CITY OF HOUSTON
Planning and Development Department

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November 6, 2026

DPV

NOTICE OF VARIANCE

PROJECT NAME: 1323 South Boulevard
REFERENCE NUMBER: 26083840

Dear Property Owner:

The Planning and Development Department has received a development plat application with a variance request for a property located South of Southwest Freeway and West of Montrose Boulevard along Bissonnet 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.

Nick Oddo, the applicant, has filed the request on behalf of the owner of the subject site. The applicant is requesting To allow a 0’ building line in lieu of the 10’ building line along Bissonnet St, a major collector, for a 10’ high CMU wall. 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, December 3, 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, Nick Oddo, at 713-980-0213. 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.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: XX

Meeting Date: 12/03/26

Houston Planning Commission

VARIANCE REQUEST APPLICATION

Applicant Company	Contact Person	Phone Number	Email Address
Dillon Kyle Architects	Nick Oddo	(713) 980-0213	

Property Address	File Number	Zip Code	Lambert	Key Map	District
1323 South Boulevard	26083840	77006	5356C	493W	C

HCAD Account Number(s):	0530390000003
Property Legal Description:	LT 3 Broadacres
Property Owner of Record:	Julia Stallcup and John Stallcup
Acreage (Square Feet):	56,640 SF
Width of Rights-of-Way:	South Boulevard: 91' | Bissonnet Street: 60'
Existing Paving Section(s):	South Boulevard: 34' | Bissonnet Street: 20'
Off-Street Parking Requirement:	N/A
Off-Street Parking Provided:	N/A
Landscaping Requirements:	Complies
Landscaping Provided:	Complies

Existing Structure(s) [type; sq. ft.]:	8 ft wood fence
Proposed Structure(s) [Type; sq. ft.]:	10 ft CMU wall

Purpose of Variance Request: To allow a 0’ building line in lieu of the 10’ building line along Bissonnet St for a 10’ high CMU wall.

Chapter 42 Reference(s): Sec. 42-156. - Collector and local streets—Single-family residential.

(a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley.

DEVELOPMENT PLAT VARIANCE

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APPLICANT'S STATEMENT OF FACTS

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

The intention of the requested variance is to erect a site wall along Bissonnet St. on the southern property line of 1323 South Blvd. at 10'-0" instead of 8'-0". Based on Chapter 42, Section 42-22(5); a development plat is required should a retaining wall, masonry wall, or fence be proposed that is NOT under eight feet in height. Below is the applicant's explanation justifying the necessity of the taller site wall, and the reasons this request would improve the experience along Bissonnet.

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. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(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

Houston Metro Bus Route 65 has a bus stop directly in front of the property along Bissonnet Steet. A standard Houston METRO bus is 10'-6" to 11'-1" tall from the ground. The noise along Bissonnet St.; which is considered a Major Collector from S. Main to S. Shepherd by the 2025 MRFP Street Hierarchy Classification Table; as well as the visibility from the adjacent side of the street, pose significant privacy issues to the property. The property is highly visible due to the street width and the grading on the adjacent side of the street.

(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;

The adherence to an 8'-0" wall would pose substantial privacy and noise concerns to the owners due to the bus stop and the frequency of traffic along Bissonnet. An 8'-0" wall would be an impractical development, as it wouldn't serve its intended purpose to shield the property from this stop's traffic, and sightlines into the property would be unavoidable. Additionally, there is neighborhood precedent for a taller site wall. The property directly to the west of 1323 South Blvd, 1405 South Blvd, has a site wall that improves the street experience along Bissonnet with green planting. The site wall measures at 10'-0". Property 1515 South Blvd along Bissonnet also has a 10'-0" site wall with vine coverage, improving the overall aesthetic along the street.

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

These site conditions are outside of the owner's control or jurisdiction. The bus stop cannot be relocated nor was placed by the owner, and Bissonnet Street has been a major collector long before the property was purchased. The original plat of the house from 1923 refers to Bissonnet St. as Country Farm Road, suggesting that these noise and traffic concerns did not exist when the property was constructed.

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

All other purposes of the chapter will be preserved and maintained. The proposed site wall will occur within the bounds of the property, shall not exceed the requested height, and will adhere to structural and drainage requirements such as ASCE wind load and necessary drainage weeps.

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

The granting of this variance will improve public experience along Bissonnet St and will not negatively affect public health, safety, or welfare. Landscaping and planting along the site wall will soften the urban fabric of Bissonnet and provide a greener, healthier experience for those waiting at the bus stop, pedestrian traffic on the adjacent sidewalk, and drivers along the route. Granting the variance would also set up a continuous height-line from the site wall of 1405 South Blvd, which would be better aesthetically from Bissonnet. The structural integrity of the wall will strictly adhere to design standards set forth by the city and will be properly maintained.

