

SESSION 2.2

Variances

PRESENTERS:

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City of Houston Planning and Development
Department, Development Services



VARIANCE PLATTING CASE EXAMPLES

PRESENTER:

Muxian Fang

**City of Houston Planning and Development
Department, Development Services**

VAR/SP/RR Request

Justifications

- Site context
- Site restrictions
- Existing conditions
- Compatible use
- Meet the intent of the ordinance



Variance – Building Line

Required Information

- Existing condition survey (showing distance between BOC & property line, paving width)
- Cross section plan
- Site plan
- Renderings / elevation plan

Variance – Building Line



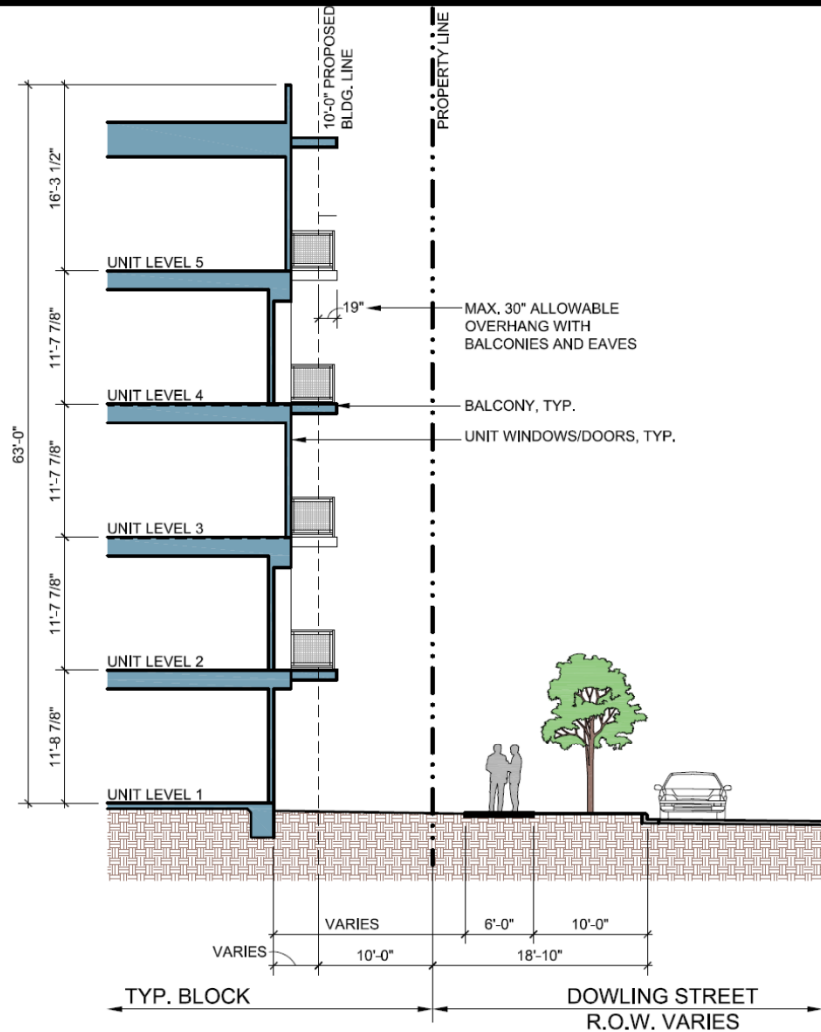
Site Context

Variance – Building Line

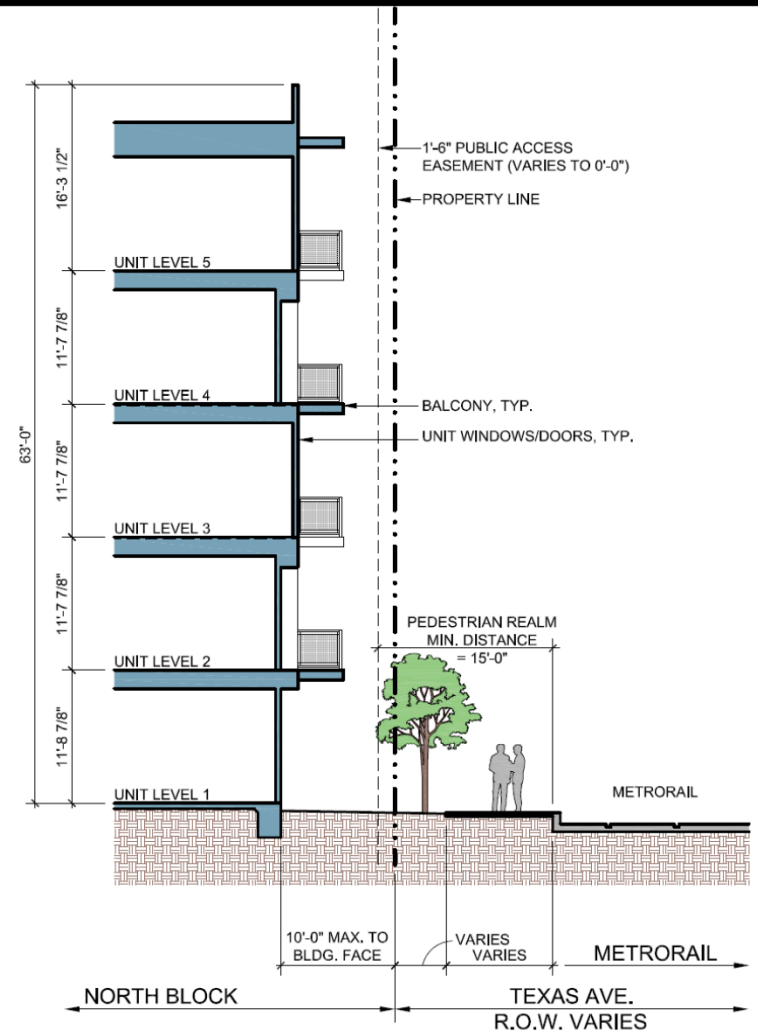


Overall Site Conditions

Variance – Building Line



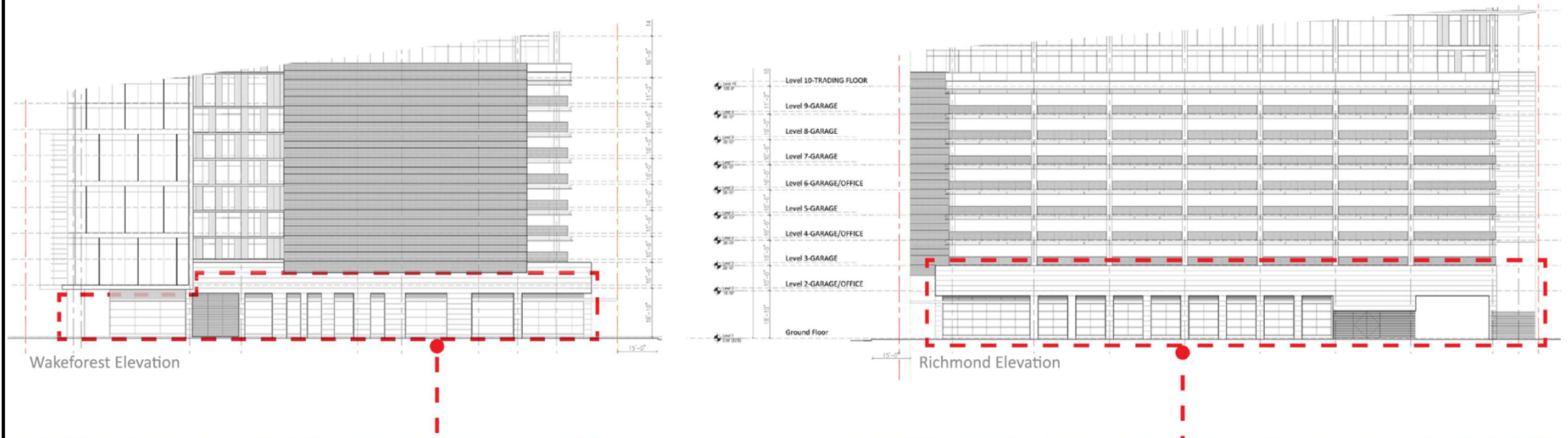
SECTION 'B'



SECTION 'C'

