CITY OF HOUSTON
Planning and Development Department

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Oct. 23, 2026

DPV

NOTICE OF VARIANCE

PROJECT NAME: 6102 Waltway Drive
REFERENCE NUMBER: 26084127

Dear Property Owner:

The Planning and Development Department has received a development plat application with a variance request for a property located north of W 11th Street and east of Ella Boulevard at the northeast corner of the intersection of W. T.C. Jester Boulevard and Waltway Drive. 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.

Jacob Buckwalter, the applicant, has filed the request on behalf of the owner of the subject site. The applicant is requesting a 10-foot building line along W. T.C. Jester Boulevard, a major thoroughfare, in lieu of the ordinance required 25-foot building line for a new single-family family residence. 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, Jacob Buckwalter, at 832-272-8423. 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
Houston Permit Service	Jacob Buckwalter	832-272-8423	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6102 Waltway Drive	26084127	77008	5258B	452Y	C

HCAD ACCOUNT NUMBER(S): 0812420000020

PROPERTY LEGAL DESCRIPTION: Lot 20, Block 32, Timbergrove Manor Sec. 6

PROPERTY OWNER OF RECORD: Errikos Anagnostopoulos

ACREAGE (SQUARE FEET): 11,200 sq. ft.

WIDTH OF RIGHTS-OF-WAY: W. T.C. Jester Blvd.: 120 ft.; Waltway Drive: 60 ft.

EXISTING PAVING SECTION(S): W. T.C. Jester Blvd.: 85 ft.; Waltway Drive: 27 ft.

OFF-STREET PARKING REQUIREMENT: Two spaces

OFF-STREET PARKING PROVIDED: Two spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

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

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: One-story single-family residence with attached 2-car garage; 5,041 sq. ft. covered (3,733 sq. ft. living area)

PURPOSE OF VARIANCE REQUEST: To allow a 10-foot building line along W. T.C. Jester Boulevard, a major thoroughfare, in lieu of the ordinance required 25-foot building line for a new single-family family residence.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The site is Lot 20, Block 32, Timbergrove Manor Section 6 (Vol. 43, Pg. 32, H.C.M.R.), at the northwest corner of Waltway Drive and W. TC Jester Blvd. The subdivision was platted in the 1950s.

• W. TC Jester Blvd. is a major thoroughfare on the Major Thoroughfare and Freeway Plan (T-4-110), shown there as having sufficient width. The survey shows a 120-foot right-of-way along the site. Waltway Drive is a local street with a 60-foot right-of-way.

• The lot is an irregular wedge. It has about 145 feet of curved frontage on W. TC Jester and 130 feet of curved frontage on Waltway, and it narrows to 50 feet at the rear.

• The land and topographic survey of the lot (Greenleaf Land Surveys, GL-13476, 12/12/2024, Exhibit E) shows a 10-foot building line along W. TC Jester and a 25-foot building line along Waltway. Survey note 1 states that building lines and easements shown are per the recorded plat unless otherwise shown. The survey also shows a 5-foot utility easement and a 5-foot by 20-foot aerial easement along the rear lot line.

• The applicant asks to build a new one-story single-family residence to the 10-foot line along W. TC Jester. The front of the home, its 25-foot front building line and its only driveway remain on Waltway. No access is taken from W. TC Jester.

• Across W. TC Jester is City of Houston land, a wooded greenbelt along White Oak Bayou. No homes face the site across the thoroughfare.

• The lot was previously developed with a one-story residence, which has been removed.

• The applicant offers these conditions: no vehicular access to W. TC Jester; any structure within the 10-foot to 25-foot band limited to one story; sidewalks along both frontages built to City standards as approved by the City; the 15-foot visibility triangle at the corner kept clear; and the variance limited to the residence substantially as shown on the variance site plan (Exhibit A).

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

Applying the 25-foot line on top of the 25-foot front building line on Waltway, the easements along the rear lot line and the 5-foot side setback used on the permit plans leaves only a narrow, irregular building area on this wedge lot. Measured on the variance site plan, the buildable area is about 8,397 square feet with a 10-foot line along W. TC Jester and about 6,580 square feet with a 25-foot line. The 25-foot line removes about 1,817 square feet, or about 22 percent of the buildable area. The loss falls on the widest part of the lot, next to the corner, because the lot narrows to 50 feet at the rear.

