CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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Director
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Public Hearing Notice with special request

PHS

November 3, 2026

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2026-1735

PLAT NAME: High Meadows Sec 2 partial replat no 1

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of High Meadows Sec 2 being Lot 7, Block 4, as recorded in Volume 106, Page 36 of the Harris County Map Records. The property is located at 3802 Pine Meadow Lane. The purpose of the replat is to create one single family residential lot and to allow a dual 0ft and 20ft building line.

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, Joyce Owens, with Owens Management Systems, LLC, on behalf of the developer, can be contacted at 713-643-6333 for additional information regarding this project. You may also contact the planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice via email at Dorianne.Powe@houstontx.gov or call (832) 393-6570.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, December 3, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

See reverse side for useful information.
Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Joe Panzarella • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman • Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

You may submit comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

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

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1735
Plat Name: High Meadows Sec 2 partial replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 10/19/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a dual building line of 0 feet and 20 feet. 0 feet for the existing structure of a carport and garage area that encroach the 20 feet building line and 20 feet for any new future structures on the site.

Chapter 42 Section: 42-150

Chapter 42 Reference:
Sec. 42–156 Building line requirements
(d) local streets - 20 feet

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 subject property is located in the City of Houston extraterritorial jurisdiction in the High Meadows Sec 2 Subdivision recorded in Volume 106, Page 36 H.C.M.R. It is a midblock lot along Pine Meadow Lane, a 60 feet right - of -way local street with a pavement section of approximately 28 feet. The site has an existing residence with a carport and a garage at the front of the property.
The purpose of the replat is to create one lot and change the building line by requesting a dual building line variance for a reduced building line of 0 feet due to an encroachment of an existing carport and garage area at the front of the property. High Meadows Sec 2 plat is a subdivision with an existing 25 feet building line on the plat that is being changed to a 20 feet building line with this replat. Strict application of the ordinance doesn't allow for structures to be built between the property line and the existing 25 feet setback.
Due to the increase in the neighborhood crime rate, the owners, veteran and senior citizen, purchased a modular carport and a garage to have direct access to their home. They were unaware of the 25 feet setback requirement on the original subdivision plat. The owners were under the impression that the property line began at the centerline of pavement section of Pine Meadow Lane. See Exhibit A. From that point they setback the carport and garage approximately 16 feet. The owner thought it was the required setback based on other existing carports along the same block. High Meadows Sec 2 Subdivision was recorded in 1963. Since then, the neighborhood has been built out and now it is a mature neighborhood with 183 lots. Out of the existing 183 lots approximately 84 properties have an existing carport or garage built up to the property line or close to it. This represents 46 percent of the existing homes in this subdivision. Along the block where the site is located almost

half of the existing homes have an existing carport or
garage. The owners have lived in this neighborhood for approximately 38 years and decided to make this addition to their home due to security reasons because of the increasing crime in the area and to prepare for retirement. The owners have invested over 1$3,000on this addition.
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 since the owners were unaware of the required 25 feet setback but still tried to comply with what they believed was the required setback (16 feet) based on the existing carports and garages in the neighborhood. In addition to this, they were not aware that a permit was required for this type of structures since all of the existing carports and garages, to their knowledge, were built without one .
The applicant is requesting a dual building line variance to allow the existing structure of the carport and garage area to remain at the 0 feet building line for the duration of its life span and any new future construction should abide by the new 20 feet setback. In addition to this, the carport and garage encroaches 4.8 inches (0.4 feet as shown in the survey) into the Right of Way (ROW). The applicant is in contact with Harris County Real Estate/Code Enforcement to get the encroachment approval.
No habitable area is within the existing 25 feet setback. The distance from the edge of pavement to the garage and carport area is approximately 16 feet. The distance from the edge of the pavement to the habitable area is approximately 48 feet.
Allowing the granting of the variance will not affect the character of the neighborhood since approximately 46 percent of the existing homes have a carport and/or a garage.

Harris County issued Notice of Violation in 2025. We commenced the replat process in May, 2026. Although the deed of trust was satisfied many years ago, the Veteran Administration issued a Special Warranty Deed filed on 10.13.26 under RP-2026-414223 HCDR to allow the replat process to move forward.

