CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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Public Hearing Notice with special request

PHS

October 20, 2026

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2026-1639

PLAT NAME：Charlesmont Corner

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Melbourne Place Section 2 being Lots 228 and 229, Block 19, as recorded in Vol. 52, Pg. 51 of the Harris County Map Records. The property is located at 8005 Charlesmont St; north along Charlesmont St and west of Stonewood St. The purpose of the replat is to create four single-family residential lots and three reserves.

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, ELIZABETH GARCIA, with JEG-ZER LLC, on behalf of the developer, can be contacted at 832-760-1425 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, November 12, 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: 2026-1639
Plat Name: Charlesmont Corner
Applicant: JEG-ZER LLC
Date Submitted: 10/5/2026

(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 allow a reduced building line of 0 feet along the western boundary of the plat instead of the required 10 feet building line.

Chapter 42 Section: 42-156

Chapter 42 Reference:
Sec. 42 156. Collector and local streets—Single family residential.
(a) Except as otherwise required or authorized by this chapter, the building line requirement for restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet the back and sides of a lot adjacent to a collector street that is not an alley.
(b) Except as otherwise required or authorized by this chapter, the building line requirement for restricted to single-family residential use along a local street that is not an alley shall be:
(1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to street.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The replat is out of “Melbourne Place Section two” recorded in Volume 42, Page 51 H.C.M.R. in 1953. The site is within the City limits along Charlesmont Street and along a portion of Harmaston Road on the western boundary of the plat. Charlesmont Street is
a local street with a 60' right-of-way (R.O.W.). The portion of Harmaston Road adjacent to the plat is a remainder of a public right of way dedicated by the original plat “Melbourne Place Section two”. Its width varies from 0 to approximately 50 feet. The purpose of the replat is to create 4 lots taking direct vehicular access from Charlesmont Street. .
Harmaston Road is a north - south street that connects to N. Wayside Street to the

south and Parker Road to the north. Only a portion of the street north of Parker Road is constructed. The rest of the street right of way is considered a “paper street” since it is not developed. This street used to connect to Charlesmont Street, in paper, and was planned to continue north to connect with Parker Road. However, these connections never happened since part of the street right of way, south of the site, was replatted into a lot with the subdivision “Cal Run Estates” and north of the site, a 50 feet wide pipeline easement interrupted the connection with Parker Road. As a result, the right of way that was dedicated with “Melbourne Place Section Two” to connect the north and south portion of Harmaston Road cannot function as a street since it cannot be connected to Harmaston Road to the south due to the subdivision “Cal Run Estates” or to Parker Road on the north since there is a 50 feet wide pipeline easement between the right of way dedication and Parker Road. In conclusion, the right of way section of Harmaston Road dedicated with the plat “Melbourne Place Section two” has never been used as a public right of way nor it will be able to be used in the future since it cannot be connected to another public right of way.
Strict application of the ordinance requires a 10 feet side building line since this right of way along the western boundary of the plat is considered a local street. In this case, the portion of Harmaston Road along the western boundary of the plat has never been used as a street. Currently, it is an undeveloped landlocked piece of right of way. A variance is being requested to allow a 0 feet building line along the western boundary of the plat. Not allowing this variance will create an impractical development due to the irregular shape of the site on the western side in combination with the required 25 feet building line along Charlesmont Street due to deed restrictions. In addition to this, providing a building line along the western boundary of the plat will not function as a safety measure for the future structures on the lots since that portion of Harmaston Road right of way is not connected to another street and it is not developed.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant since the right of way dedication created by the subdivision “Melbourne Place Section Two” for Harmaston Road along the western boundary of the plat and the circumstances of its disconnection to the rest of Harmaston Road due to the replat of part of its right of way into a lot by the subdivision “Cal Run Estates” south of the site and the 50 feet wide pipeline easement to the north that doesn’t allow its connection to Parker Road were not caused by the proposed replat.

(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 since the right of way dedicated by “Melbourne Place Section Two”, adjacent to the plat along the western boundary of the plat, is not used as a street and it will not be used in the future as a street since it doesn’t connect to another street. Not providing the required 10 feet building line along the western boundary of the plat will not affect the intent and general purpose of this chapter since the right of way is not developed and it will not have a future connection to other public right of ways to be able to work as a true public 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 since no street will be built along the western boundary of the plat. Harmaston Road is disconnected to the south by the subdivision “Cal Run Estates” and to the north by the 50 feet wide pipeline easement. In addition to this, providing a building line along the western boundary of the plat will not function as a safety measure for the future structures on the lots since that portion of Harmaston Road right of way is not connected to another street and it is not developed.The granting of the variance will not create an unsafe situation since there will not be a street along the western boundary of the plat.