The remaining area makes it impractical to fit a one-story home with an attached garage and a functional floor plan on a lot of this size. Reasonable use of this lot for a single-family home depends on the 10-foot building line that the survey of this lot shows on this side.

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(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;

This lot has unusual physical characteristics. It is a wedge-shaped corner lot with two curved street frontages. It narrows from about 145 feet along W. TC Jester to 50 feet at the rear. It carries a 25-foot front building line on Waltway, so two deep building lines meet at the corner and overlap across the widest part of the lot.

Strict application of the 25-foot line would create an impractical development. It would push the home into the narrow rear of the lot and leave an unusable strip about 15 feet wide along the entire W. TC Jester frontage, between the 10-foot line shown on the survey and the 25-foot line.

Strict application would also be contrary to sound public policy as expressed in Chapter 42 itself. Sec. 42-152(b) authorizes a 10-foot line along a major thoroughfare for a single-family lot that backs onto the thoroughfare and takes no access from it. Sec. 42-156 sets a 10-foot line along the side of a single-family lot on local and collector streets. The thoroughfare here is a side street to this home, the home takes no access from it, and the right-of-way is already 120 feet wide.

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

This lot has unusual physical characteristics. It is a wedge-shaped corner lot with two curved street frontages. It narrows from about 145 feet along W. TC Jester to 50 feet at the rear. It carries a 25-foot front building line on Waltway, so two deep building lines meet at the corner and overlap across the widest part of the lot.

Strict application of the 25-foot line would create an impractical development. It would push the home into the narrow rear of the lot and leave an unusable strip about 15 feet wide along the entire W. TC Jester frontage, between the 10-foot line shown on the survey and the 25-foot line.

Strict application would also be contrary to sound public policy as expressed in Chapter 42 itself. Sec. 42-152(b) authorizes a 10-foot line along a major thoroughfare for a single-family lot that backs onto the thoroughfare and takes no access from it. Sec. 42-156 sets a 10-foot line along the side of a single-family lot on local and collector streets. The thoroughfare here is a side street to this home, the home takes no access from it, and the right-of-way is already 120 feet wide.

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

The circumstances are not the result of a hardship created or imposed by the applicant. The lot's wedge shape, its corner location, its curved frontages and the building lines shown on the survey were set when the subdivision was platted in the 1950s. The 120-foot right-of-way and the major thoroughfare designation of W. TC Jester were set by the City. The owner did not create the lot, change its shape or dedicate the right-of-way. The applicant asks only to build to the 10-foot line that the survey of this lot shows.

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

The intent of the 25-foot line along a major thoroughfare is to keep buildings back from high-volume traffic, to keep room for future widening, and to protect sight lines and the pedestrian realm. Each of these purposes is met here.

No widening is planned. The Major Thoroughfare and Freeway Plan shows W. TC Jester at this location as having sufficient width, and the survey shows a 120-foot right-of-way.

The home will be well back from traffic. The back of curb of W. TC Jester is about 15.75 feet inside the right-of-way, so the closest wall of the home (10.30 feet from the property line) will be about 26 feet from the back of curb.

Chapter 42 already accepts a 10-foot line in this situation. Sec. 42-152(b) allows 10 feet where a single-family lot backs onto a major thoroughfare with no access from it, and Sec. 42-156 sets a 10-foot side line on other streets. This home faces Waltway and treats W. TC Jester as a side street, with no access to it.

The Commission has granted the same relief in comparable cases: Larkin Street Townhomes (southeast corner of Larkin Street and TC Jester Blvd., 10 feet in lieu of 25 feet along TC Jester, granted April 12, 2018, item 117) and 5500 Evergreen Street (15 feet in lieu of 25 feet along Chimney Rock Road for a new single-family home on a corner lot, granted July 23, 2026, item 112). See Exhibit D.

Under Sec. 42-81(b), any variance applies only to this lot and does not change the rule for other properties.

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

Economic hardship is not the sole justification for the variance. The request rests on the lot's physical shape and corner location, the 10-foot building line shown on the survey, the 120-foot right-of-way that needs no widening, and the precedents the Commission has already set on W. TC Jester and other thoroughfares. The applicant also offers public improvements: wider sidewalks on both frontages, no thoroughfare access, a clear visibility triangle, and a one-story limit within the 25-foot area.

