



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

December 31, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER: 2025-2266

PLAT NAME: River Grove GP

Special Request Notice

VAR/SE

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located along Woodland Hills Drive between Lake Village Drive and Cotswold Boulevard. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance Specific variance is being sought and extent of condition is not to provide East-West Public Street through subject tract and exceed 1400' intersection spacing from Pine Bend Drive, Corrected plat of Replat of Kingwood Lakes Village Sec 4 through an Access easement.. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Emil Haddad, with E.I.C. Surveying Company, on behalf of the developer, can be contacted at 281-955-2772 for additional information regarding this project.

You may also contact the Check-In Planner, Geoff Butler, with the Planning and Development Department regarding this notice via email at Geoff.Butler@houstontx.gov or call (832) 393-6528.

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, January 22, 2026, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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 • Abbie Kamin • 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 • Letitia Plummer • Sallie Alcorn • Controller: Chris Hollins

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.**

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
Variance Request Form**

Application Number: 2025-2266

Plat Name: River Grove GP

Applicant: Emil Haddad

Date Submitted: 12/22/2025

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is not to provide East-West Public Street through subject tract and exceed 1400' intersection spacing from Pine Bend Drive, Corrected plat of Replat of Kingwood Lakes Village Sec 4 through an Access easement..

Chapter 42 Section: 42-128(a)

Chapter 42 Reference:

A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1400.00 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

(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 a 136.7507 acre tract in the Elijah Votaw Survey, A-823 and the P. Whitty Survey, A-1458 Harris County, Texas. (see attached HCAD map). The proposed General Plan is west of the Woodland Hills Drive, to the north is Kingwood Lakes Village Sec.1 a subdivision in said Harris County, Texas according to the Map Or Plat filed for record in Volume 218, page 78 of the Harris County Map Records. Also to the north, south and east of the proposed General Plan is a Golf Course belong to Kingwood Country Club INC. as described in a deed filed for record under Harris County Clerk's File No. F191017. Also to the east of the proposed General Plan is a Corrected Plat of Replat of Kingwood Lakes Village Sec. 4, a subdivision in said Harris County, Texas according to the Map Or Plat filed for record in Volume 291, page 110 of the Harris County Map Records. (See attached plat).

There is an existing Access and Utility Easement. as described in a deed filed for record under Harris County Clerk's File No. T098157 (instrument attached). from the end of the Cal-De-Sac of said Pine Bend Drive of said Kingwood Lakes sec. 4 to a LIFT Station on the east side of the proposed General Plan as described under Harris County Clerk's File no. E878981 and re-recorded under Harris County Clerk's File No 20110543870 (see attached instrument). This Easement is 50 feet wide that serves

only the Lift Station. This matter was discussed with Dipti Mathur and Patricia Benavides-Foley with The City Of Houston planning Department (see attached emails).

And per all the emails, meetings and Per the CPC-101 2020-0676 GP (attached) there was no indication for the North-South or East-West street on this area of the General Plan.

Providing a Street going East-West would create an impractical development as there is not anywhere for the East-West Street to connect. Also, it will not improve overall circulation but would create unsafe condition, an impractical development and contrary to sound policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

For the reason as explained in 1(b) this access easement was only created for the Lift station, the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant but by unusual physical characteristics that surrounds and affect the property in question.

