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

November 4, 2026

NOTICE OF RECONSIDERATION REQUEST WITH VARIANCE

REFERENCE NUMBER : 2026-1524

PLAT NAME: Liberty Green

The Planning and Development Department has received a subdivision plat application for reconsideration request with a variance for a property located at 4705 LIBERTY RD. 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 reconsideration of requirements to allow a reduced 15' setback along a major thoroughfare Liberty Road. Enclosed are copies of the reconsideration request with a variance, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Arwen McMillan, with A & M Services, on behalf of the developer, can be contacted at 713-818-4979 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 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, 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.

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.

STATE OF TEXAS
COUNTY OF HARRIS

We, R&A CUSTOM BUILDERS, acting by and through Roberto Martinez, President, being officer(s) of R&A CUSTOM BUILDERS, owner (or owners)hereinafter referred to as Owners (whether one or more) of the 0.3443 acre tract described in the above and foregoing map of LIBERTY GREEN, 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 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 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 & all times for the purpose of construction and maintenance of drainage facilities and structures.

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 and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby 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; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the R&A CUSTOM BUILDERS has caused these presents to be signed by Robert Martinez, its president, thereunto authorized, this _____ day of _____, 2026.

R&A CUSTOM BUILDERS

By: _____
ROBERTO MARTINEZ, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert Martinez known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

_____
Notary Public in and for the State of Texas

My Commission expires: _____

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 _____, 2026, at _____ o'clock ___m., and duly recorded on _____, 2026, at _____o'clock __.m., and at Film Code No. _____ 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
Harris County, Texas

BY: _____
Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LIBERTY GREEN is 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 _____, 2026.

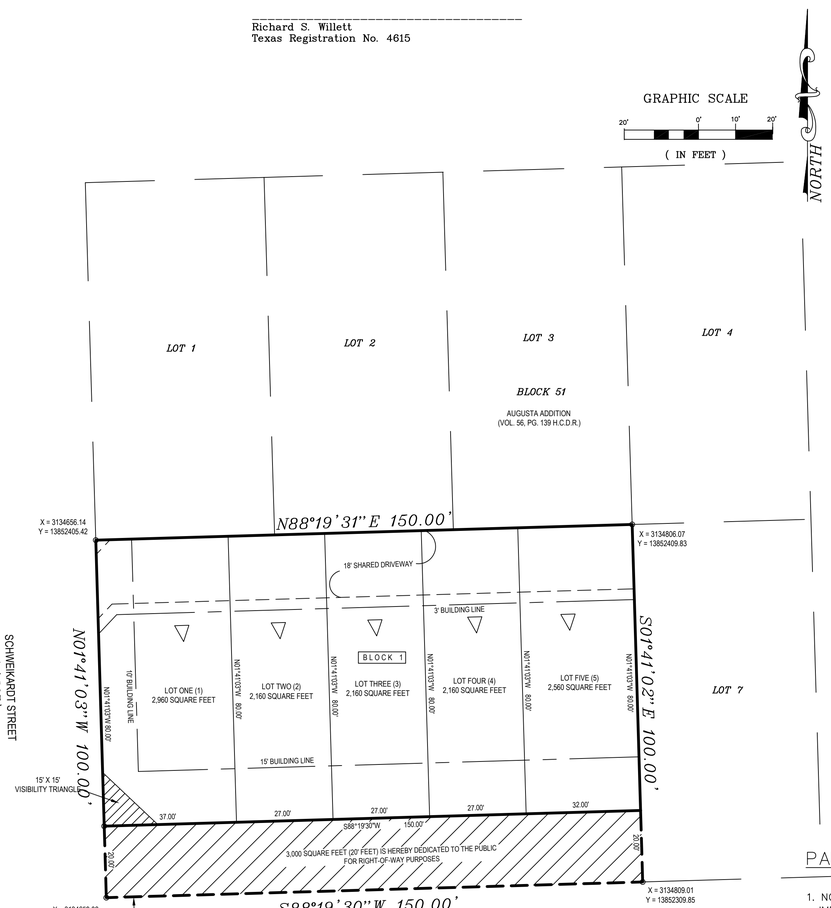
By: _____ By: _____
Lisa M. Clark, Chair Vonn Tran
Secretary

