CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Special Request Notice

VAR/SE

November 18, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1804

PLAT NAME：Shady Maples Lift Station

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at the southwest intersection of Shady Maple Drive and W. Lake Houston Pkwy. 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 allow the creation of an unrestricted reserve within a subdivision that contains Lots restricted to single-family residential or residential use. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Aldo Cruz, with Kuo & Associates, Inc, on behalf of the developer, can be contacted at 713-975-8769 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 17, 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**

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

at the entrance to the Council Chamber .

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

THE CITY OF HOUSTON ACTING BY AND THROUGH JOHN WHITMIRE, THE MAYOR AND AN OFFICER OF THE CITY OF HOUSTON AND SHERWOOD–ELM GROVE TRAIL ASSOCIATION, OWNERS OF THE 0.1770 ACRES TRACT DESCRIBED ON THIS PLAT OF SHADY MAPLES LIFT STATION DOES HEREBY MAKE AND ESTABLISH THIS SUBDIVISION AND DEVELOPMENT PLAN OF THE PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON THIS PLAT AND HEREBY DEDICATES 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 DOES 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 DESIGNED 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 DOES 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 DESIGNED WITH AERIAL EASEMENT (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' 0") 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 EASEMENTS AT ANY 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 IS HEREBY RESTRICTED TO KEEP DRAINAGE WAYS AND EASEMENTS LOCATED WITHIN THE PLAT CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT 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 AN COVENANTS OR RESTRICTIONS. AND FURTHER CERTIFIES THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY, WHEREOF, THE CITY OF HOUSTON HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN WHITMIRE, IT'S MAYOR THIS _____ DAY OF_____, 2026.

THE CITY OF HOUSTON, TEXAS

BY: _____
NAME: JOHN WHITMIRE, MAYOR

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN WHITMIRE, MAYOR OF THE CITY OF HOUSTON, 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

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_____, 2026, AT_____O'CLOCK ___M., AND DULY RECORDED ON _____, 2025, 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.

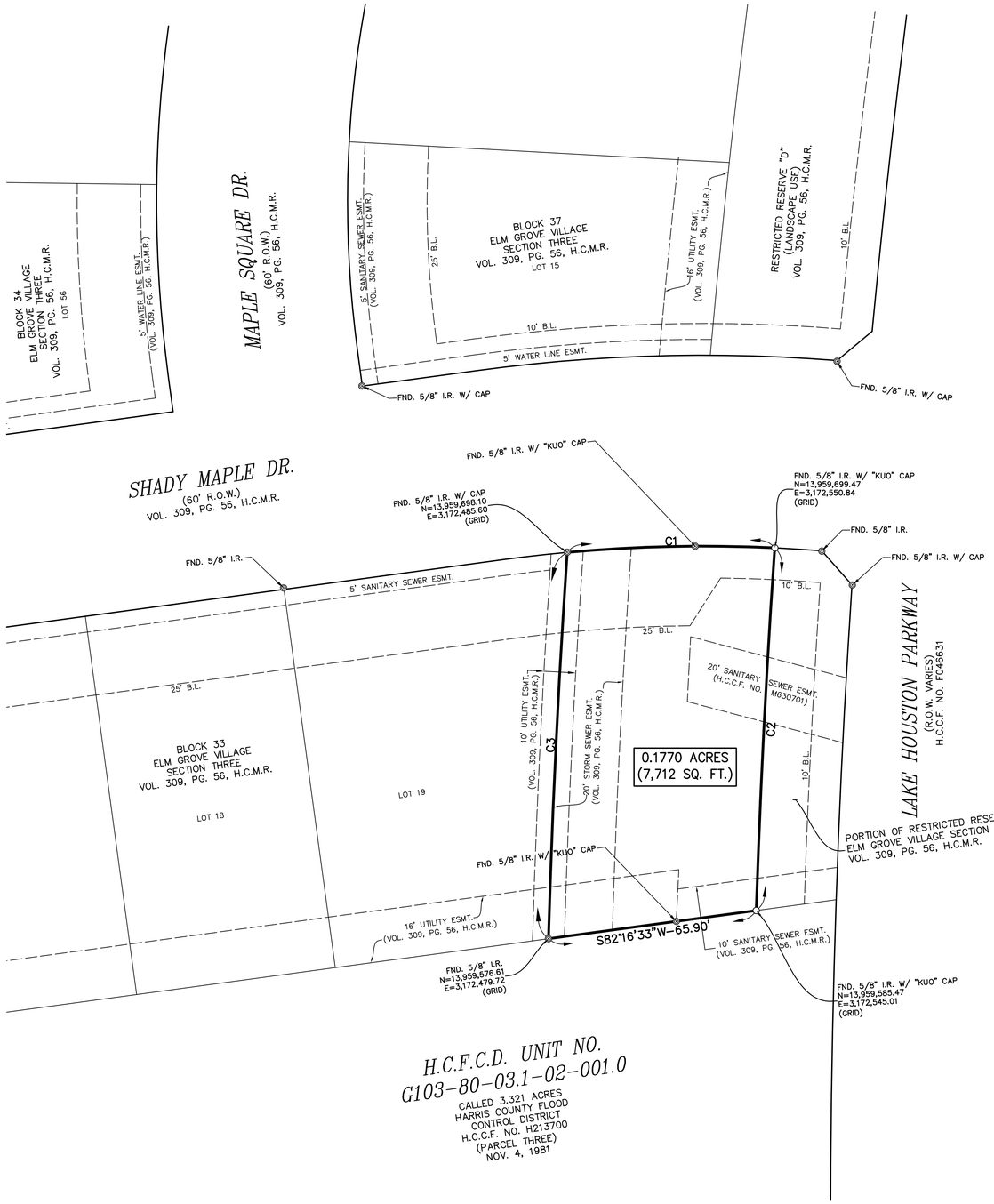
_____
TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY_____
DEPUTY