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

No economic hardship factors into the construction and institution of a 10’-0” site wall instead of an 8’-0” site wall. The cost difference is inconsequential, and actually sightly increases with the addition of the 2’-0”. Additional landscaping and greenery planted and maintained along the Bissonnet side of the wall also incurs additional cost. The applicant and owner believe these costs are necessary to provide adequate privacy and sound obstruction to the property.

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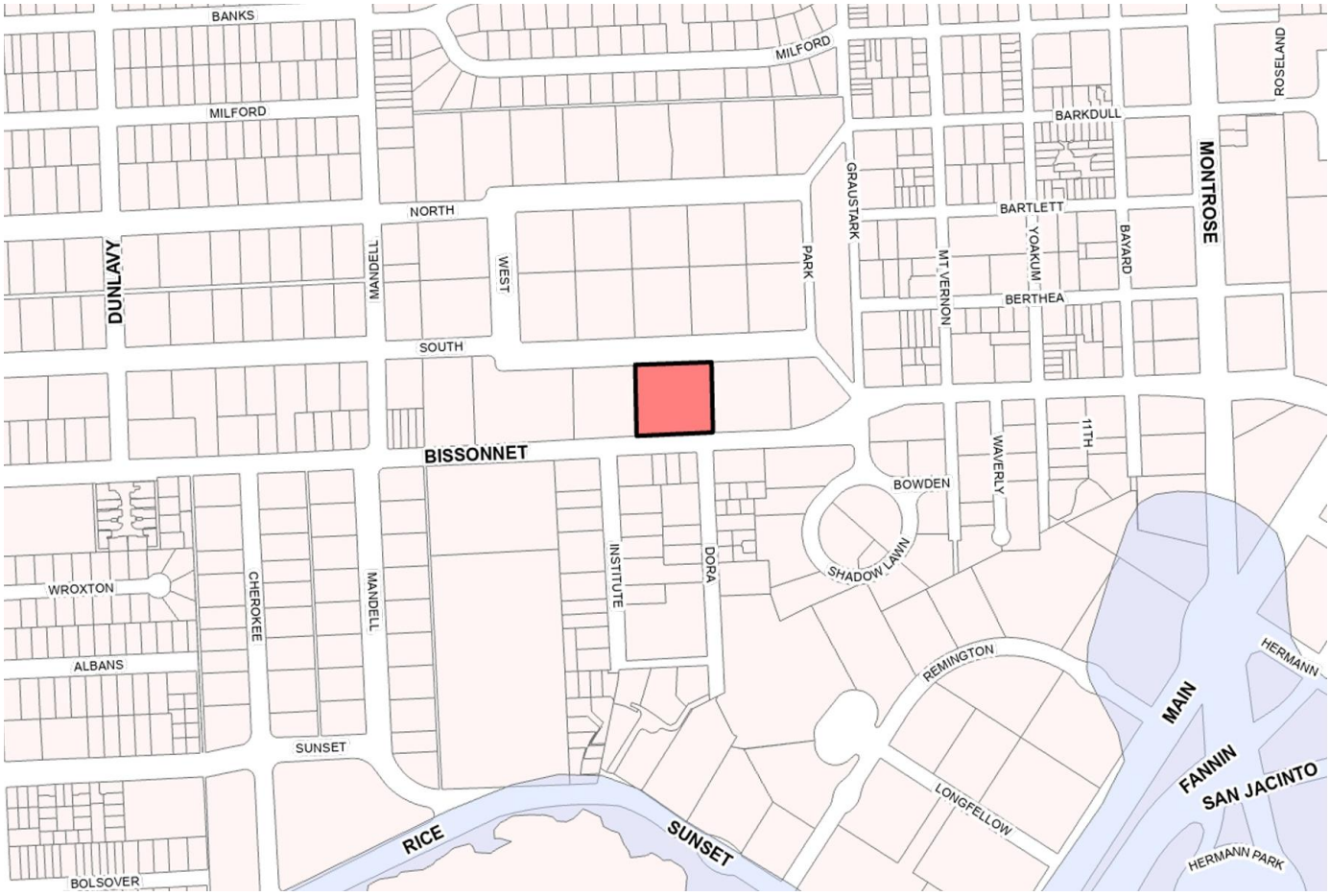
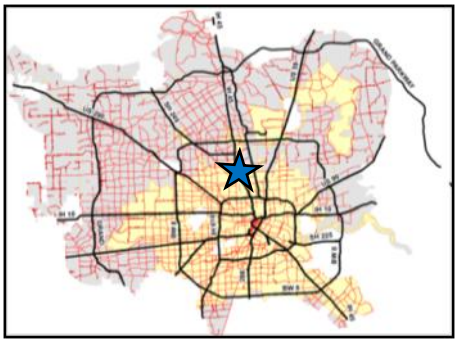
Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