OR

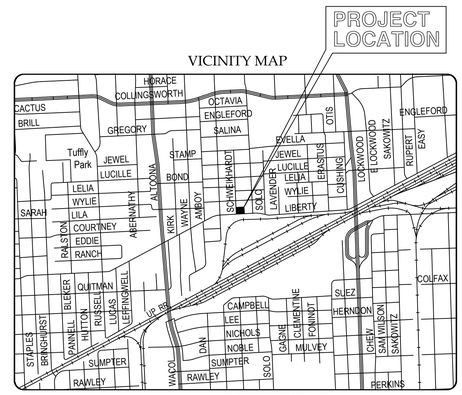
By: _____
M. Sonny Garza, Vice Chairman

I, Richard S. Willett,am authorized (or 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, point of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection.

_____
Richard S. Willett
Texas Registration No. 4615



VICINITY MAP



NOT TO SCALE

DENSITY TABLE

NUMBER OF DWELLINGS	GROSS ACREAGE	DENSITY UNITS / ACRE
5	0.3443	14.52

LOT COVERAGE TABLE

LOT NUMBER	LOT SIZE SQUARE FEET	BLDG. COV. SQUARE FEET	% COVERAGE 60% MAX.
1	2,960.00	1,776.00	60%
2	2,160.00	1,296.00	60%
3	2,160.00	1,296.00	60%
4	2,160.00	1,296.00	60%
5	2,560.00	1,536.00	60%

▽ = VEHICULAR ACCESS

PARKS AND OPEN SPACE TABLE

A	NUMBER OF EXISTING DWELLING UNITS	1
	(I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE.)	✓

PARK NOTES

1. 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.
2. THE PROPERTY IS LOCATED IN PARK SECTOR 17.
3. THIS PERCENTAGE (100%) SHALL BE APPLIED TO THE THEN CURRENT FEE IN LIEU OF DEDICATION.
4. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THIS NUMBER (PROPOSED MINUS EXISTING) OF DWELLING UNITS.
5. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE IN EXCESS OF 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. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83) ALL COORDINATES SHOWN HEREON ARE GRID, TO CONVERT TO SURFACE VALUE, DIVIDE BY SCALE FACTOR OF 0.99999977887
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWNG COMBINED SCALE 0.99999857899.
4. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. 750 SQ.FT. OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION.
5. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
6. ▽ DENOTES PRIMARY DRIVEWAY ACCESS TO EACH LOT.
7. THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION. THE MAXIMUM HEIGHT OF THE VISIBILITY TRIANGLE SHALL BE 20 FEET AS MEASURED VERTICALLY FROM THE GROUND.
8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE 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 WOODED FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
9. ALL LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE AS DEFINED BY CHAPTER 42 CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, WHICH MAY BE AMENDED FROM TIME TO TIME.
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 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 WITHIN THIS SUBDIVISION.
11. VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY A SHARED DRIVEWAY ONLY.
12. ARROW DENOTES DIRECTION OF DRIVEWAY ACCESS TO EACH LOT.
13. THE RESIDENTIAL UNITS OR LOTS LOCATED IN THIS SUBDIVISION ARE ELIGIBLE FOR SOLID WASTE COLLECTION SERVICES BY THE CITY AT THE TIME OF THE FILING OF THIS PLAT. NOTWITHSTANDING THE FOREGOING, THE CITY RESERVES THE RIGHT TO AMEND THE LEVEL OF SOLID WASTE SERVICES IT PROVIDES.
14. NO HEAVY OR OVERSIZED TRASH COLLECTION SERVICE SHALL BE PROVIDED TO RESIDENTIAL UNITS ELIGIBLE FOR COLLECTION PURSUANT TO ITEM NO. 2 OF SEC. 39-63 OF THE CODE OF ORDINANCES.