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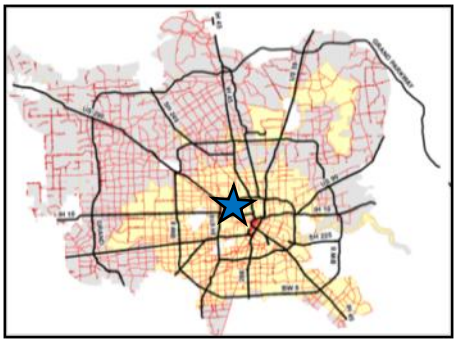
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Location Map



NORTH



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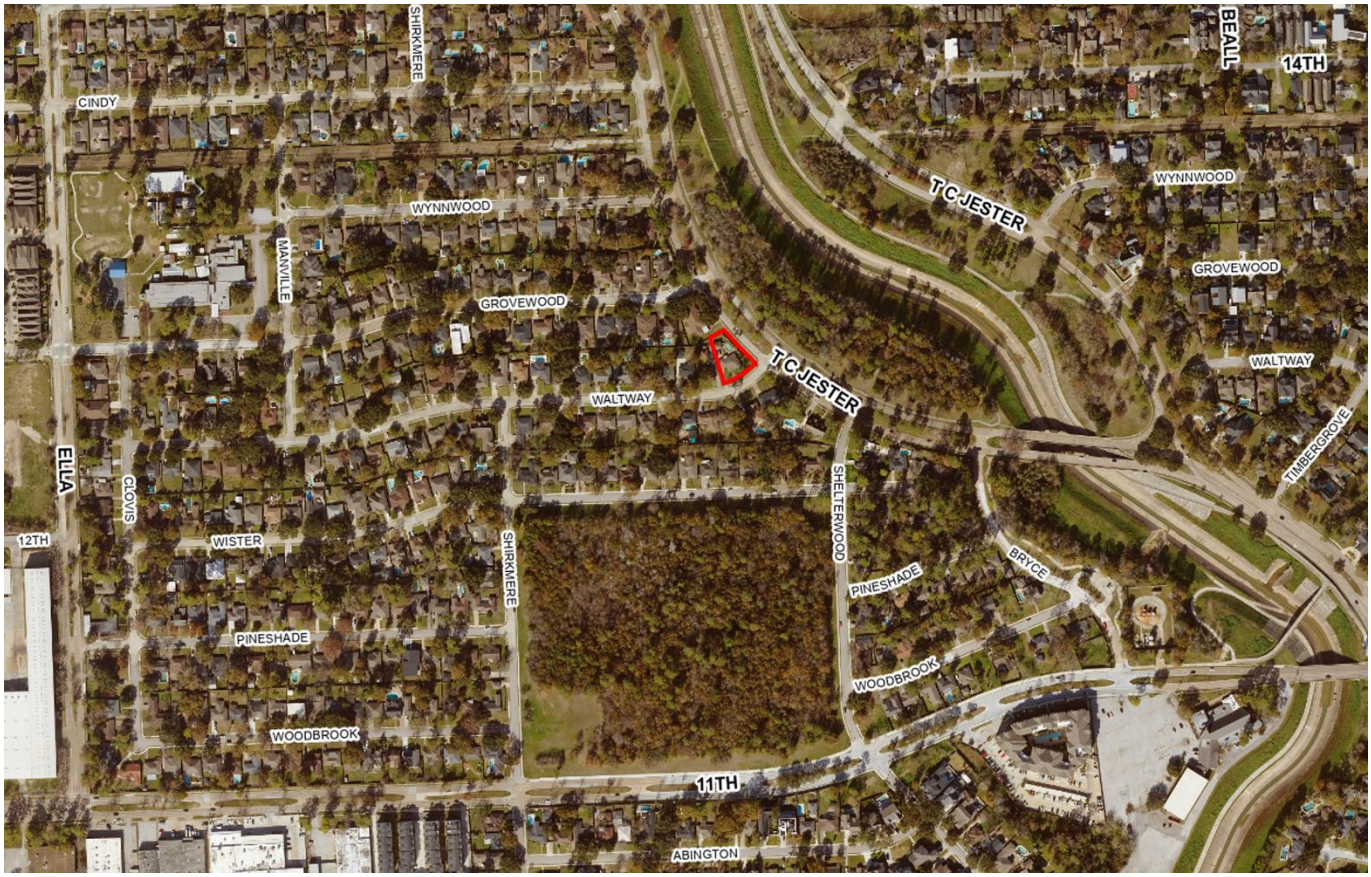
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Aerial Map