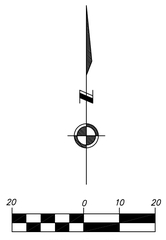
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, HAS APPROVED THIS PLAT AND SUBDIVISION OF SHADY MAPLES LIFT STATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____, DAY OF _____, 2026.

BY: _____, _____
LISA M. CLARK, CHAIR
OR
M. SONNY GARZA, VICE CHAIR

BY: _____
VONN TRAN, SECRETARY



H.C.F.C.D. UNIT NO.
G103–80–03.1–02–001.0
CALLED 3.321 ACRES
HARRIS COUNTY FLOOD
CONTROL DISTRICT
H.C.C.F. NO. H213700
(PARCEL THREE)
NOV. 4, 1981





VICINITY MAP KEYMAP: 297 N
N.T.S.

NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE.

2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.

3. UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.

4. 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.

ABBREVIATIONS

A.E.–AERIAL EASEMENT
B.L.–BUILDING LINE
ESMT.–EASEMENT
FND.–FOUND
H.C.C.F. NO.–HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.–HARRIS COUNTY DEED RECORDS
H.C.M.R.–HARRIS COUNTY MAP RECORDS
O.P.R.O.R.P.H.C.–OFFICIAL PUBLIC RECORD OF REAL PROPERTY HARRIS COUNTY
I.P.–IRON PIPE
I.R.–IRON ROD
VOL.–VOLUME
PG.–PAGE
R.O.W.–RIGHT OF WAY
SAN.–SANITARY
SWR.–SEWER
U.E.–UTILITY EASEMENT

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	65.32'	470.00'	7°57'47"	N88°44'52"E–65.27'
C2	114.17'	3,100.00'	2°06'37"	S2°55'44"W–114.17'
C3	121.60'	3,165.00'	2°12'05"	N2°46'25"E–121.59'

SHADY MAPLES LIFT STATION

A SUBDIVISION OF 0.1770 ACRES (7,712 SQ. FT.) BEING ALL OF UNRESTRICTED UTILITY RESERVE "G" AND A PORTION OF RESTRICTED RESERVE "C", BLOCK 33 OF ELM GROVE VILLAGE SECTION THREE, A PLAT RECORDED UNDER VOL. 309, PG. 56, H.C.M.R. SITUATED IN THE M.H. SHORT SURVEY, A–1722 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE ONE UNRESTRICTED RESERVE