(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;

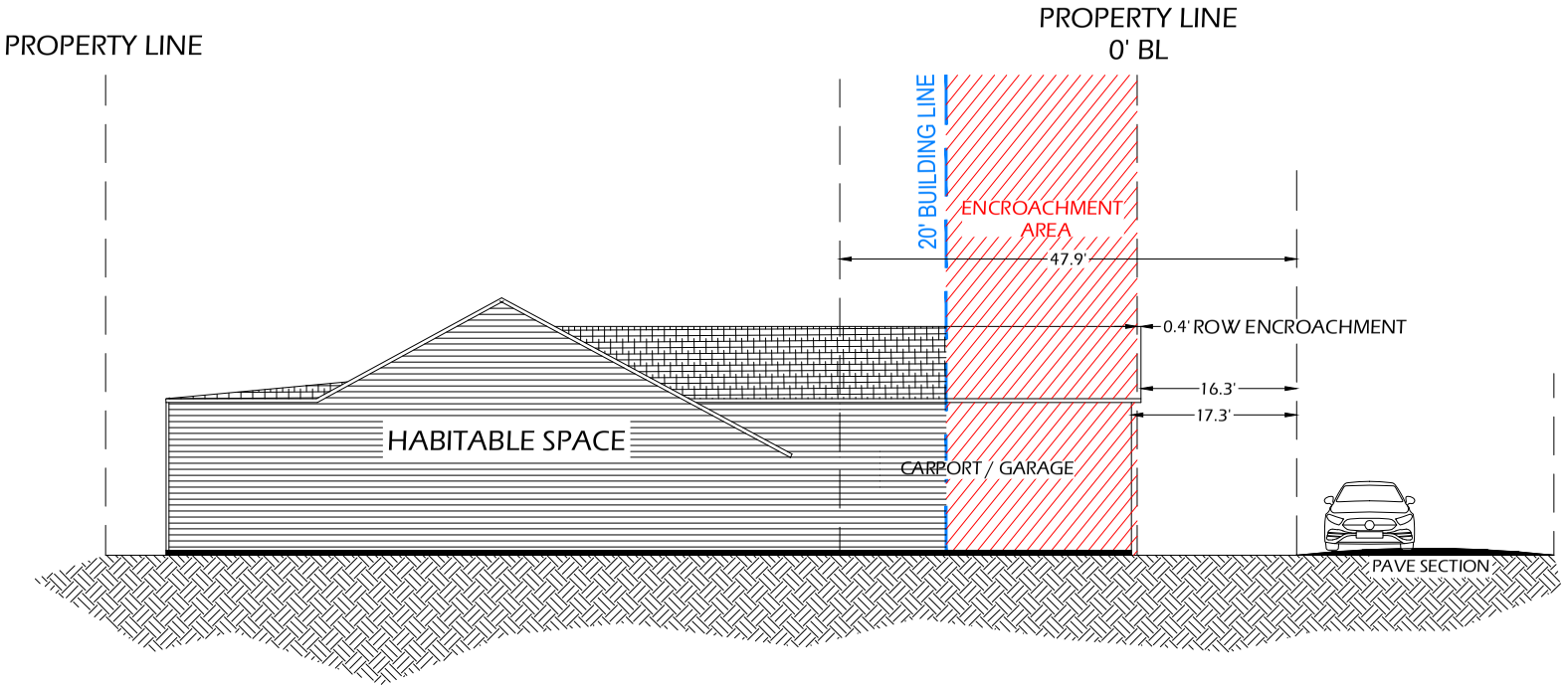
(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Approximately 46 percent of the houses in the neighborhood have existing carports or garages. Along the block where the subject site is located almost half of the properties have existing structures built up to the property line or within the 25 feet setback. The applicant was unaware of the required 25 feet setback and that a permit was required for this type of structure. However, they tried to meet the setback requirement (approximately 16 feet measured from the pavement section) that they thought was the correct one based on the other existing carports and garages in the neighborhood. As a result, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The habitable structure of the existing home is set back 25 feet. With the replat the required setback will be changed to 20 feet. No new habitable structures were added to the existing house within the existing 25 feet setback. Only a garage and carport were constructed between the front property line and the 25 feet building line. After the replat, the existing carport and garage will be encroaching 20 feet instead of 25 feet within the setback. The applicant is in contact with Harris County Real Estate to get its approval on the 4.8 inch (0.4 feet) encroachment into the ROW as shown in the survey.
The intent and general purpose of this chapter will be preserved and maintained since only the non-habitable structure is encroaching the building line. The distance from the edge of pavement to the existing structure is approximately 16 feet and approximately 48 feet to the habitable space.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Allowing 0 feet building line for the existing carport and garage will not be injurious to the public health, safety or welfare since almost half of the properties in this neighborhood have a carport or garage built within the existing 25 feet setback. In addition to this, the existing carports and garages in the neighborhood are setback at least 16 feet from the pavement section leaving enough space for drivers to see vehicles backing into the street.