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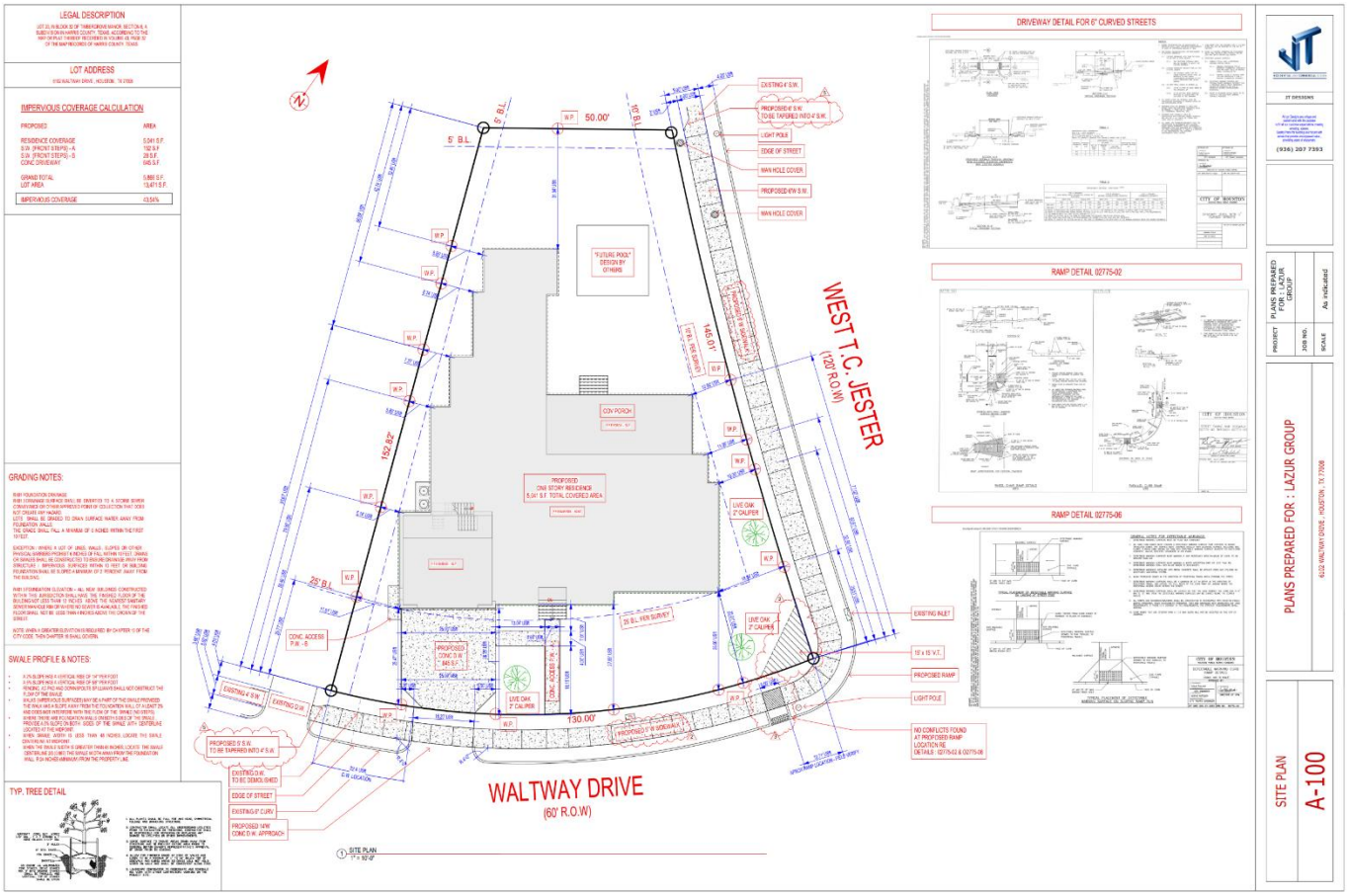
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Site Plan



