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

Special Request Notice

ROR

October 20, 2026

NOTICE OF RECONSIDERATION REQUEST WITH VARIANCE

REFERENCE NUMBER：2026-1701

PLAT NAME：Grace Lane Estates

The Planning and Development Department has received a subdivision plat application for reconsideration request with a variance for a property located at 5926 and 5930 Grace Lane, Houston, TX 77021. 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 variance to exceed 1,400' intersection spacing along a local street by not providing an east-west street through the property. Enclosed are copies of the reconsideration request with a variance, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Arica Bailey, with AAB Homes, LLC, on behalf of the developer, can be contacted at 832-606-7202 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 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.

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

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.

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
Reconsideration Of Requirement Request Form

Application Number: 2026-1701
Plat Name: Grace Lane Estates
Applicant: AAB Homes, LLC
Date Submitted: 10/18/2026

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Specific Variance is being sought and extent of variance: To not address 1400' local street intersection spacing by not providing an East/West street connection

Chapter 42 Section: Sec. 42-128

Chapter 42 Reference:
Chapter 42 Reference: Sec. 42-128. – Intersections of local streets.

Statement of Facts:
(Sec. 42-90)
Specific Variance is being sought and extent of variance: To not address 1400' local street intersection spacing by not providing an East/West street connection
Chapter 42 Section: 42-128
Chapter 42 Reference: Sec. 42-128. – Intersections of local streets.

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;
This site is located south of the Complete Community of Historic Third Ward within Houston's corporate limits. The proposed development will be for 3 single-family residential lots. Grace Lane is an established residential public street with majority single-family homes that date back as early as the 1930s. This proposed development will be in keeping with the residential uses of this subdivision. Griggs Terrace is an unrecorded subdivision surrounded by many established communities and connected by an extensive major thoroughfare grid. Grace Lane is currently a 50' wide public street that only services the residential community along the street. Requiring an east and west street connection would add unnecessary cut-through traffic that would still have to route back up North to MTF Griggs Road as Grace Lane ends at a public elementary school. It is highly unlikely the elementary school will ever allow for Grace Lane to continue south to Perry Street.

(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 a result of a hardship created or imposed by the applicant but a result of an existing street grid system and subdivision that dates back as early as the 1930s. Grace Lane is a residential street with many established single-family homes and multi-family developments. This area is not oversaturated with new development as the surrounding communities are established and have been operating with the existing street grid for decades that provides sufficient traffic circulation. The granting of the variance will support the current community and wouldn't impose cut-through traffic from the adjacent commercial/industrial uses to the current 50' ROW.

(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 this proposed development of 3 lots will not create much additional vehicular traffic. This area is operating within an extensive major thoroughfare and transit (bikeways, TOD) grid with several connections to distribute vehicular traffic efficiently. Grace Lane is a residential street and to have an east and west street connection would introduce industrial and other commercial uses which could disrupt the current community and introduce unwanted commercial cut-through traffic. Requiring an east and west public street connection within 1400' feet along Grace Lane would be illogical as the street only measures approximately 1600', thus not significantly improving traffic circulation along the east or west sides of the 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 as it will maintain the current residential uses along Grace Lane and not allow for unwanted cut-through traffic from the east or west commercial and industrial uses from both sides of Grace Lane. If the E/W street were required, it could introduce commercial/industrial uses from the development west adjacent and other auxiliary uses from the east side of the subdivision. Requiring the street connection could bring unnecessary cut-through traffic based on the surrounding businesses that could be dangerous to this residential street and the school at the end of the street. Grace Lane south of Griggs Road is not a through street and ends at Hartsfield Elementary school. This could also cause dense traffic to get back north to Griggs Road and there are already two parallel public streets less than 600' away from Grace Lane that act in the same capacity that efficiently distribute vehicular traffic to Griggs Road and Perry Street. There are several schools, public and charter, that should be considered as there could be pedestrian traffic. An additional street connection could be problematic for the possible pedestrians within the community.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance but due to the fact that there's an existing major thoroughfare grid so requiring the E/W street connection would not significantly enhance vehicular traffic. The requirement of the street could introduce unwanted industrial or commercial traffic from the east and west of the subdivisions of Grace Lane. Grace Lane has been in this configuration for decades and isn't long enough for a logical street connection within 1400'. The subject tract is only within 800' of Grace Lane which is nearly a 50% deviation of the requirement.

The proposed single-family development is in-keeping with the character of the existing residences along Grace Lane and will maintain the repose of the block.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1701
Plat Name: Grace Lane Estates
Applicant: AAB Homes, LLC
Date Submitted: 10/18/2026

(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 not address 1400' local street intersection spacing by not providing an East/West street connection

Chapter 42 Section: Sec. 42-128

Chapter 42 Reference:
Chapter 42 Reference: Sec. 42-128. – Intersections of local streets.

