CITY OF HOUSTON
Planning and Development Department

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Oct. 23, 2026

DPV

NOTICE OF VARIANCE

PROJECT NAME: 3747 Dreyfus Street A and B
REFERENCE NUMBER: 26080390

Dear Property Owner:

The Planning and Development Department has received a development plat application with a variance request for a property located north of S. 610 Loop E. and west of Scott Street at the northwest corner of Dreyfus Street and undeveloped Nathan Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Luis R. Diaz, the applicant, has filed the request on behalf of the owner of the subject site. The applicant is requesting a 5-foot building line in lieu of the ordinance required 10-foot building line along Nathan Street, an undeveloped street, as well as to not dedicate 5 feet of right-of-way to Nathan and Dreyfus Streets, for a new duplex. Enclosed are copies of the variance request, the proposed development plat, and the site plan submitted by the applicant.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, Nov. 12, 2026, beginning at 2:30 p.m.
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.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record.

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

2. Sign up to speak on a designated form at the entrance to the Council Chamber before the start of the Planning Commission meeting.

For additional information regarding this project, please call the applicant, Luis R. Diaz, at 832-407-4879. You may also contact the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832) 394-8849. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The section of the City of Houston 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 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 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.
- **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.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

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 25 members and meets every two weeks per their adopted Commission meeting schedule.

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 Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.

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VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Diaz Design and Build, LLC	Luis R. Diaz	832-407-4879	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3747 Dreyfus Street A and B	26080390	77021	5454A	533Q	D

HCAD ACCOUNT NUMBER(S): 0391930200024

PROPERTY LEGAL DESCRIPTION: Lot 24, Block 20, Southlawn

PROPERTY OWNER OF RECORD: Dreyfus Homes, LLC- Syed Owais Ali

ACREAGE (SQUARE FEET): 5,000 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Dreyfus Street: 40 ft.; Nathan Street: 40 ft.

EXISTING PAVING SECTION(S): Dreyfus Street: 26 ft.; Nathan Street: Undeveloped

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 4 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3,684 sq. ft. duplex

PURPOSE OF VARIANCE REQUEST: To request a 5-foot building line in lieu of the ordinance required 10-foot building line along Nathan Street, an undeveloped street, as well as to not dedicate 5 feet of right-of-way to Nathan and Dreyfus Streets, for a new duplex.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Collector and local streets—Single-family residential. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:(2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

Sec. 42-121. - Dedication of rights-of-way (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code.

DEVELOPMENT PLAT VARIANCE

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Due to deed restrictions and the setback, there will be a very little building footprint. Deed restrictions have a 10-ft building line and 20-ft garage building line restriction on Dreyfus Street. And due to the recorded paper street having a 10-ft building line setback on a 50-ft wide lot, this variance will allow more building room. The building line is to request a 5-foot building line in lieu of the ordinance required 10-foot building line along a recorded paper street for a new duplex.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

(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

Due to the setbacks and deed restrictions the use of the land will be severely decreased. The property is 50-ft wide along Dreyfus and 100-ft deep along Nathan Street. Nathan Street is a recorded paper street. The proposed development is for a new duplex. Dreyfus Street in an established residential public street with majority single-family homes that date back as early as the 1910s. This proposed development will be in keeping with the residential uses of this subdivision. Southlawn is a recorded subdivision surrounded by many established communities and connected by an extensive major thoroughfare grid. Dreyfus Street is currently a 40' wide public street that only services the residential community along the street. Requiring an additional north and south street connection would add unnecessary cut-through traffic. Raymond Street and Scott Street are already existing and provide access in and out of the subdivision.

(1b) Strict application of the requirements of this chapter would make a 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;

The circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but a result of an existing street grid system and subdivision that dates back as early as the 1910s. Dreyfus Street is a residential street with many established single-family homes and multi-family developments. This area is not oversaturated with new development as the surrounding communities are established and have been operating with the existing street grid for decades that provides sufficient traffic circulation. The granting of the variance will support the current community and wouldn't impose cut-through traffic from the adjacent commercial/industrial uses to the current 40' ROW.

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

The intent and general purposes of this chapter will be preserved and maintained as this proposed development of a new duplex will not create much additional vehicular traffic. Dreyfus Street is a residential street and to have a

north and south street connection would cause heavy traffic which could disrupt the current community and introduce unwanted cut-through traffic.