(5) Economic hardship is not the sole justification of the variance.
The owners made this addition due to the increasing crime activity in this area and to prepare their property for retirement. The investment so far of approximately 53 thousand dollars has been for security and retirement reasons and not for monetary reasons. As a result, economic hardship is not the sole justification of the variance.



CROSS SECTION A-A

HIGH MEADOWS SEC 2
PARTIAL REPLAT NO 1
CROSS SECTION

DATE: OCTOBER, 2026
SCALE 1"=20'

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333

STATE OF TEXAS

COUNTY OF HARRIS

I, Theresa Gail Franklin, owner hereinafter referred to as Owner of the 0.1611 acre tract described in the above and foregoing map of High Meadows Sec 2 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 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

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

WITNESS our hands this ___ day of _____, 2026.

By:_____
Theresa Gail Franklin
Owner

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Theresa Gail Franklin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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, 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, Daniel W. Goodale, 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
DANIEL W. GOODALE
4919
PROFESSIONAL
LAND SURVEYOR

_____
Daniel W. Goodale
Texas Registration No. 4919

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HIGH MEADOWS SEC 2 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 this _____, day of _____, 2026.

By:_____
Lisa M. Clark
Chair

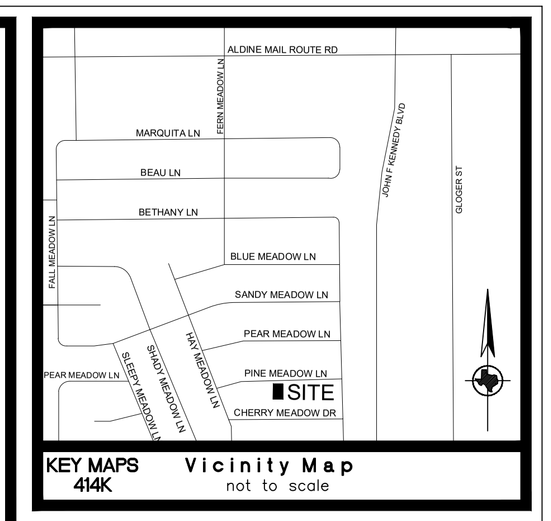
Or

By:_____
M. Sonny Garza
Vice-Chairman

By:_____
Vonn Tran
Secretary

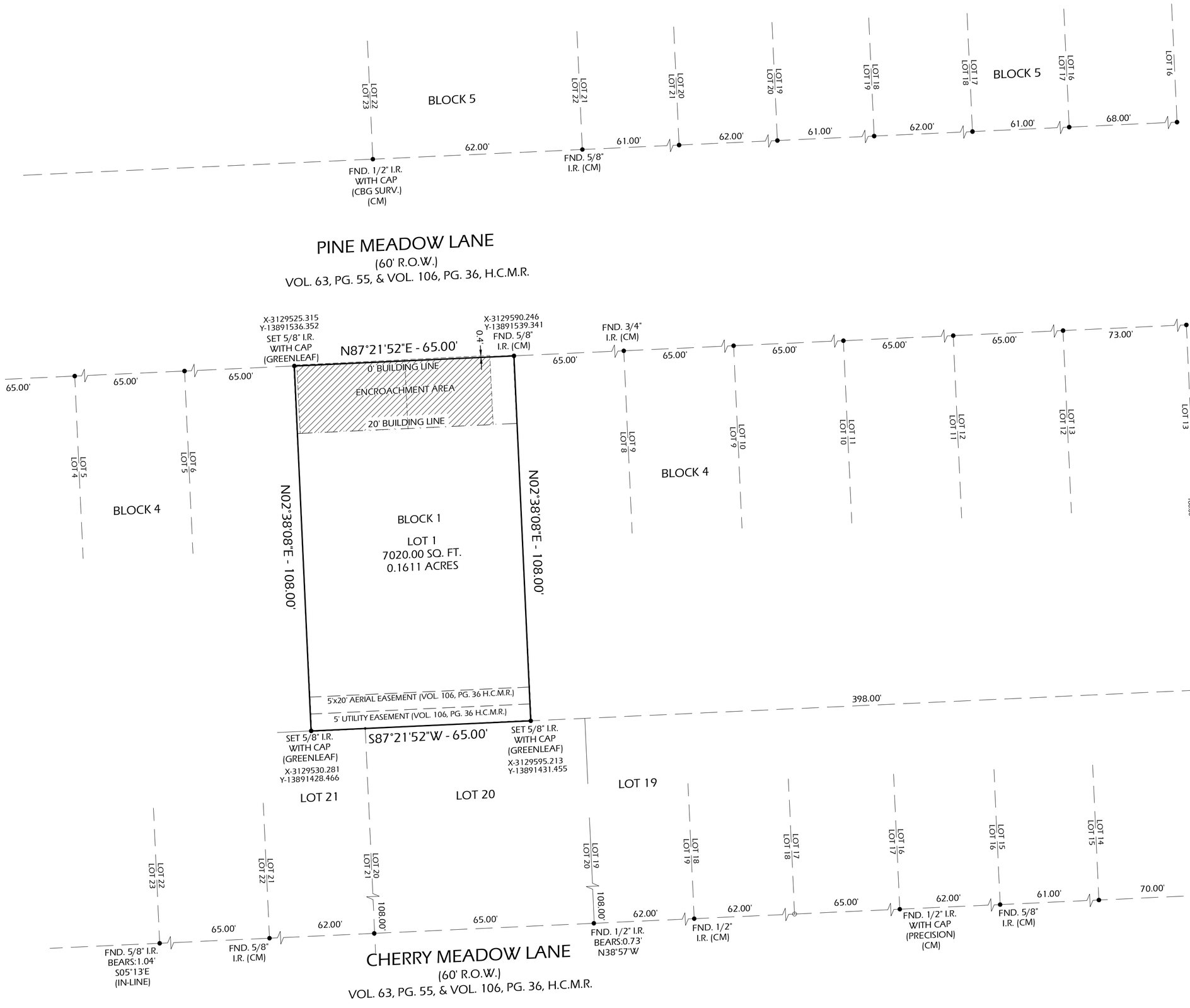
NOTES:

1. All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.