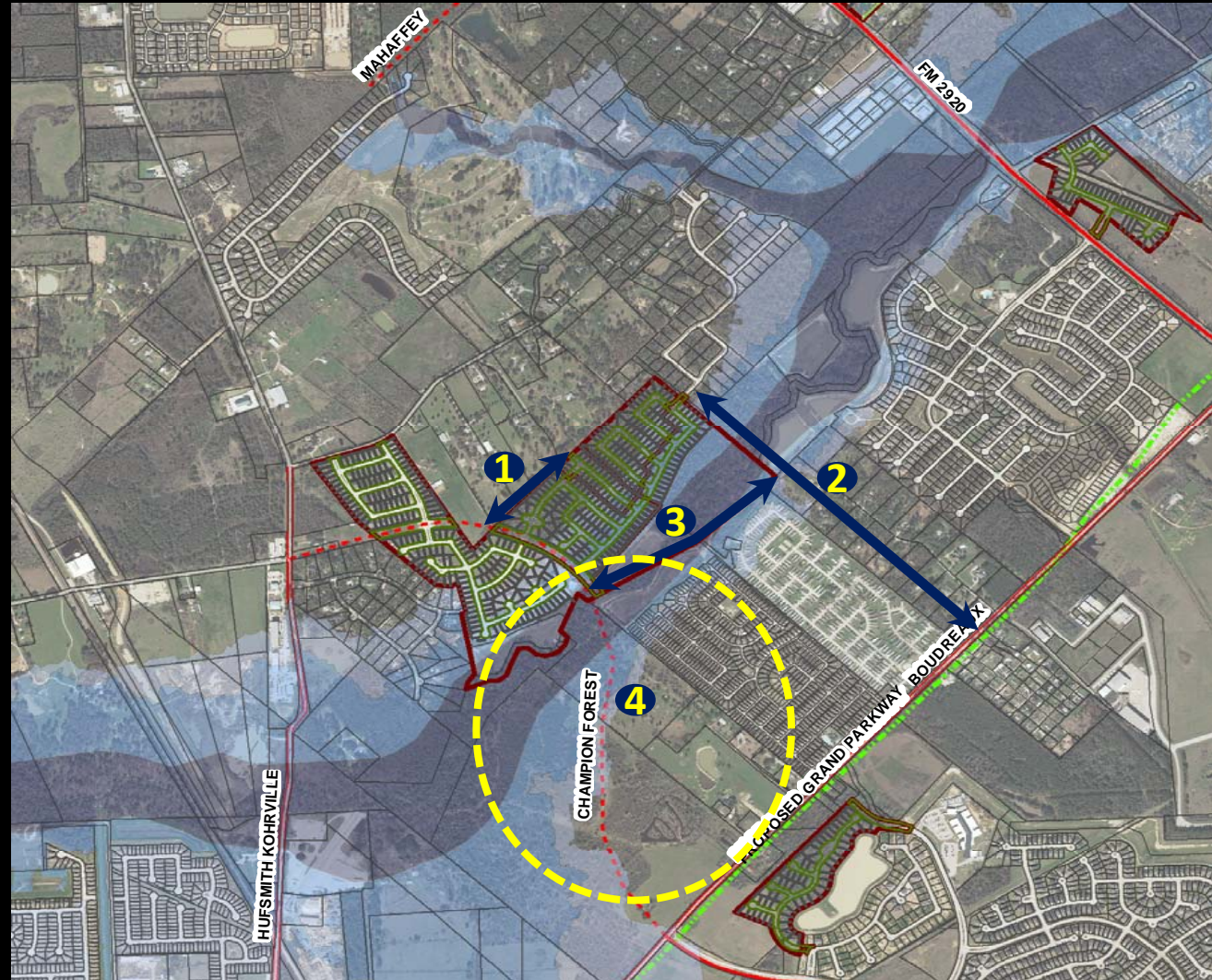
Street Cross Section

Variance – Building Line



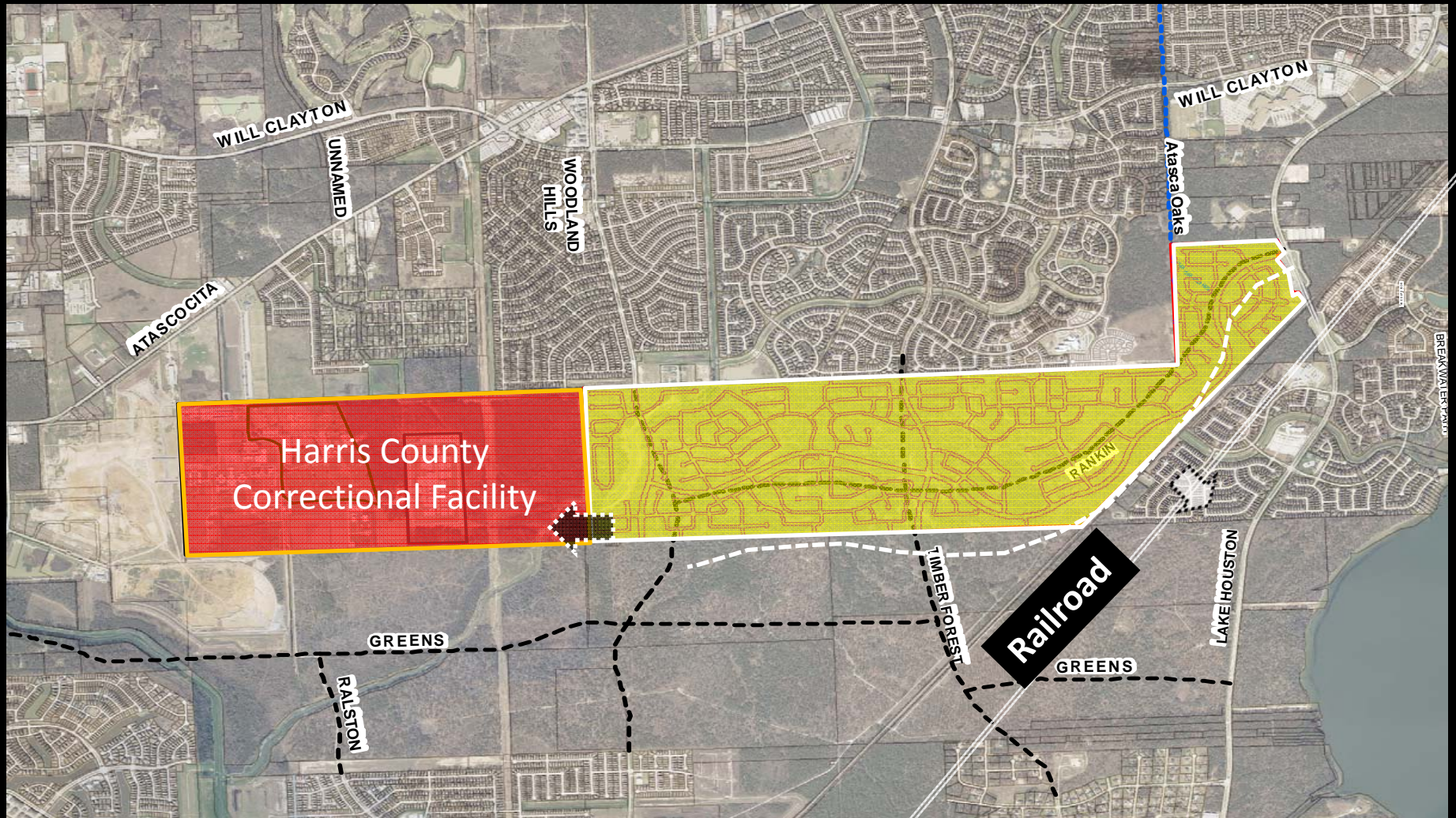
Renderings

Variance – Intersection Spacing



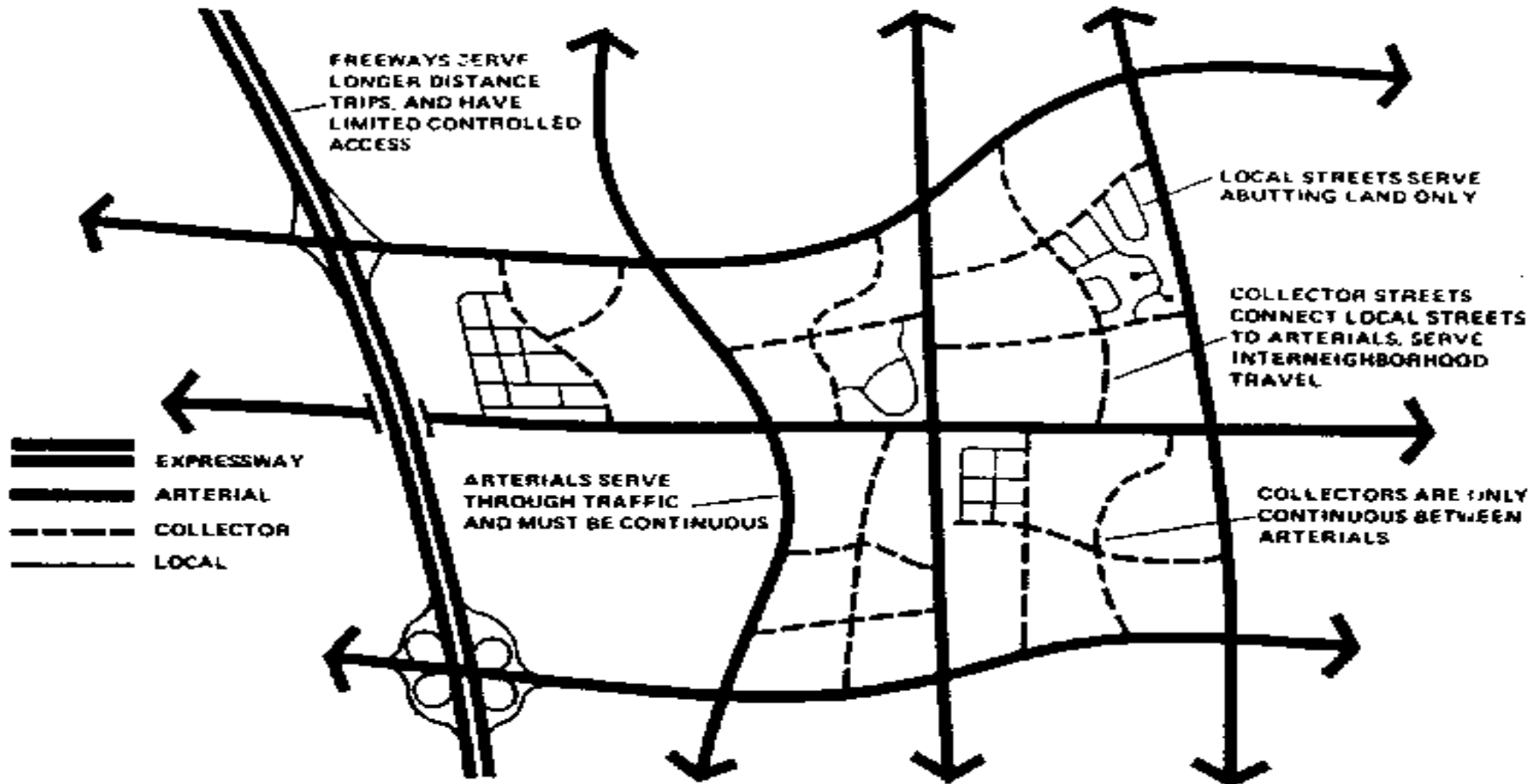
Floodway/ Existing Condition

Variance – Intersection Spacing



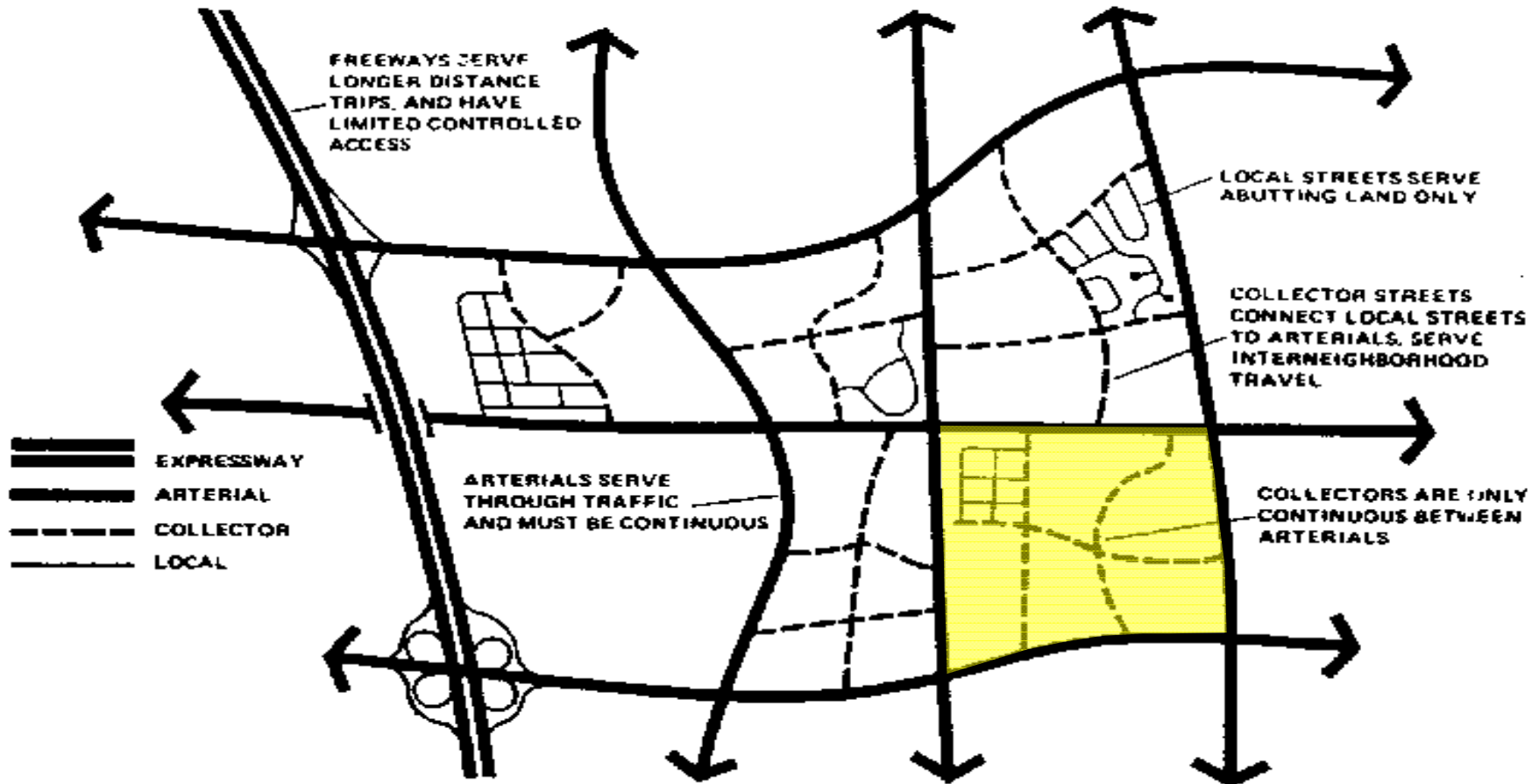
Site Restrictions

