CITY OF HOUSTON
Planning and Development Department

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November 6, 2026

DPV

NOTICE OF VARIANCE

PROJECT NAME: 6722 Cindy Lane
REFERENCE NUMBER: 26088890

Dear Property Owner:

The Planning and Development Department has received a development plat application with a variance request for a property located west of Ella Boulevard and south of West 18th 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 Uselton, the applicant, has filed the request on behalf of the owner of the subject site. The applicant is requesting a 15-foot 9-inch building line in lieu of the city ordinance 20-foot garage building line along Cindy Lane, a local street, for a new single-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, Dec. 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 Uselton, at 281-413-3388. 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
Katie Hilburn Homes	Nick Uselton	281-413-3388	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6722 Cindy Lane	26088890	77008	5259C	452X	C

HCAD ACCOUNT NUMBER(S): 0891410000013

PROPERTY LEGAL DESCRIPTION: LT 13 BLK 52 TIMBERGROVE MANOR SEC 8

PROPERTY OWNER OF RECORD: Austin Baker & Taylor Hawkins

ACREAGE (SQUARE FEET): 6,910 S.F.

WIDTH OF RIGHTS-OF-WAY: Cindy Lane: 60 ft.

EXISTING PAVING SECTION(S): Cindy Lane: 27 ft.

OFF-STREET PARKING REQUIREMENT: 2 Spaces

OFF-STREET PARKING PROVIDED: 2 Spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single Family Residence, 1,822 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Single Family Residence, 3,967 sq. ft.

PURPOSE OF VARIANCE REQUEST: To request a 15-foot 9-inch garage building line in lieu of the city ordinance 20-foot garage building line along Cindy Lane, a local street, for a new single-family residence.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Collector and local streets—Single-family residential.

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

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APPLICANT'S STATEMENT OF FACTS

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

We are seeking a Garage Setback of 15'-9". The proposed garage location along Cindy Lane allows vehicular access to be concentrated along the side street while preserving the primary residential frontage and the functional organization of the home. The property's curved corner configuration already limits the available space for the building envelope, relocating the garage would shift the development constraints to another portion of the property rather than meaningfully resolve the site-planning challenges created by the lot's unusual geometry. The requested 15'-9" side-street garage building line would allow the garage to remain integrated with the residence in a more practical configuration while preserving the intended architectural character of the primary frontage.

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

(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 an abnormally large curved corner radius, making the buildable space on the frontage of the lot very small. The ideal location for the garage is on the side of the lot, as seen on many corner lots in this neighborhood and abiding by the current ordinance's requirement of a 20'-0" setback would render the backyard of this particular lot very small and moving the garage to the southern frontage would create a front elevation dominated by the garage and inconsistent with neighborhood standards. Additionally, a fire hydrant sits on the southern frontage, making an impractical location for the garage.

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

This request is not as a result of a hardship created by the applicant but rather the existing shape of this lot. The ideal location of the garage is the driving motivator for this application, being accessed from the side street. The applicant is looking to preserve the architectural integrity of the lot and neighborhood while contributing an ideal neighborhood streetscape, which is restricted by the lot's unique shape.

DEVELOPMENT PLAT VARIANCE

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of this ordinance is to maintain parking space from the face of the garage to the edge of the sidewalk. Our request for a 15'-9" building line allows for 19’ of driveway space, allowing for ample parking space without disrupting the sidewalk.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not be injurious to public safety as the proposed setback allows for an unobstructed public sidewalk. The proposed location of the garage allows for 19’-0” of driveway space between the garage wall and the beginning of the public sidewalk, accommodating nearly all vehicles. There are no public health or welfare concerns with this proposed garage location, as it takes the public movement on the sidewalk into prime consideration.

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

Economic hardship is not the justification for this variance. The request is a result of the desire to design a home that is appropriate for this particular lot and cohesive with the existing homes and garage layouts in the Timbergrove neighborhood while preserving as much backyard space as possible for the property owner.