LEGEND	
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG. LINE	BUILDING LINE

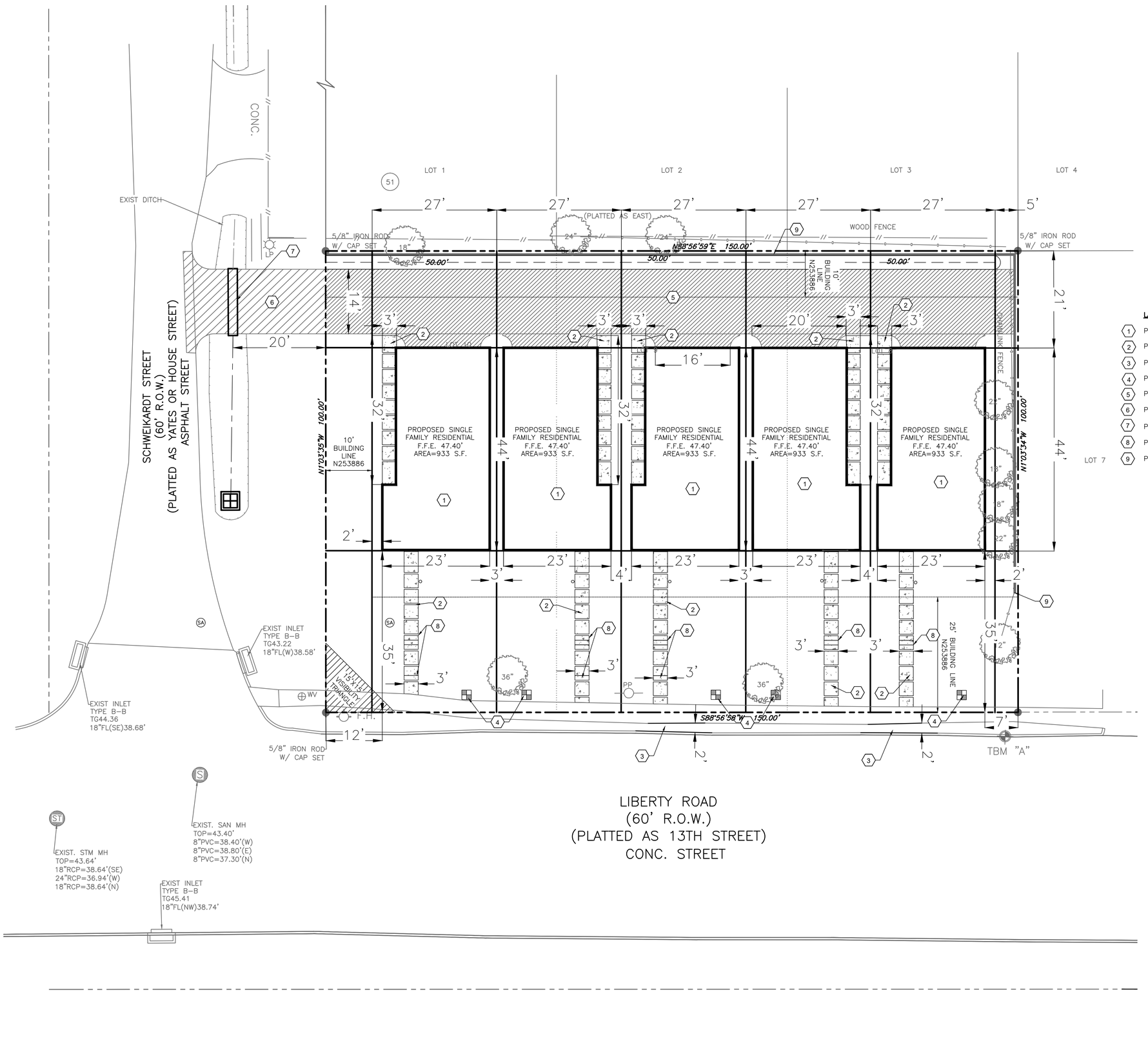
PREPARED BY:

A & M SERVICES
1414 DEL NORTE STREET,
HOUSTON, TEXAS 77018
PHONE: (713) 818-4979

LIBERTY GREEN

A SUBDIVISION OF 0.3443 ACRE (15,000 SQUARE FEET) OF LAND, BEING A REPLAT OF LOTS 8, 9 AND 10, BLOCK 51, OF AUGUSTA ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 139, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

FIVE (5) RESIDENTIAL LOTSE AND ONE (1) BLOCK
REASON FOR REPLAT:
TO CREATE FIVE RESIDENTIAL LOTS
SCALE: 1"= 20' DATE 04/05/2026
OWNER:
R & A CUSTOM BUILDERS



0 10 20 30
SCALE: 1"= 10'

BM
TSARP MON
RM NO. 080175
ELEVATION = 44.08',
NAVD 1988, 2001 ADJ.