Variance – Intersection Spacing



Street Systems Network

Variance – Intersection Spacing



Street Pattern within Major T-fare Network

Variance – Stub Street



Existing Condition

Variance – Stub Street

Residential use
– Industrial use



Incompatible Use

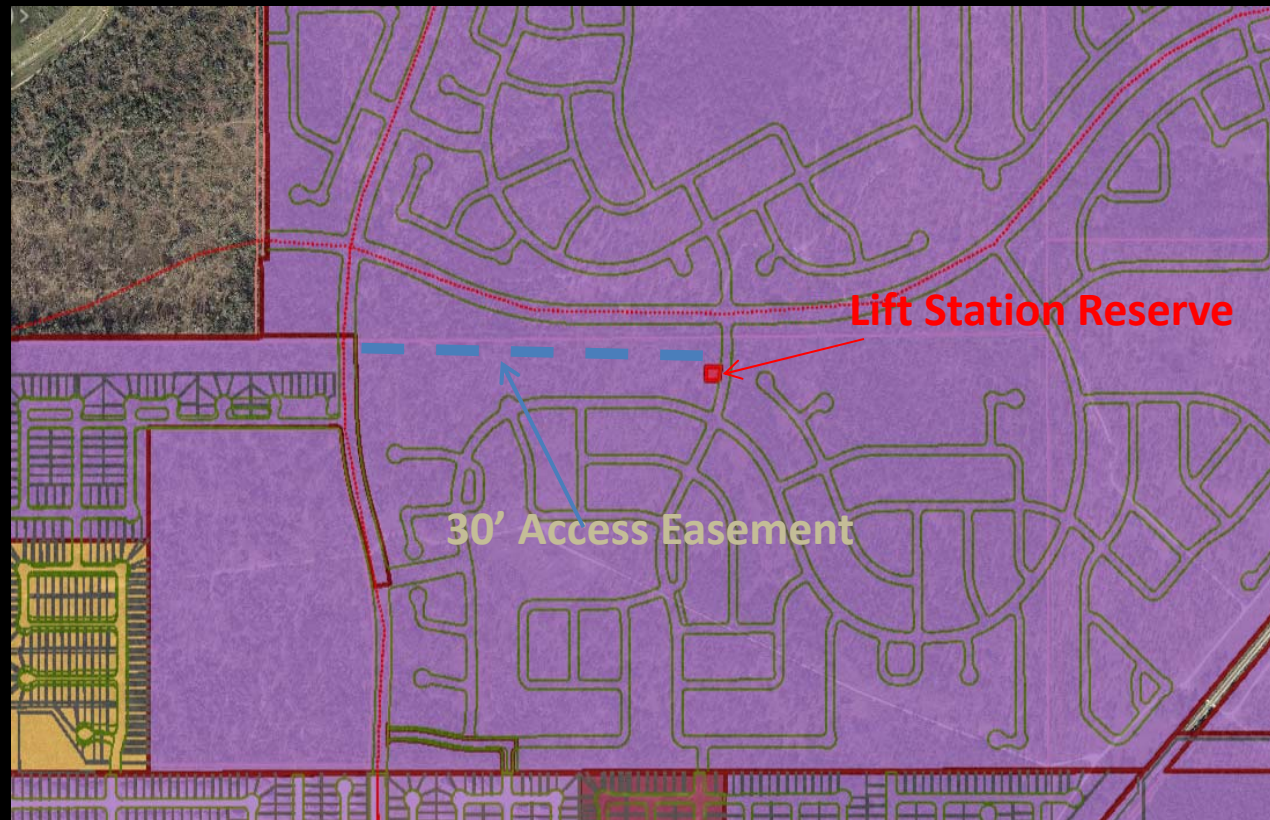
Variance – Stub Street