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Aerial Map



DEVELOPMENT PLAT VARIANCE

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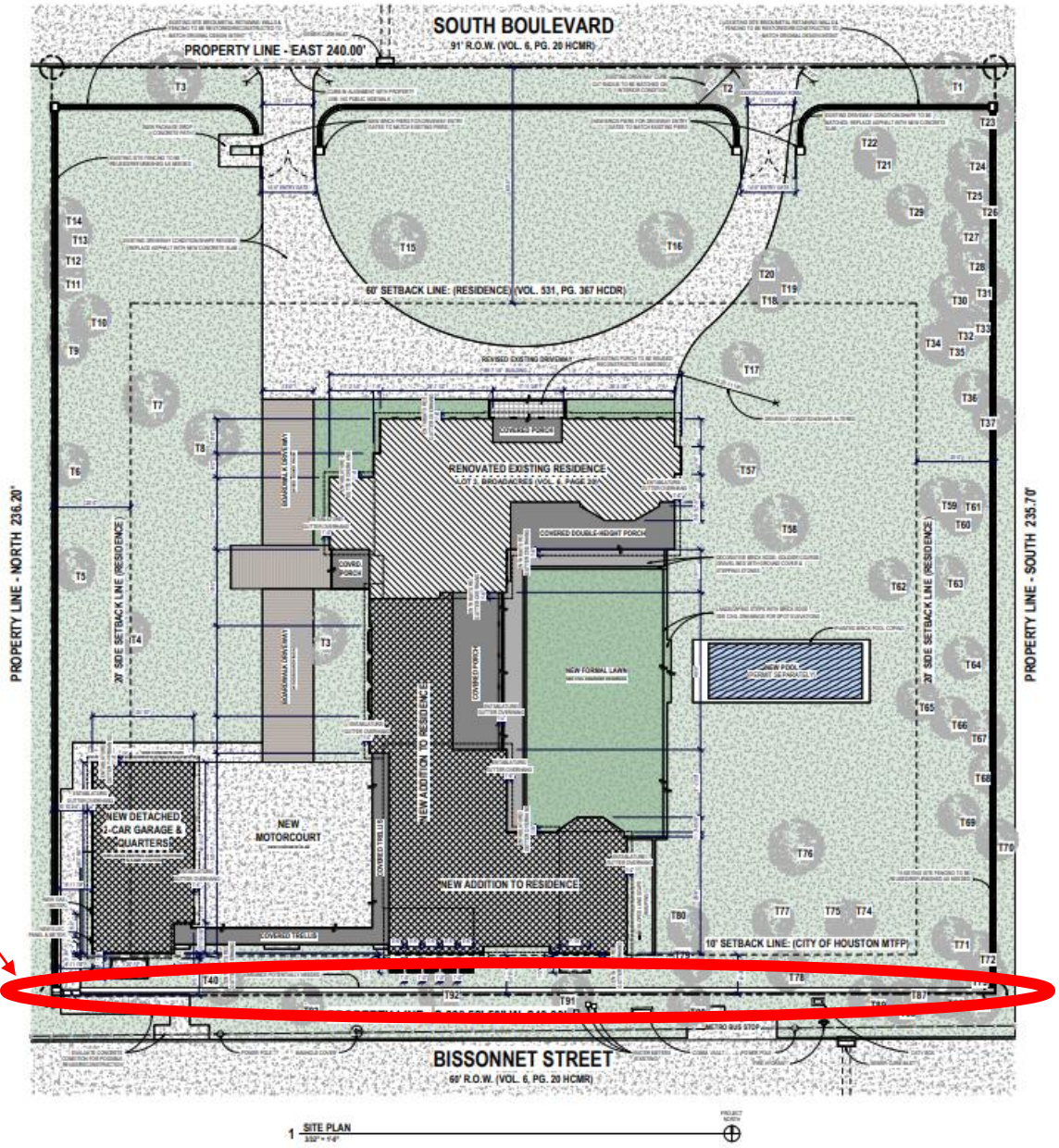
Site Plan