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

Economic hardship is not the sole justification of the variances since the requirement of the 10 feet building line along the western boundary of the plat is being triggered by a portion of Harmaston Road right of way that was dedicated with the plat “Melbourne Place Section Two” that doesn’t have a connection to Harmaston Road or another
Street. As a result, it cannot be utilized as a public street in the future and traffic will not flow through that section of the right of way. Requiring a 10 feet building line along the western boundary of the plat will create an impractical development due to the irregular shape of the site on the western boundary in combination with the required 25 feet building line along Charlesmont Street.

STATE OF TEXAS

COUNTY OF HARRIS

We, PAR 1 REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through Ricardo Paez, Manager, being officers of PAR 1 REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, Owners of the 0.4120 acre tract described in the above and foregoing map of CHARLESMONT CORNER, 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 totals thirty feet (30' 0") in width.

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 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 feet (15' 0") 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the PAR 1 REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY has caused these presents to be signed by Ricardo Paez, its Manager, thereunto authorized this _____day of _____, 2026.

PAR 1 REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY

By:_____
Ricardo Paez
Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ricardo Paez, 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:_____

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 CHARLESMONT CORNER 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, Chair Or By:_____ M. Sonny Garza, Vice-Chairman

By:_____ Vonn Tran, Secretary

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20_____, at ____ o'clock ___.M., and duly recorded on _____, 20_____, at _____ o'clock _____.M., and at Film Code Number of the Map Records of Harris County for said county.

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

_____
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By:_____
Deputy

I, Xavier Chapa, am registered 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 a 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 the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS · REGISTERED · XAVIER CHAPA · 2568 · PROFESSIONAL · LAND SURVEYOR

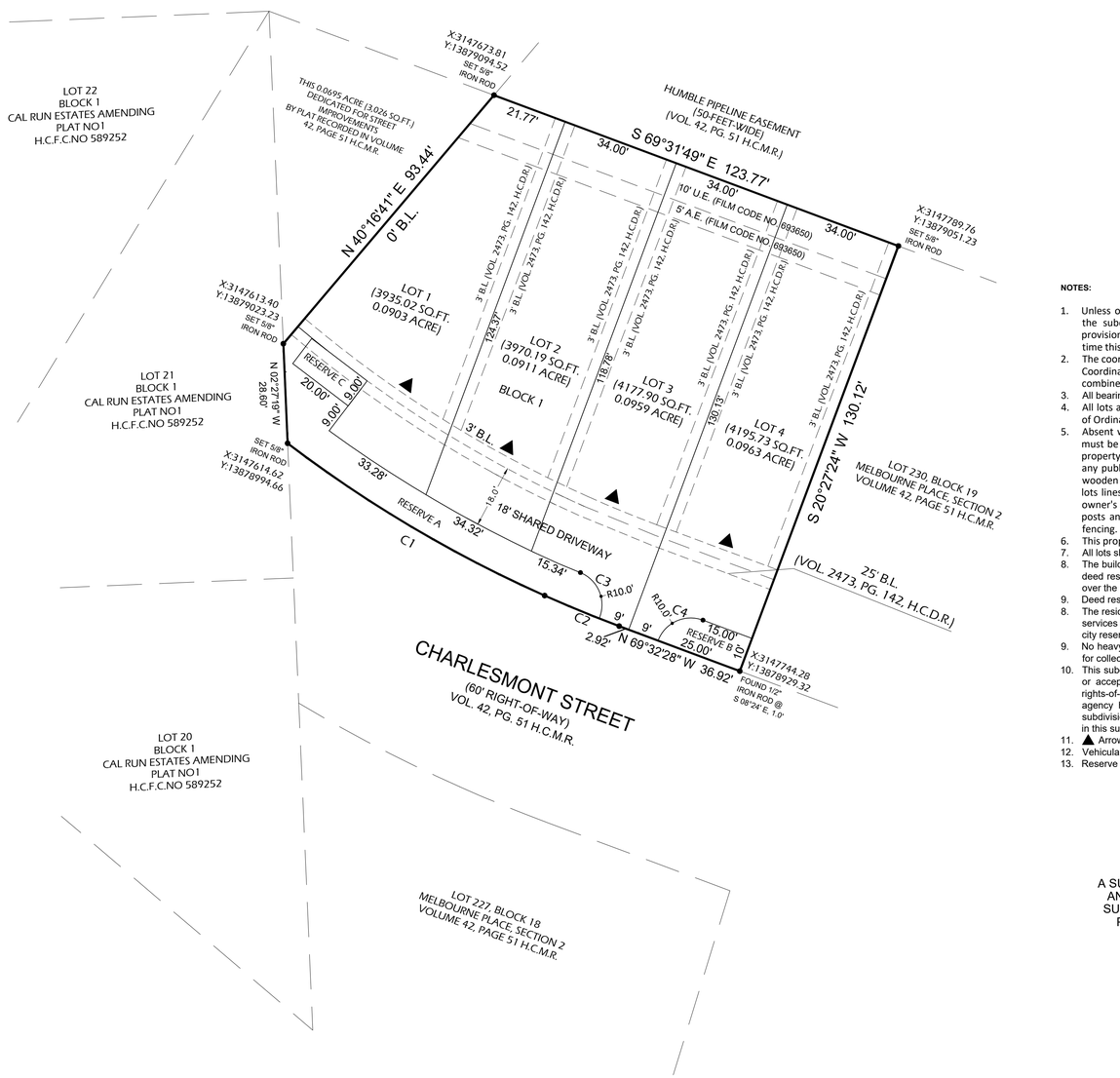
_____
Xavier Chapa
Texas Registration No. 2568