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

No, this variance will not be injurious to the public health or safety and welfare of this community as it will maintain the current residential uses along Dreyfus Street and Nathan Lane and not allow for unwanted cut-through traffic from the north and south. If the street were required, it could introduce heavy traffic along Nathan Lane.

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

Economic hardship is not the sole justification of the variance but due to the fact that this is a recorded paper street and there has not been any pavement for years so requiring the 5ft setback would not significantly enhance vehicular traffic. The requirement of the street could introduce unwanted traffic from the north and south of the subdivisions of Dreyfus Street. Nathan Lane has been in this configuration for decades. The proposed single-family development is in-keeping with the character of the existing residences along Dreyfus Street and will maintain the repose of the block.

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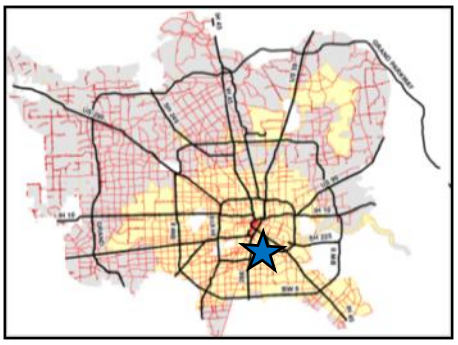
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

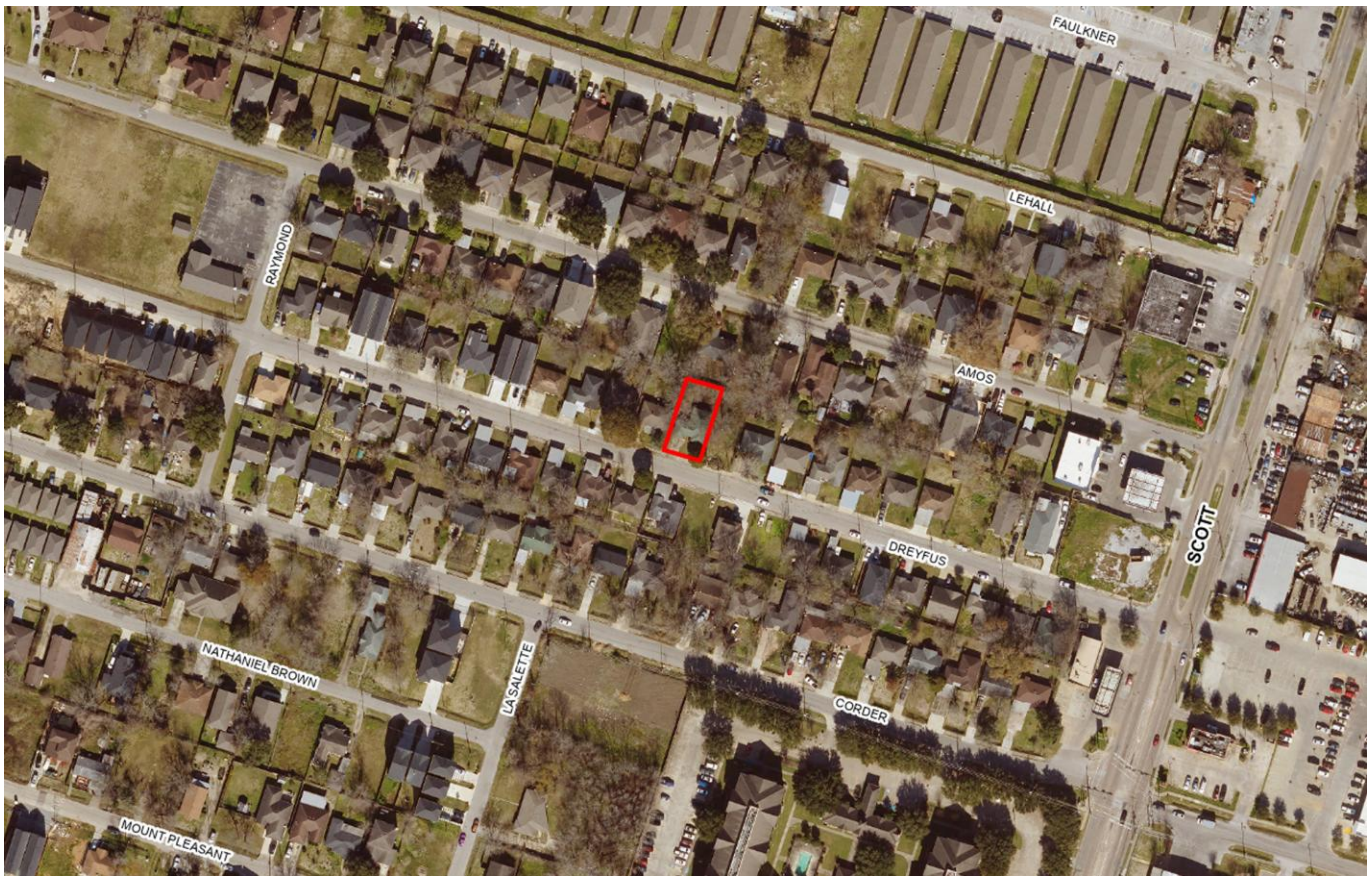
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Aerial Map