Impacts to Connectivity / Internal Circulation

Variance – Reserve Access

The Lift Station Reserve would have public street access once the adjacent street is constructed.



Meet the intent of the ordinance

DEVELOPMENT PLAT VARIANCE VS. SUBDIVISION PLAT VARIANCE

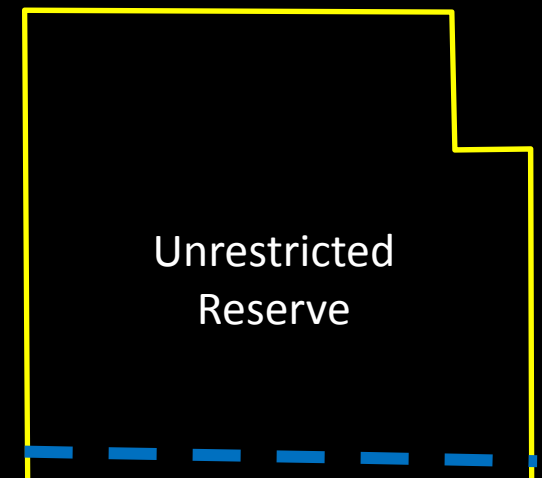
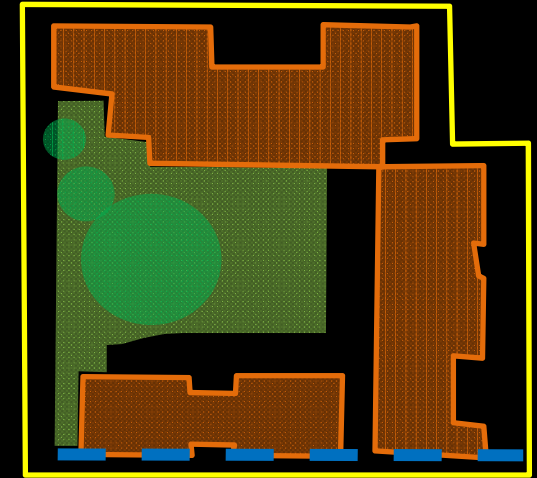
PRESENTER:

Christa Stoneham

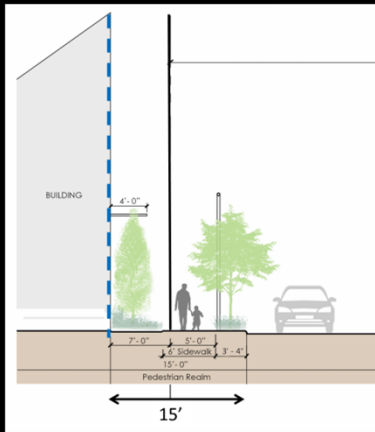
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What is a Development Plat and Subdivision Plat Variance

- Development Plat Variance
 - A site plan/development requesting a variance
- Subdivision Plat Variance
 - A plat of land that is requesting a variance
 - GP
 - C2R
 - C3P
 - C2
 - C3N