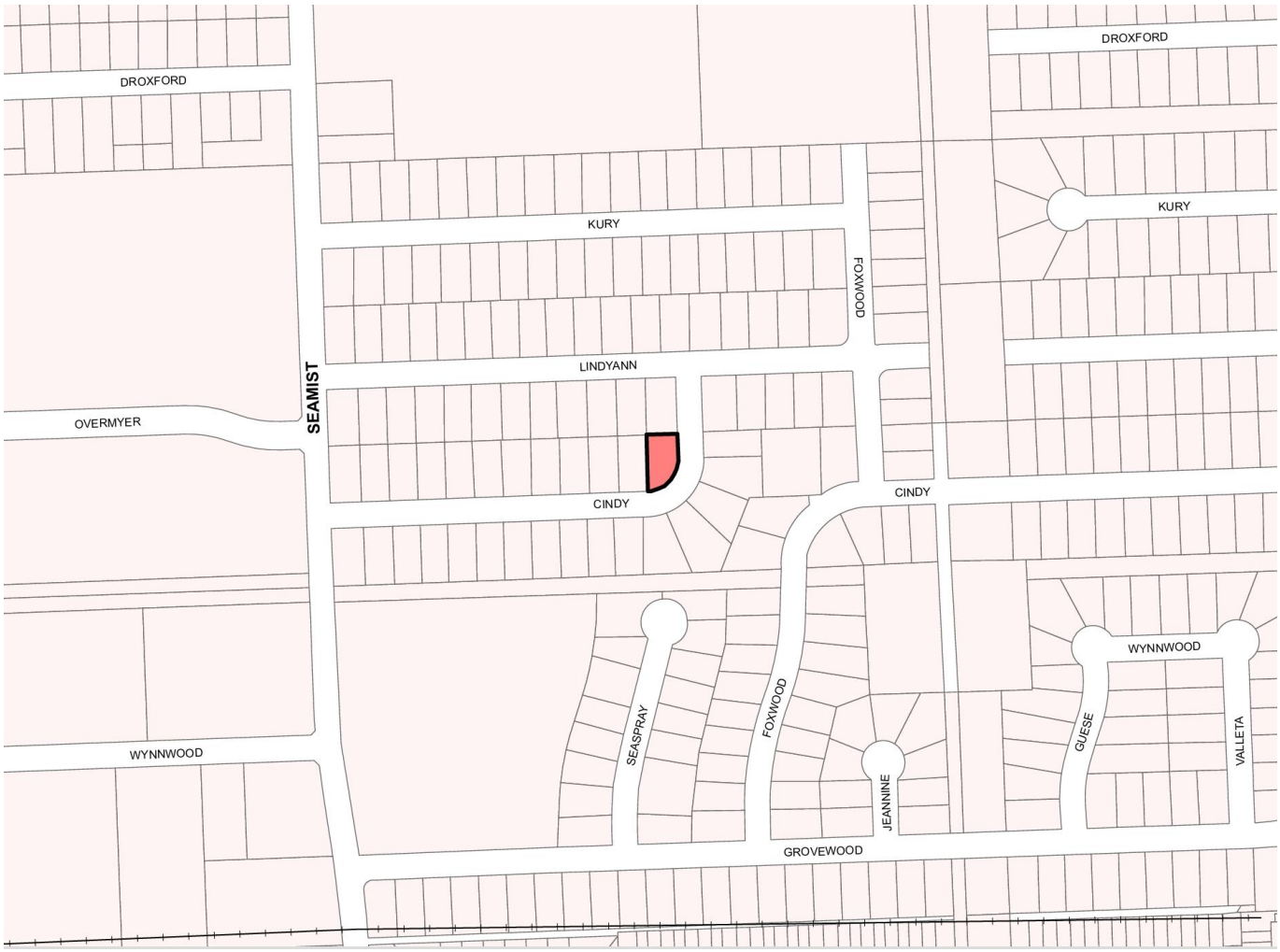
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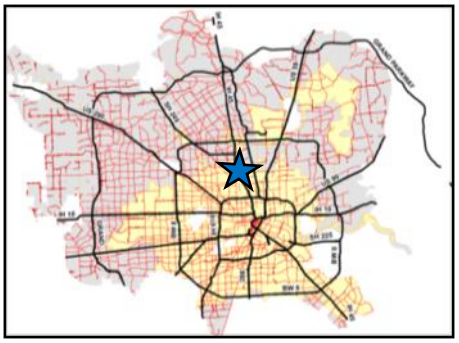
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