PARKS AND OPEN SPACE TABLE

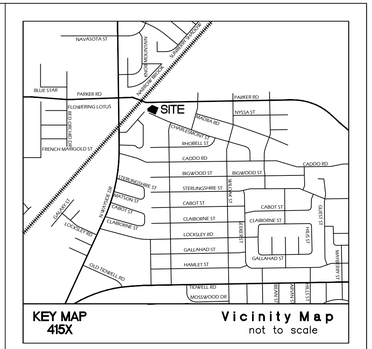
NUMBER OF EXISTING DWELLING UNITS (DU)	0
☒ I HEREBY CERTIFY THAT THE INFORMATION PROVIDED IS TRUE	

- No land is being established as Private Park or dedicated to the public for Park purposes.
- 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.
- This property is located in Park Sector number 4.
- This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
- The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.

RESERVE TABLE			
RESERVE	USE	SQ./FT.	ACREAGE
A	LANDSCAPE / OPEN SPACE	1261.14	0.0289
B	LANDSCAPE / OPEN SPACE	228.54	0.0052
C	GUEST PARKING	180.00	0.0041



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	371.19'	85.86'	13°15'11"	N 59°20'45" W	85.67'
C2	371.19'	23.10'	3°33'57"	N 67°43'14" W	23.10'
C3	10.00'	15.90'	88°10'38"	N 22d12'0" W	14.29'
C4	10.00'	15.71'	90°0'8"	N 65d27'32" E	14.14'



LEGEND:

H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.C.F. NO. - HARRIS COUNTY CLERK FILE NUMBER
C.M. - CONTROL MONUMENT
SQ. FT. - SQUARE FEET
R.O.W. - RIGHT-OF-WAY
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
U.E. - UTILITY EASEMENT

NOTES:

1. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the 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.
2. 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 of 0.999905518.
3. All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.
4. 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.
5. 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.
6. This property lies within Park Sector No. 4
7. All lots shall have adequate wastewater collection service.
8. 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 section.
9. Deed restrictions recorded in volume 2473, page 142, of the Harris County Deed Records.
8. The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
9. No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.
10. This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.
11. ▲ Arrow denotes direction of driveway access to each lot.
12. Vehicular access to each lot is provided for by a shared driveway only.
13. Reserve "A" - "D" are restricted to landscape and open space. Vehicular access is denied.

CHARLESMONT CORNER

A SUBDIVISION OF 0.4120 ACRES, BEING A REPLAT OF LOTS 228 AND 229 BLOCK 19 OF MELBOURNE PLACE, SECTION TWO, A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42, PAGE 51, MAP RECORDS, HARRIS COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 4 LOTS AND 3 RESERVES

4 LOTS 3 RESERVES 1 BLOCK

OWNER:

PAR 1 REAL ESTATE LLC,
A TEXAS LIMITED LIABILITY COMPANY
8350 ASHLANE WAY STE 104
SPRING, TX
77382-2341

DATE: OCTOBER, 2026 SCALE: 1" = 20'

JEG-ZER LLC DBA TEXAS PLANS & PERMITS
7804 GLASS ST HOUSTON TX 77016
832-760-1425

SURVEY SOLUTIONS OF TEXAS
Firm No: 10194375
5450 NW CENTRAL DR. SUITE 121
HOUSTON, TX 77092
713-834-2277