DEVELOPMENT PLAT VARIANCE

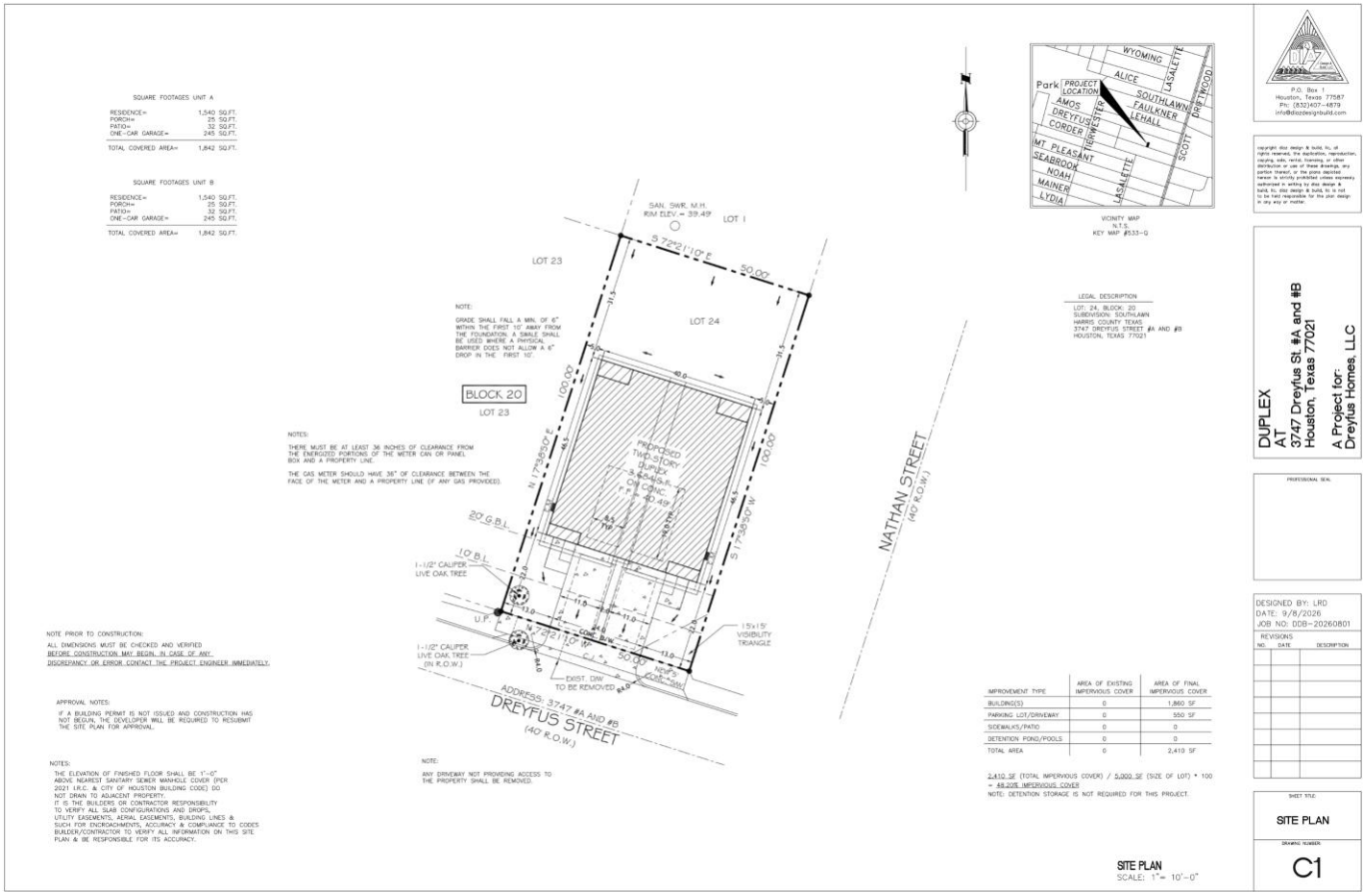
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Site Plan