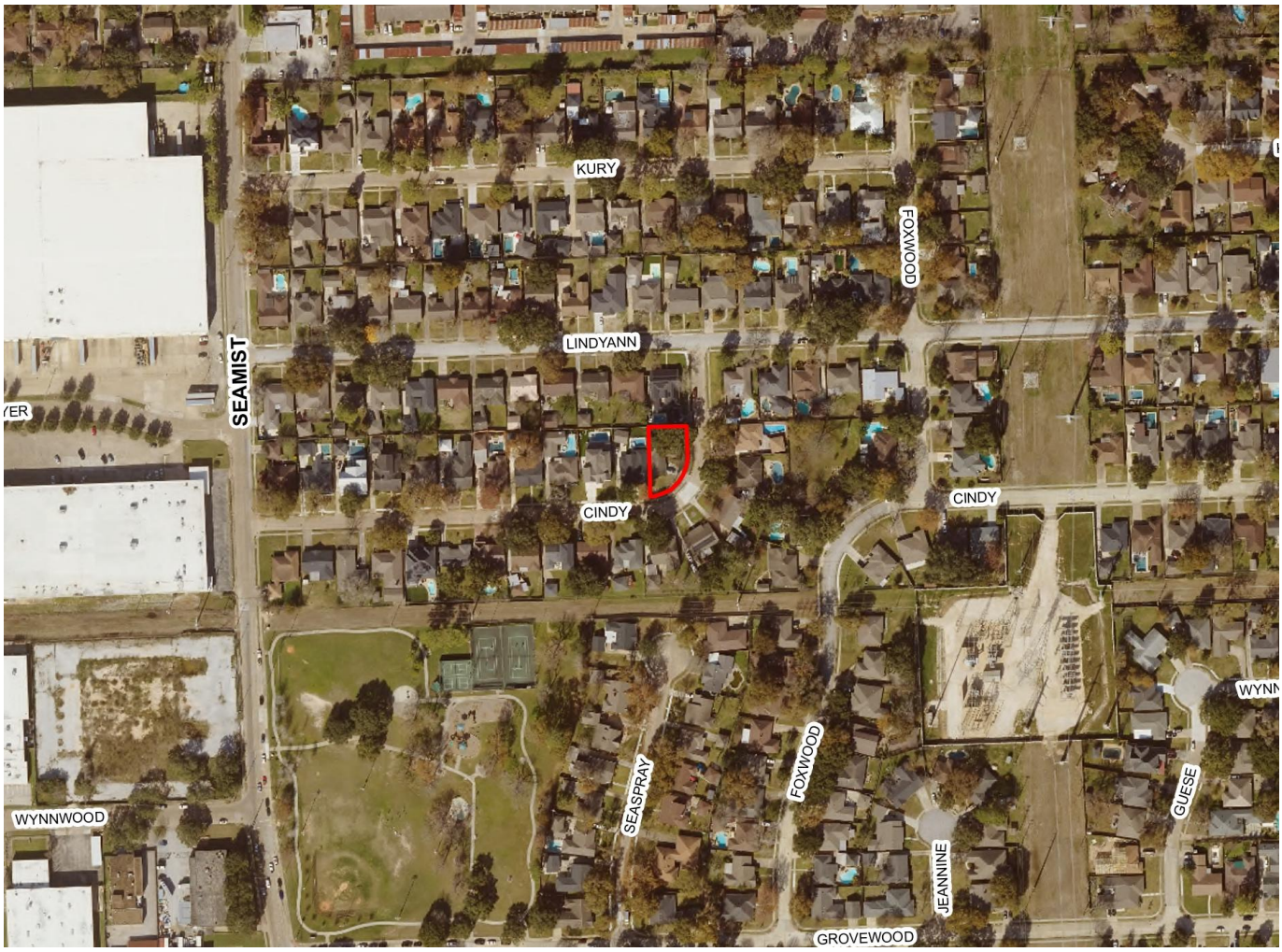
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Aerial Map