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;
This site is located south of the Complete Community of Historic Third Ward within Houston's corporate limits. The proposed development will be for 3 single-family residential lots. Grace Lane is an established residential public street with majority single-family homes that date back as early as the 1930s. This proposed development will be in keeping with the residential uses of this subdivision. Griggs Terrace is an unrecorded subdivision surrounded by many established communities and connected by an extensive major thoroughfare grid. Grace Lane is currently a 50' wide public street that only services the residential community along the street. Requiring an east and west street connection would add unnecessary cut-through traffic that would still have to route back up North to MTF Griggs Road as Grace Lane ends at a public elementary school. It is highly unlikely the elementary school will ever allow for Grace Lane to continue south to Perry Street.

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STATE OF TEXAS

COUNTY OF HARRIS

We, MAKURA A. SECK & TRACEY N. HEBERT-SECK, hereinafter referred to as Owners (whether one or more) of the 0.2295 acre tract described in the above and foregoing map of GRACE LANE ESTATES, do hereby make and establish said subdivision an 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.

WITNESS OUR HANDS in the city of Houston, TX, this _____ day of _____ 202___.

By:_____ By:_____
MAKURA A. SECK TRACEY N. HEBERT-SECK

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared MAKURA A. SECK & TRACEY N. HEBERT-SECK, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____day of _____, 202__.

_____
Notary Public in and for the
State of Texas

Print Name:_____

My Commission expires:_____

I, BILLY L. SHANKS, 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.

_____
BILLY L. SHANKS, RPLS
Texas Registration No. 1821
Tel: (281) 808-4789

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GRACE LANE ESTATE 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 this_____ day of _____202__.

By:_____ By:_____
Lisa M. Clark Or M. Sonny Garza
Chair 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_____, 202_, at _____ o'clock ____M. and duly recorded on _____ ,202__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

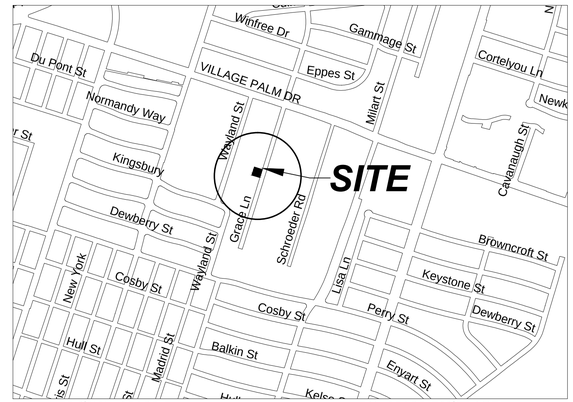
By:_____
Deputy

GENERAL NOTES:

1. 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.
2. Bearings were based on the Texas State Plane Coordinate System of 1983, South Central Zone (NAD83).
3. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following combined scale factor 1.000114244943.
4. Unless otherwise indicated, the building lines (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.
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. All lots shall have an adequate wastewater collection service.
7. This property lies within Park Sector No. 15.
8. No land is being established as Private Park or dedicated to the public for Park Purposes.
9. 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.
10. This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
11. The then current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.
12. At least 150 square feet of permeable area is required per lot. 450 S.F. of permeable area shall be provided within the boundary of this subdivision. Reference 42-1 permeable area definition.
13. NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations.
14. The building line requirement 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.

LEGEND:

A.C.	ACREAGE
B.L.	BUILDING LINE
G.B.L.	GARAGE BUILDING LINE
C.I.R.	CAPPED IRON ROD
C.J.	CONTROL MONUMENT
FND.	FOUND
VOL.	VOLUME
PG.	PAGE
S.F.	SQUARE FOOTAGE
U.E.	UTILITY EASEMENT
N/A	NOT APPLICABLE
R.O.W.	RIGHT-OF-WAY
A.E.	AERIAL EASEMENT
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS



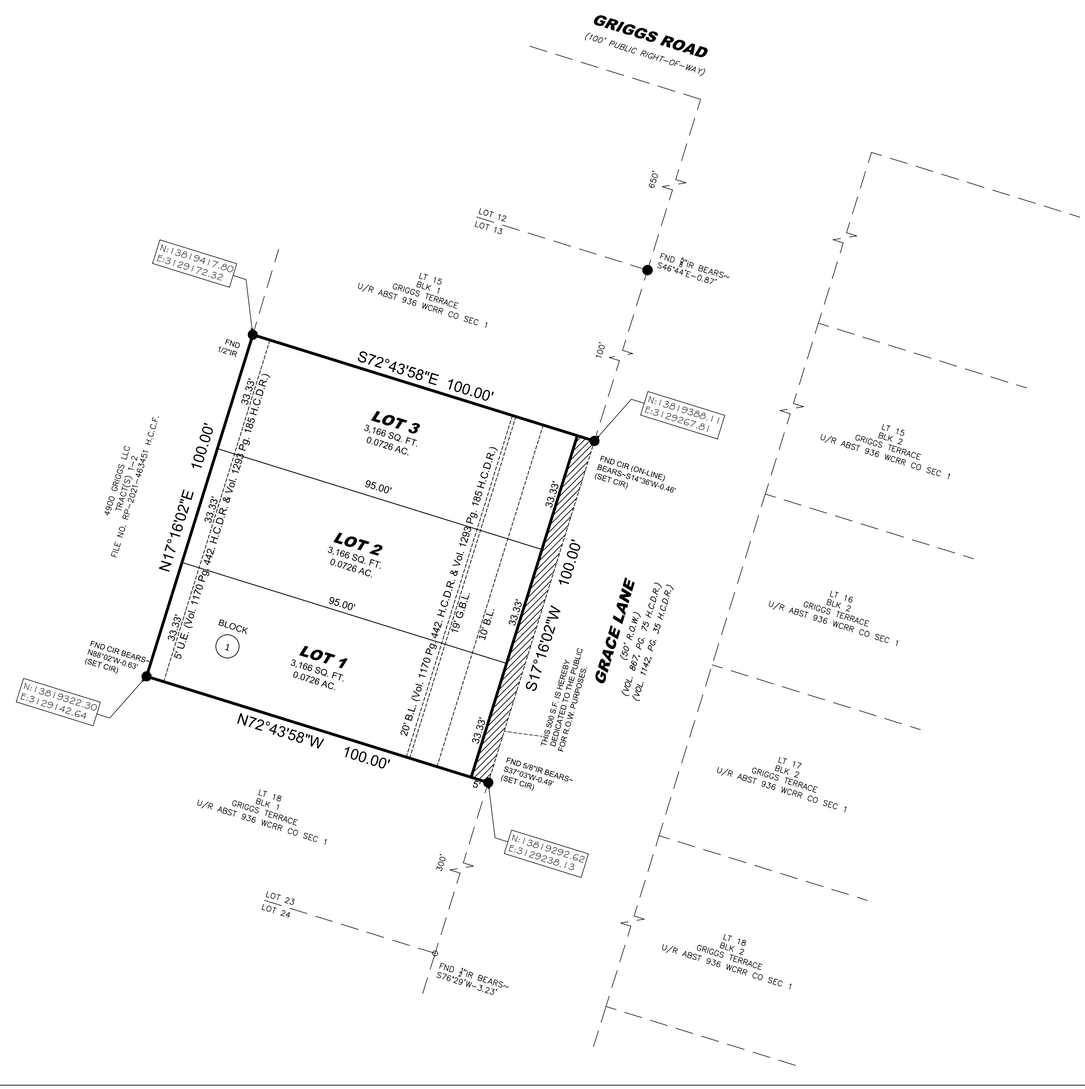
VICINITY MAP **KEY MAP NO. 534J**

not to scale

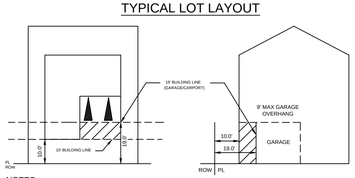
PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units ☑ Owner hereby certifies that information provided is true	0

DWELLING UNIT DENSITY TABLE		
COLUMN A	COLUMN B	COLUMN C
TOTAL NO. OF DWELLINGS	TOTAL GROSS ACREAGE (AC)	TOTAL PROJECT DENSITY
6	0.2295	26.14

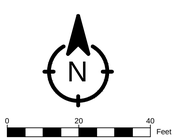
LOT SIZE AND COVERAGE TABLE (45-184(1))			
COLUMN A	COLUMN B	COLUMN C	COLUMN D
LOT NO.	LOT SIZE (SF)	MAXIMUM BLDG. COVERAGE (SF)	MAXIMUM % COVERAGE (COL. C/COL. B)
BLOCK 1			
1	3,166	1,899	60%
2	3,166	1,899	60%
3	3,166	1,899	60%



TYPICAL LOT LAYOUT



NOTES:
1) A 10-foot building line is established for the principal structure only.
2) A 19-foot building line is for any carport or garage facing the street.
3) The building above the carport or garage may overhang the building line up to 9 feet.
4) Reference above typical lot layout.
5) Meet the performance standard requirements of Sec 42-157(b)(3).



SCALE
1"-20'

GRACE LANE ESTATES

A SUBDIVISION OF 0.2295 ACRES, BEING A REPLAT OF LOTS 16-17, BLOCK 3, OF GRIGGS TERRACE AN UNRECORDED SUBDIVISION LOCATED WITHIN THE WASHINGTON COUNTY RAILROAD COMPANY SURVEY, SECTION 1 OF HARRIS COUNTY, TEXAS.

HOUSTON, TEXAS

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

LOTS: 3, BLOCK: 1

OWNER:
Makura A. Seck & Tracey N. Heber-Seck
2221 RICHMOND PKWY UNIT 1209, RICHMOND, TX 77469

AAB HOMES LLC
aabhomesllc@gmail.com | 832.606.7202
Digital Drafting Services by Quinto Studio LLC | info@quintostudio.org

2026-0024