DPV & SPV: Similarities



Notification

- Sign
- Envelopes

Hardship

Drawings

- Site Plan
- Elevations
- Survey

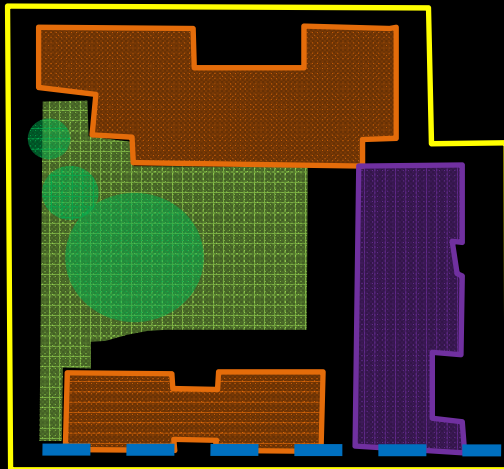
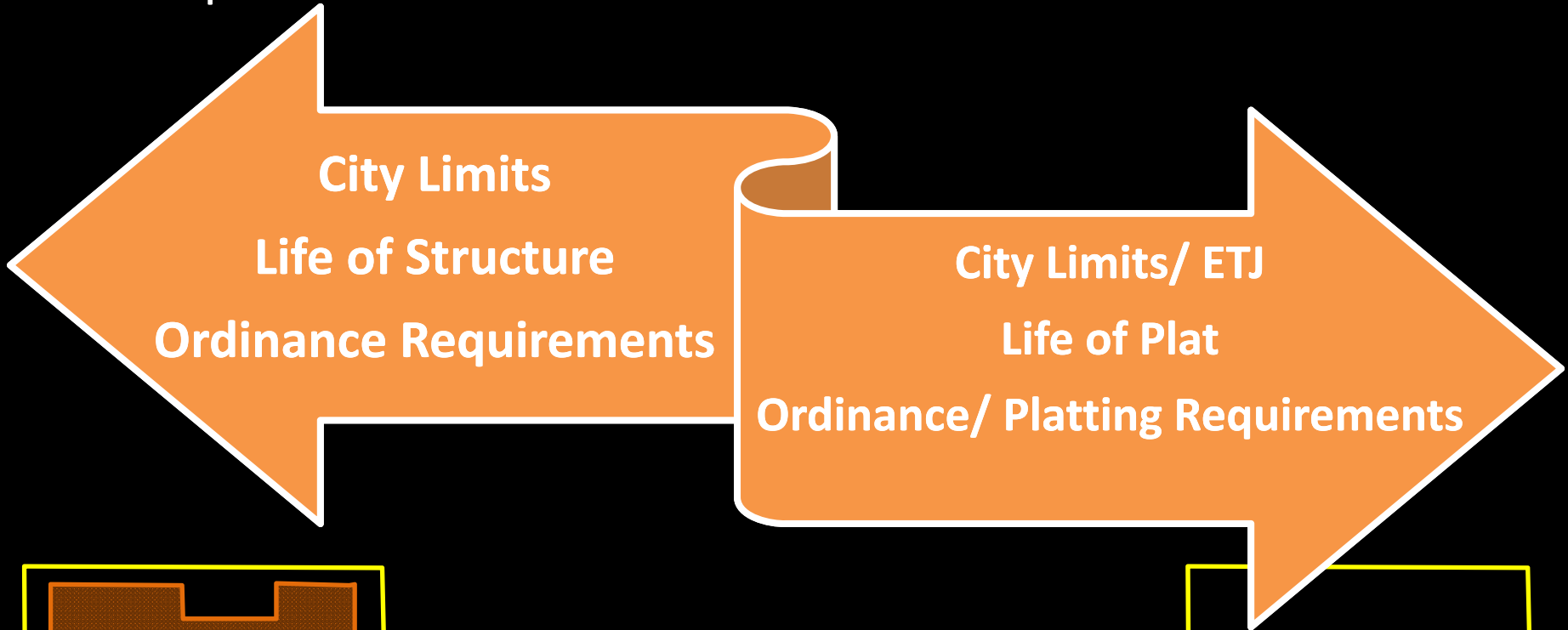
Pre-Submittal Meeting



