



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



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GLENDOWER COURT

September 18, 2018

Dear Property Owner:

Reference Number: 2018-1794

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Glendower Court, Glendower Normandy, Normandy Place and Saint Anne's A Reserve**". This proposal includes the replatting of lots 2,3,4,5, and 8, Glendower Court; lots 1 and 2, Glendower Normandy; Lots 8,9, and 10, Normady Place and Reserve A, St. Annes Reserve as recorded at Vol 572, pg 261 HCDR, Film Code Number 592138 Vol 988 pg 550 HCDR and Film Code no. 604097 of the Harris County Map Records. The new subdivision name is "**Saint Annes Catholic Church**".

The property is located at **2140 Westheimer Road** bounded by South Shepherd Dr, Fariview St. and Kingston Dr. The purpose of the partial replat is to create one unrestricted reserve. The applicant, **Matthew Tucker**, with **Windrose**, on behalf of **Archdiocese of Galveston-Houston**, can be contacted at **713-458-2281**.

Pursuant to 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 Planning Department is sending you written notice of the public hearing.

The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, October 11, 2018 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

See reverse side for useful information

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins Dave Martin Steve Le Greg Travis Karla Cisneros
Robert Gallegos Mike Laster Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Amanda Edwards Jack Christie
Controller: Chris B. Brown



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**VARIANCE
Request Information Form**

Application Number: 2018-1794
Plat Name: Saint Annes Catholic Church
Applicant: Windrose
Date Submitted: 08/31/2018

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

Specific Variance is being sought and extent of variance:

A variance to allow the name of the proposed replat to have a unique name.

Chapter 42 Section: 41(1)(B)

Chapter 42 Reference:

42-41(1)(B). The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision.

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;

The subject property is 11.574 acres located at the northwest corner of Westheimer and Shepherd in the City of Houston, Harris County. This property is described currently by four separate subdivisions: Glendower Court, recorded in Vol. 572, Pg. 261, H.C.D.R.; Normandy Place, recorded in Vol. 998, Pg. 550, H.C.D.R.; Glendower Normandy, recorded in F.C. No. 592138, H.C.M.R.; and St Annes Reserve, recorded in F.C. No. 604097, H.C.M.R. Three of these subdivisions have separately filed deed restrictions requiring a Public Hearing. Since there is not one single plat name that needs to be followed it stands to reason we should be allowed to rename the tract to a unique name that reflects the sites current and for the foreseeable futures use.

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

This proposed replat is 11.574 Acres at the northwest corner of Westheimer and Shepherd and being a replat of four separate subdivisions: Glendower Court, recorded in Vol. 572, Pg. 261, H.C.D.R.; Normandy Place, recorded in Vol. 998, Pg. 550, H.C.D.R.; Glendower Normandy, recorded in F.C. No. 592138, H.C.M.R.; and St Annes Reserve, recorded in F.C. No. 604097, H.C.M.R. The developer has purchased this property over the course of many years but never created the hardship they encounter today.