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

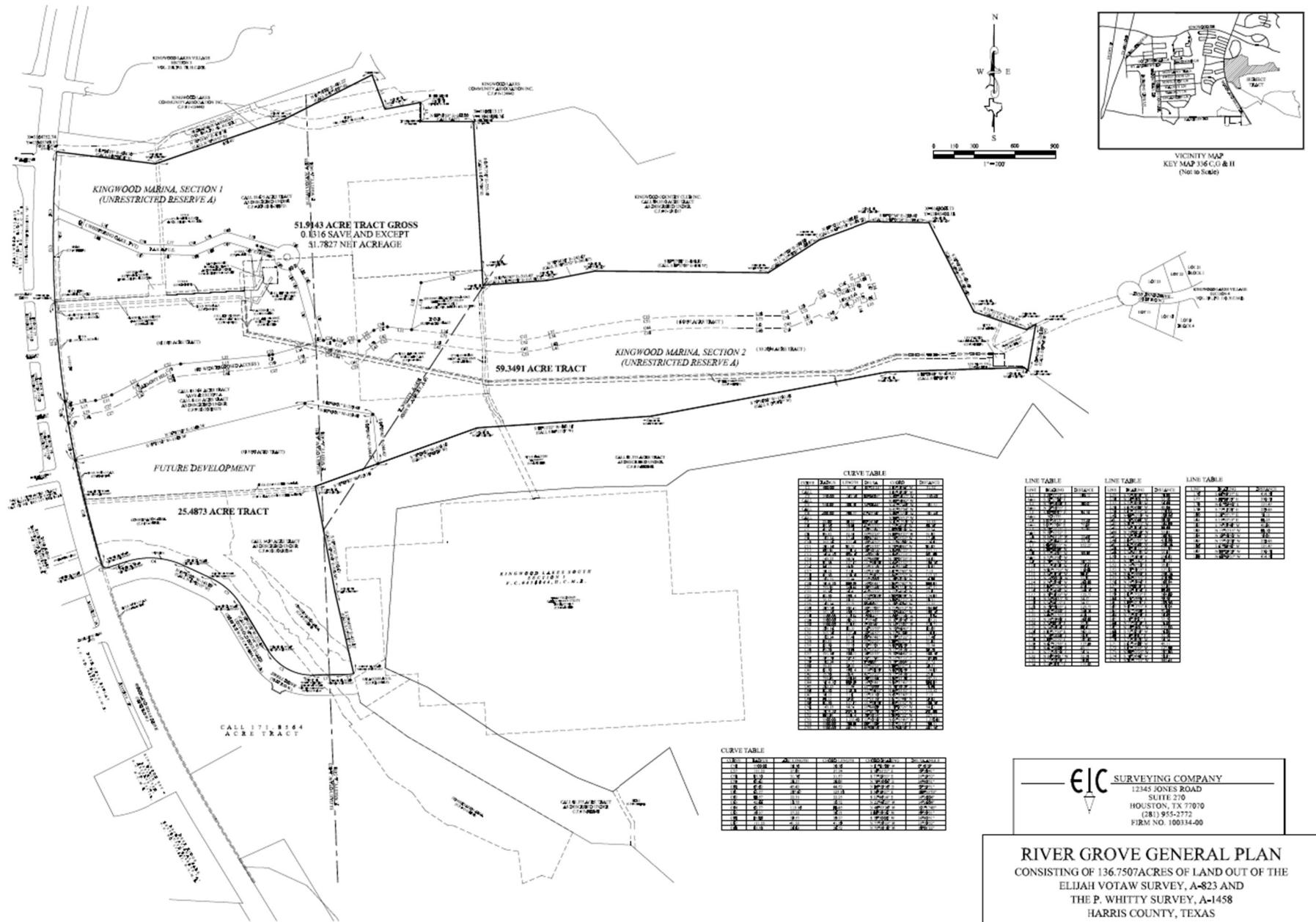
The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained. As stated above having an East-West street will do nothing to help traffic in this area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary having an East-West street to go through the Golf Course and end up to nowhere will have negative issues of pollution, lessened safety and noise.

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

Justification for this variance is due to existing surrounding Golf Course which prevents East-West street crossing proposed subdivision. Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report



RIVER GROVE GENERAL PLAN
CONSISTING OF 136.7507 ACRES OF LAND OUT OF THE
ELIJAH VOTAW SURVEY, A-823 AND
THE P. WHITTY SURVEY, A-1458
HARRIS COUNTY, TEXAS

NOTE:

1. THIS EXHIBIT TO ACCOMPANY A SEPARATE
METES AND BOUNDS DESCRIPTION.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	DIST.
C1	1503'00"	765.00'	200.95'	N 72°42'16" E	200.37'
C2	14°21'24"	143.80'	36.03'	N 73°03'04" E	35.94'
C3	50°09'46"	60.00'	52.53'	S 34°43'51" E	50.87'
C4	14°21'24"	193.80'	46.58'	S 73°03'04" W	46.13'
C5	1503'00"	715.00'	187.81'	S 72°42'16" W	187.27'

NOTE TABLE

NOTE	DIRECTION	DIST.
N1	N 54°38'45" W	57.63'
N2	N 65°52'24" E	8.88'
N3	S 65°52'24" W	18.24'

TO 84.3510 ACRES
F.N. F191017, F.C. 168-12-0039
H.C.O.P.R.R.P.

50.242 ACRES
TRANS AMERICA NATURAL
GAS CORPORATION
F.C. 194-47-5717
H.C.O.P.R.R.P.

TO KINGWOOD 81.375 ACRES
F.N. F3980848, F.C. 121-02-2447
H.C.O.P.R.R.P.

 SURVCON INC.
PROFESSIONAL SURVEYORS
HOUSTON, TEXAS

SCALE: 1" = 60'	JOB # 521-612
DATE: 07-14-97	F.I. # NONE
DRAWN BY: RWM	CAD DATE: 07-02-97
CHECKED BY: RWM	CAD FILE: 521-612.DWG

PROPOSED 50' WIDE
ACCESS EASEMENT
0.7448 ACRE (32,442 SQ. FT.)
TO KINGWOOD 81.375 ACRES
F.C. 121-02-2447
H.C.O.P.R.R.P.

APPROVED FOR RECORDING ONLY

Jerry J. Anderson
COUNTY ENGINEER

RECORDED'S MEMORANDUM:
At the time of recording, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc. All blockouts,
additions and changes were present at the time
the instrument was filed and recorded.

519-37-2143