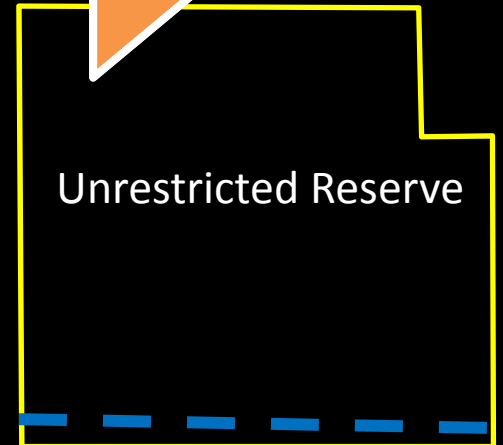
DPV & SPV: Differences

Development Plat Variance

Subdivision Plat Variance



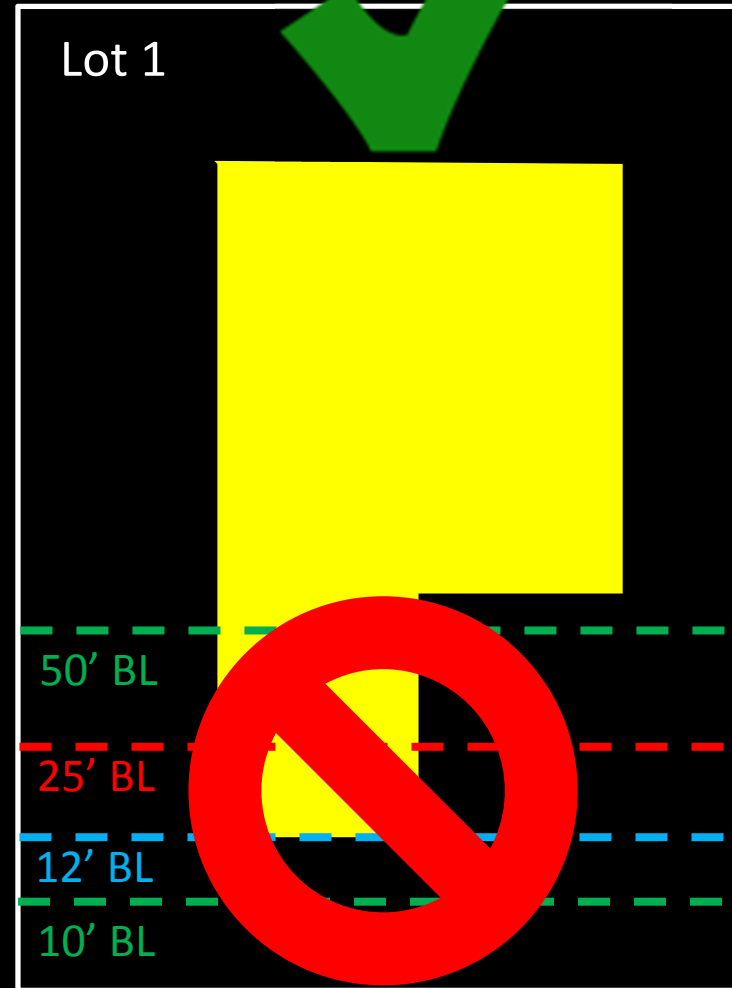
Requested BL



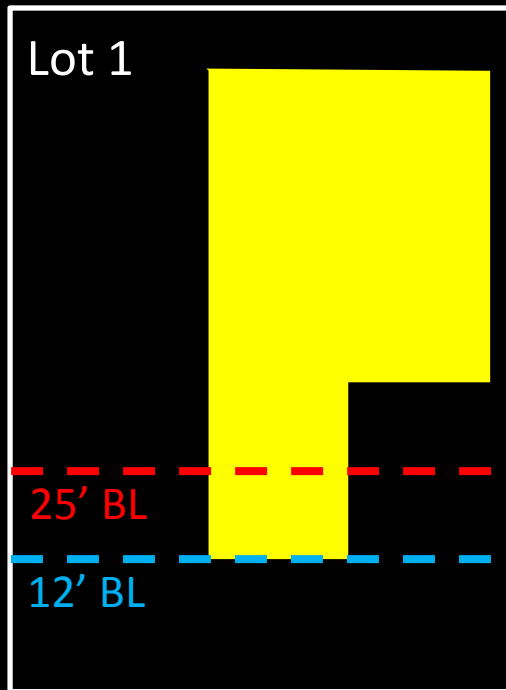
Unrestricted Reserve

Development Plat Variance: Example

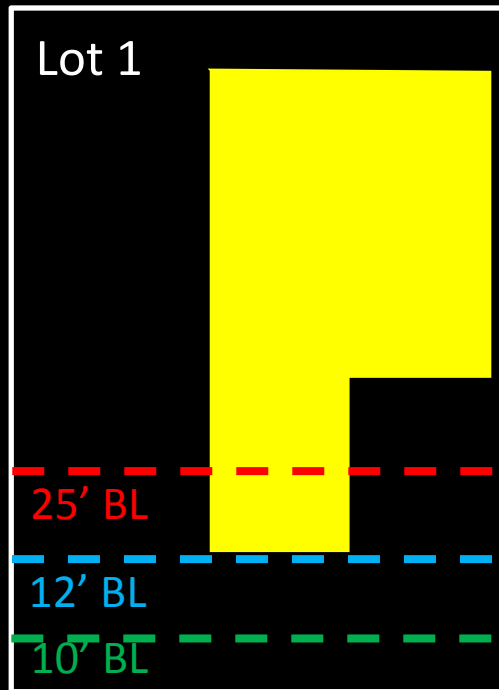
- Platted BL
- Requested BL
- Required BL
- Structure



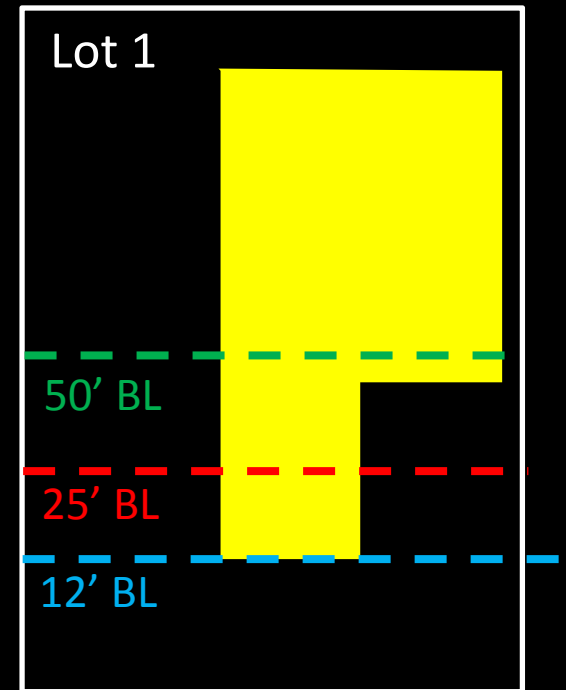
- Platted BL
- Requested BL
- Ordinance Required BL
- Structure



Major Thoroughfare
100' ROW



Major Thoroughfare
100' ROW



Major Thoroughfare
100' ROW

Q & A?