1 BLOCK 1 RESERVE

OWNER:
CITY OF HOUSTON &
SHERWOOD–ELM GROVE TRAIL ASSOCIATION

ENGINEER/SURVEYOR:

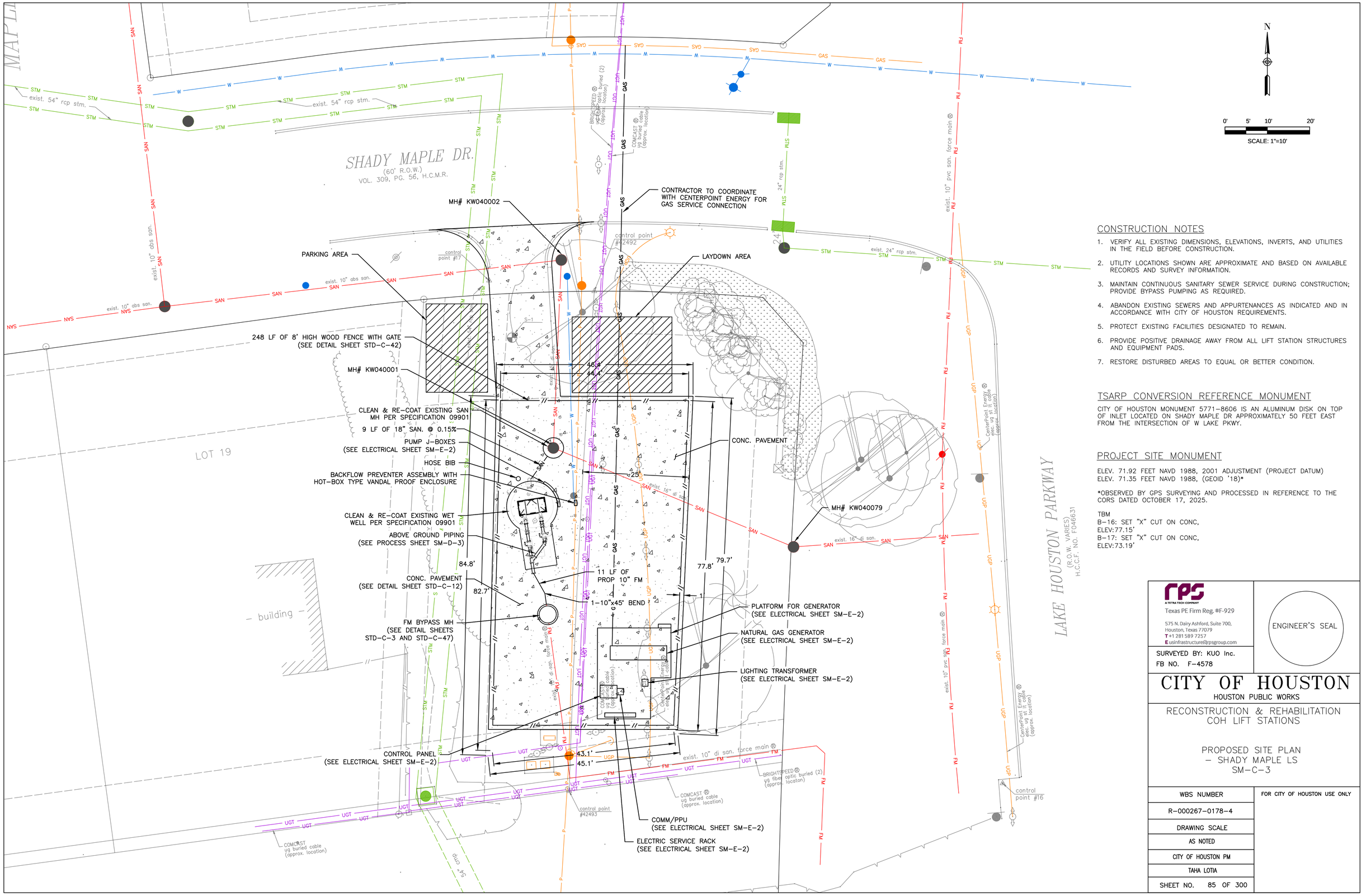
KUO & associates, LLC.
Consulting Engineers & Surveyors
10300 Westoffice Dr., Suite 800
Houston, Texas 77042
Tel: 713-975-9769, Fax: 713-975-0920
www.kuoassociates.com
TBPELS Engineering Firm Reg. No. F-4578
TBPELS Surveying Firm Reg. No. 10075600

SURVEYOR'S CERTIFICATION:

I, KUTUBUL A. M. MAINUDDIN, 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 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.