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 factor: 0.999912238.
3. 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.
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 which may be amended from time to time.
5. 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.
6. All lots shall have adequate wastewater collection services.
7. Easement(s) for Cable TV affecting the subject property granted to Television Access, inc., dba Harris County Cablevision, as set forth and defined by instrument(s) filed for record under Harris County Clerk's File No. G813476.
8. Detention is not required if the developed area is limited to the first 150 feet or the total impervious developed area does not exceed the area calculated by multiplying the 150-foot lot depth by the lot width adjacent to the public road.
9. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.



LEGEND:

C.M. - CONTROL MONUMENT
B.L. - BUILDING LINE
G.B.L. - GARAGE BUILDING LINE
H.C.M.R. - HARRIS COUNTY MAP RECORDS
R.O.W. - RIGHT OF WAY
FND. - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
VOL. - VOLUME
PG. - PAGE



SCALE:
1"=20'

20 10 0 20 40

HIGH MEADOWS SEC 2 PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.1611 ACRES OF LAND
BEING A REPLAT OF LOT 7, BLOCK 4
HIGH MEADOWS SEC 2
ACCORDING TO THE PLAT OR MAP THEREOF
AS RECORDED UNDER FILM VOLUME 106, PAGE 36
OF THE HARRIS COUNTY MAP RECORDS
HARRIS COUNTY, TEXAS

REASON FOR REPLAT:

CREATE 1 LOT AND CHANGE BUILDING LINE

1 LOT 1 BLOCK

OWNER:
THERESA GAIL FRANKLIN

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

GREENLEAF LAND SURVEYS, LLC
11500 NORTHWEST FREEWAY #160
HOUSTON, TEXAS 77092
832-668-5003
FIRM NO. 10193977
ORDERS@GLLSURVEYS.COM
WWW.GREENLEAFLANDSURVEYS.COM

LAND PLANNER
OWENS MANAGEMENT SYSTEMS, LLC
12401 S. POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333 * WWW.OMSBUILD.COM