10 ft CMU wall

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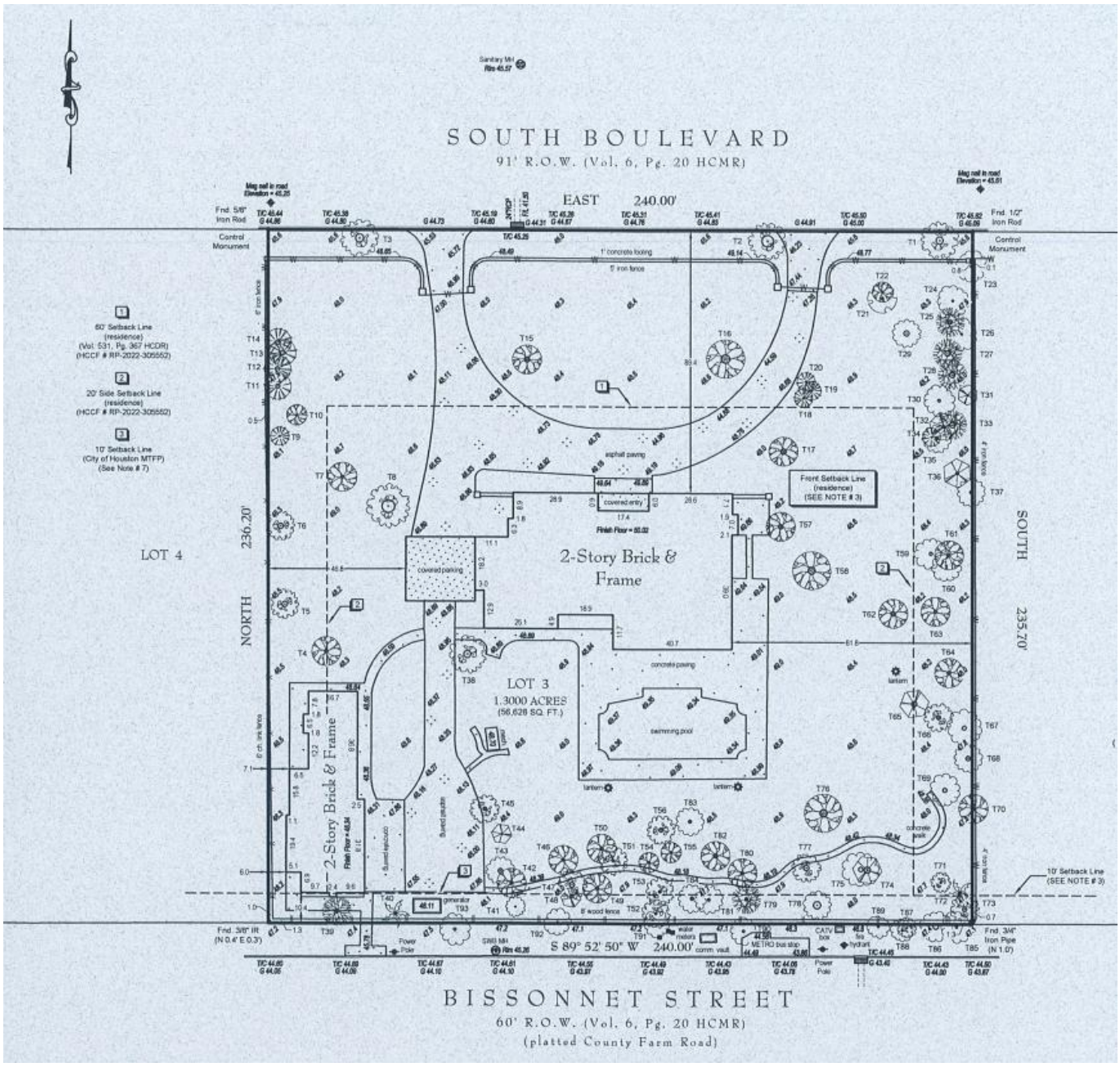
Survey



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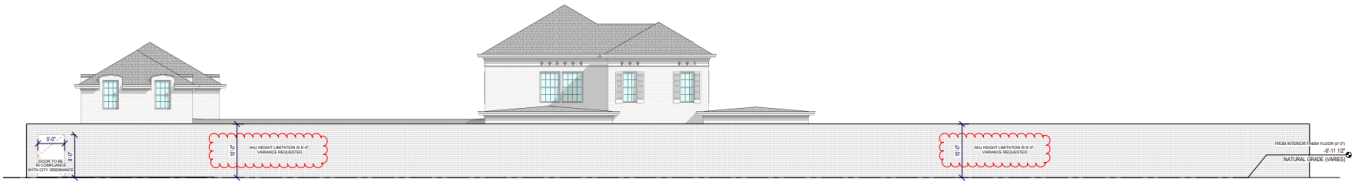
Elevations



1 SITE WALL ALONG BISSONNET

DEVELOPMENT PLAT VARIANCE