_____
KUTUBUL A. M. MAINUDDIN, R.P.L.S.
TEXAS REGISTRATION NO. 6404

STATE OF TEXAS
REGISTERED
KUTUBUL A. M. MAINUDDIN
6404
PROFESSIONAL
LAND SURVEYOR



CONSTRUCTION NOTES

1. VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS, INVERTS, AND UTILITIES IN THE FIELD BEFORE CONSTRUCTION.
2. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS AND SURVEY INFORMATION.
3. MAINTAIN CONTINUOUS SANITARY SEWER SERVICE DURING CONSTRUCTION; PROVIDE BYPASS PUMPING AS REQUIRED.
4. ABANDON EXISTING SEWERS AND APPURTENANCES AS INDICATED AND IN ACCORDANCE WITH CITY OF HOUSTON REQUIREMENTS.
5. PROTECT EXISTING FACILITIES DESIGNATED TO REMAIN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL LIFT STATION STRUCTURES AND EQUIPMENT PADS.
7. RESTORE DISTURBED AREAS TO EQUAL OR BETTER CONDITION.

TSARP CONVERSION REFERENCE MONUMENT

CITY OF HOUSTON MONUMENT 5771–8606 IS AN ALUMINUM DISK ON TOP OF INLET LOCATED ON SHADY MAPLE DR APPROXIMATELY 50 FEET EAST FROM THE INTERSECTION OF W LAKE PKWY.

PROJECT SITE MONUMENT

ELEV. 71.92 FEET NAVD 1988, 2001 ADJUSTMENT (PROJECT DATUM)
ELEV. 71.35 FEET NAVD 1988, (GEOID '18)*

*OBSERVED BY GPS SURVEYING AND PROCESSED IN REFERENCE TO THE CORS DATED OCTOBER 17, 2025.

TBM
B–16: SET "X" CUT ON CONC,
ELEV:77.15'
B–17: SET "X" CUT ON CONC,
ELEV:73.19'

RPS
A TETRA TECH COMPANY
Texas PE Firm Reg. #F-929
575 N. Dairy Ashford, Suite 700,
Houston, Texas 77079
T +1 281 589 7257
E usinfrastructure@rpsgroup.com

SURVEYED BY: KUO Inc.
FB NO. F–4578

ENGINEER'S SEAL

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

RECONSTRUCTION & REHABILITATION
COH LIFT STATIONS

PROPOSED SITE PLAN
– SHADY MAPLE LS
SM–C–3

WBS NUMBER	FOR CITY OF HOUSTON USE ONLY
R–000267–0178–4	
DRAWING SCALE	
AS NOTED	
CITY OF HOUSTON PM	
TAHA LOTIA	
SHEET NO. 85 OF 300	

PLOTTED: 10/29/2026 3:38 PM
PLOT STYLE: Coh_ctb_230809.ctb
FILE NAME: PROPOSED SITE PLAN – SHADY MAPLE LS.dwg

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1804
Plat Name: Shady Maples Lift Station
Applicant: Kuo & Associates, Inc
Date Submitted: 11/2/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow the creation of an Unrestricted Reserve within a Subdivision that contains Lots restricted to single-family residential or residential use.

Chapter 42 Section: 42-193

Chapter 42 Reference:
(C) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below:
(1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

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
An operating Lift Station already exists within this Tract. If the Variance is not granted, the Lift Station cannot be Rehabilitated.

(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;
n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The Lift Station was built in 1981 under less strict Development Regulations

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of Chapter 42 is to promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the city. This vital infrastructure reinforces the intent sought by Chapter 42 by serving Houston's growing population.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
On the contrary, this Variance will allow the existing Lift Station to be rehabilitated and will increase its capacity to treat Sanitary Waste.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship or gain is not the reasoning for requesting this Variance. This is a facility that is owned by the City of Houston by which it will benefit the surrounding population.