TBM "A"
CUT BOX ON CURB
ELEVATION = 43.86'
NAVD 1988, 2001 ADJ.

LAYOUT KEY NOTES

1. PROPOSED BUILDING PER STRUCTURAL AND ARCHITECTURAL DRAWINGS.
2. PROPOSED CONCRETE SIDEWALK.
3. PROPOSED CONTINUOUS CONCRETE SIDEWALK (TO MATCH EXISTING).
4. PROPOSED DOMESTIC WATER METER.
5. PROPOSED CONCRETE PAVEMENT.
6. PROPOSED ASPHAT DRIVEWAY.
7. PROPOSED 24' RCP CULVERT PIPE.
8. PROPOSED CONCRETE STEPS.
9. PROPOSED RETAINING WALL.

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT FOR DRIVEWAY.
APPROX: 450 SQ-FT.

PROPOSED 6" THICKNESS CONCRETE PAVEMENT.
APPROX: 2,366 SQ-FT.

PROPOSED 4.5" THICKNESS CONCRETE SIDEWALK.
APPROX: 895 SQ-FT.

STATE OF TEXAS
KEAUN L. DAVISON
149462
REGISTERED PROFESSIONAL ENGINEER
04.22.2026

DATE	REVISION
1.	
2.	
3.	
4.	
5.	
DRAWN BY: GC	DATE: 04.21.2026

DAVISON ENGINEERING
405 LESLIE DRIVE
BRAZORIA, TEXAS 77422
TBPE FIRM: F-14705
979.373.8179

SITE IMPROVEMENTS
4705 LIBERTY RD,
HOUSTON, TX 77026

DAVISON ENG PROJECT NO: 2026.18

LAYOUT PLAN

C5.0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1524
Plat Name: Liberty Green
Applicant: A & M Services
Date Submitted: 9/18/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a reduced 15' setback along a major thoroughfare.

Chapter 42 Section: 42-150

Chapter 42 Reference:
(a)An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Each subdivision plat and development plat shall show all applicable building lines and the following note: "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.".

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
The literal enforcement and strict imposition of the 25-foot building line terms would create an undue hardship by completely depriving the property owner of a reasonable, safe use of the land that is otherwise enjoyed by neighboring parcels. Because the applicant has already dedicated a 20- foot right-of-way to the public, enforcing a full 25-foot setback from the new property boundary would effectively push the building line 45 feet deep into the original parcel. This severe reduction eliminates the standard buildable footprint. Granting the 15-foot building line variance does not confer a special privilege; it simply grants the property a comparable, equitable development capacity to surrounding properties that have not had their depths reduced by major municipal right-of-way dedications."

(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;
na

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The granting of the requested 15-foot building line variance will not create a hardship, disadvantage, or hazard for neighboring property owners, the surrounding

community, or the City of Houston. . Because the applicant has already dedicated a 20-foot right-of-way to the public, the property line has moved significantly further back from the street. Establishing a 15-foot building line from this new boundary ensures the proposed structure will remain physically aligned with, or set further back than, existing adjacent structures along the corridor.

(3) The intent and general purposes of this chapter will be preserved and maintained;
There will be ample intent for the general purpose and preservation of the chapter as the property line will still be set back beyond the 25' set back. It will not impede traffic visibility, restrict emergency vehicle access, or encroach upon any neighboring structural foundations or utility easements.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Fire Safety regulations, building code compliance, and structural integrity. The building placement will not obstruct Traffic visibility or sightlines along Liberty Road nor will it encroach upon the Public right -of- way, the drainage easement or municipal utility lines. The project will fully comply with all City of Houston drainage and stormwater management ordinances to prevent any adverse impacts on Neighboring properties.

(5) Economic hardship is not the sole justification of the variance.
The requested variance is driven strictly by the physical and geographic constraints of the site, not by economic or financial considerations. The hardship is a direct result of the site's unique physical reduction in depth following the 20-foot right-of-way dedication to the City of Houston. This loss of land physically limits the remaining buildable envelope, making it structurally impossible to construct a standard building while maintaining a literal 25-foot setback from the new boundary. The applicant would seek this identical 15-foot building line regardless of project costs, as the request is born entirely out of geometric necessity to restore a functional, baseline buildable footprint on a physically compressed lot. Financial gain or development cost savings are not factors in this request. We are dedicated to creating a beautiful family oriented neighborhood.