to the public for Park purposes.	
2. No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.	
3. This plat is located in Park Sector number 9.	
4. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.	
5. The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) of dwelling units.	