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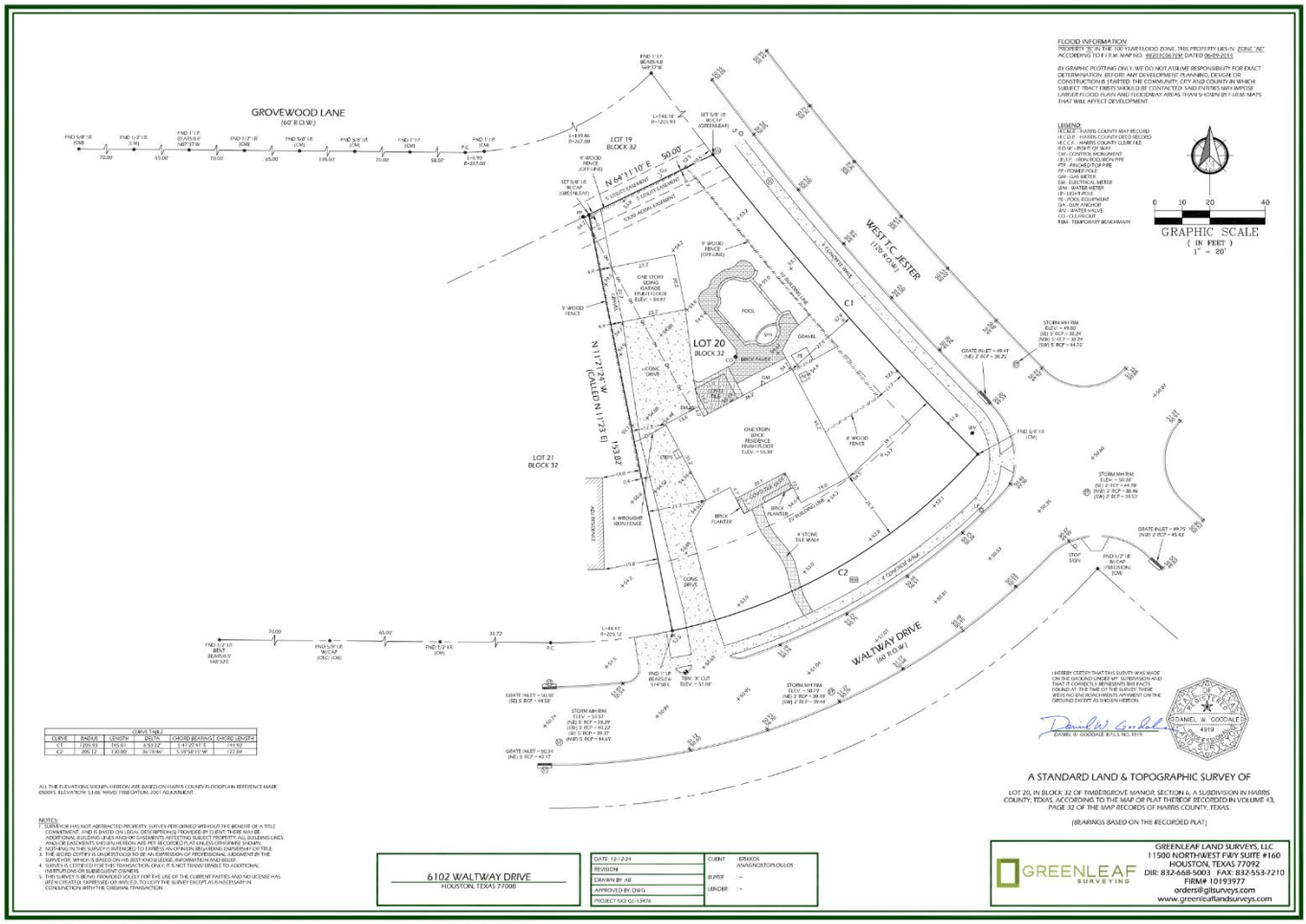
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Survey



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Elevations





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