DEVELOPMENT PLAT VARIANCE

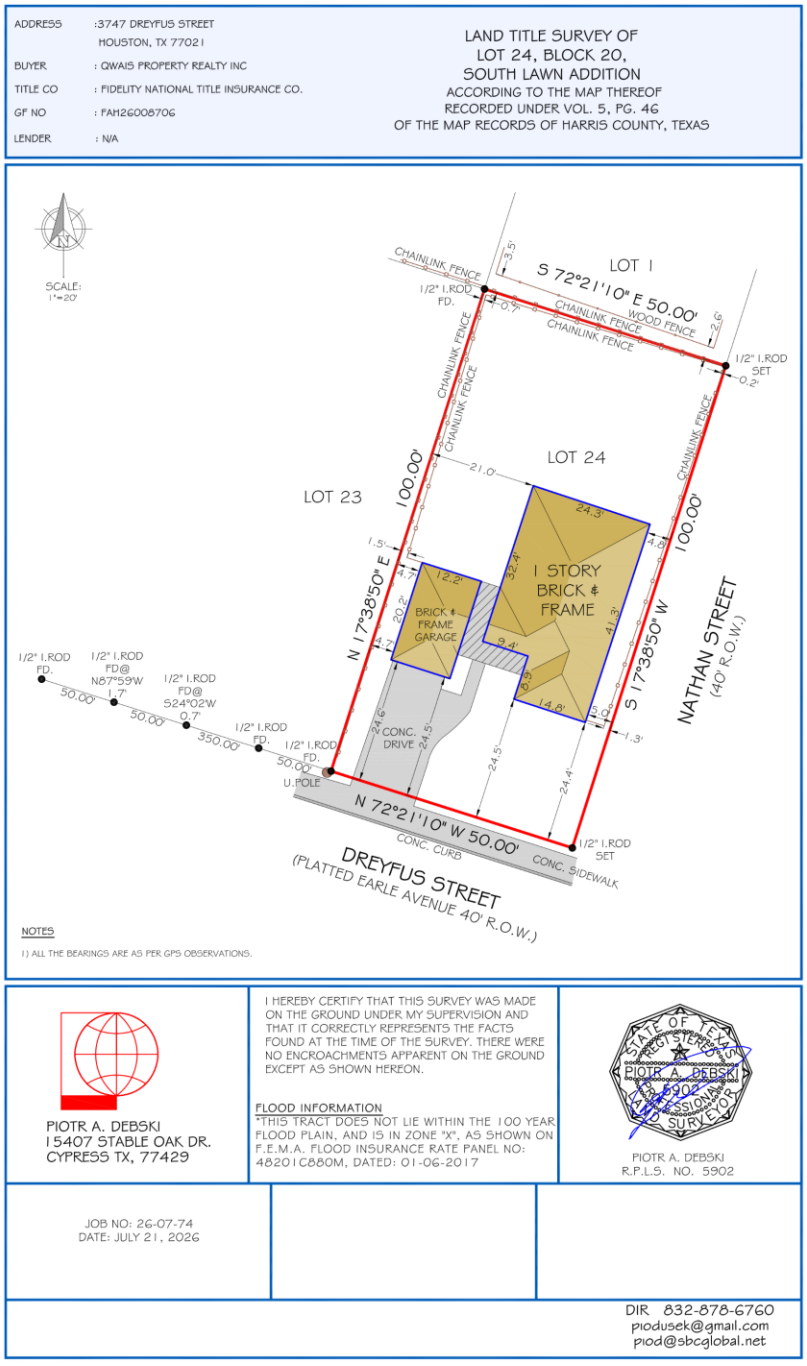
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Survey



DEVELOPMENT PLAT VARIANCE

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Elevations



DEVELOPMENT PLAT VARIANCE