DEVELOPMENT PLAT VARIANCE

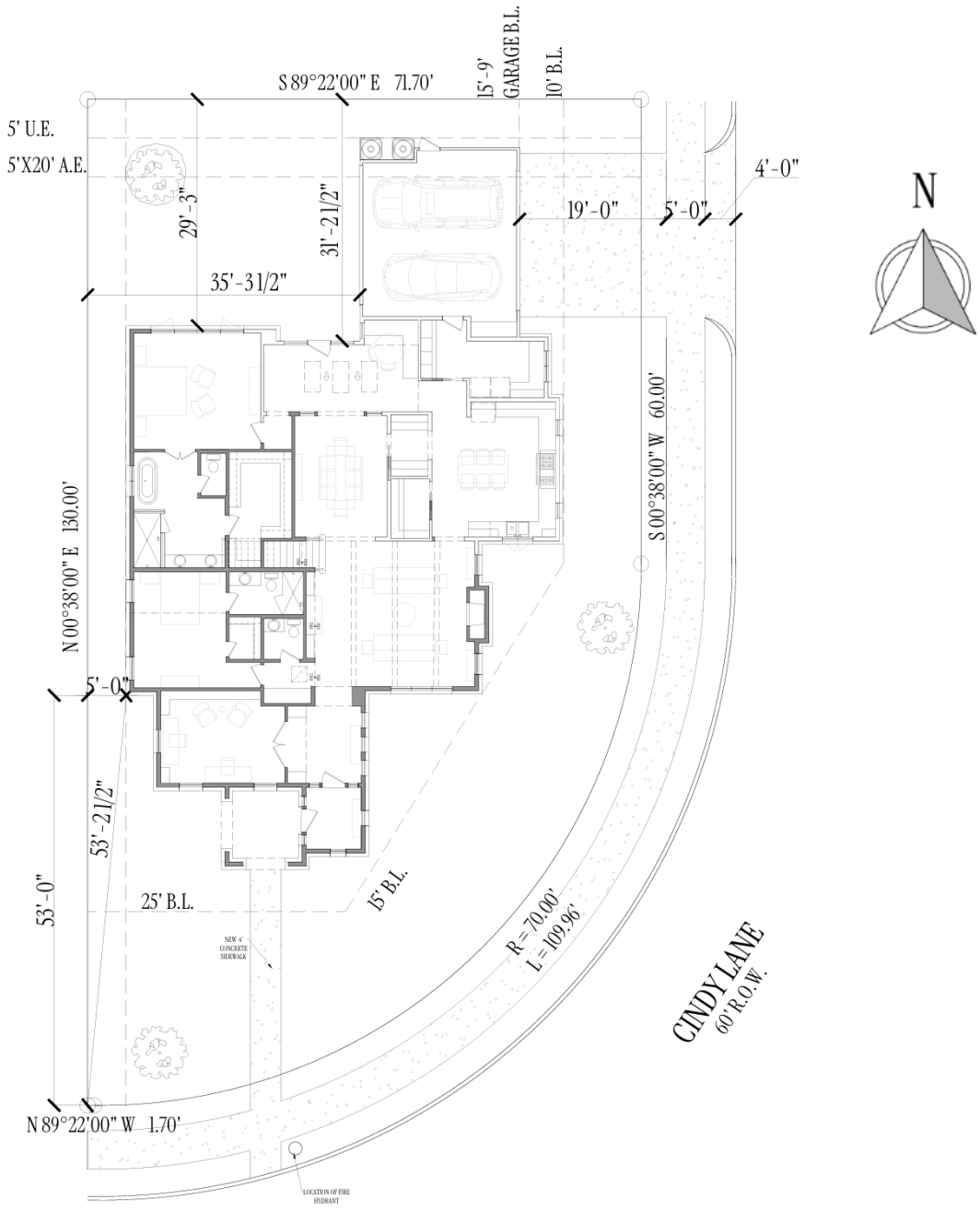
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Site Plan



PROPOSED SITE PLAN

DEVELOPMENT PLAT VARIANCE

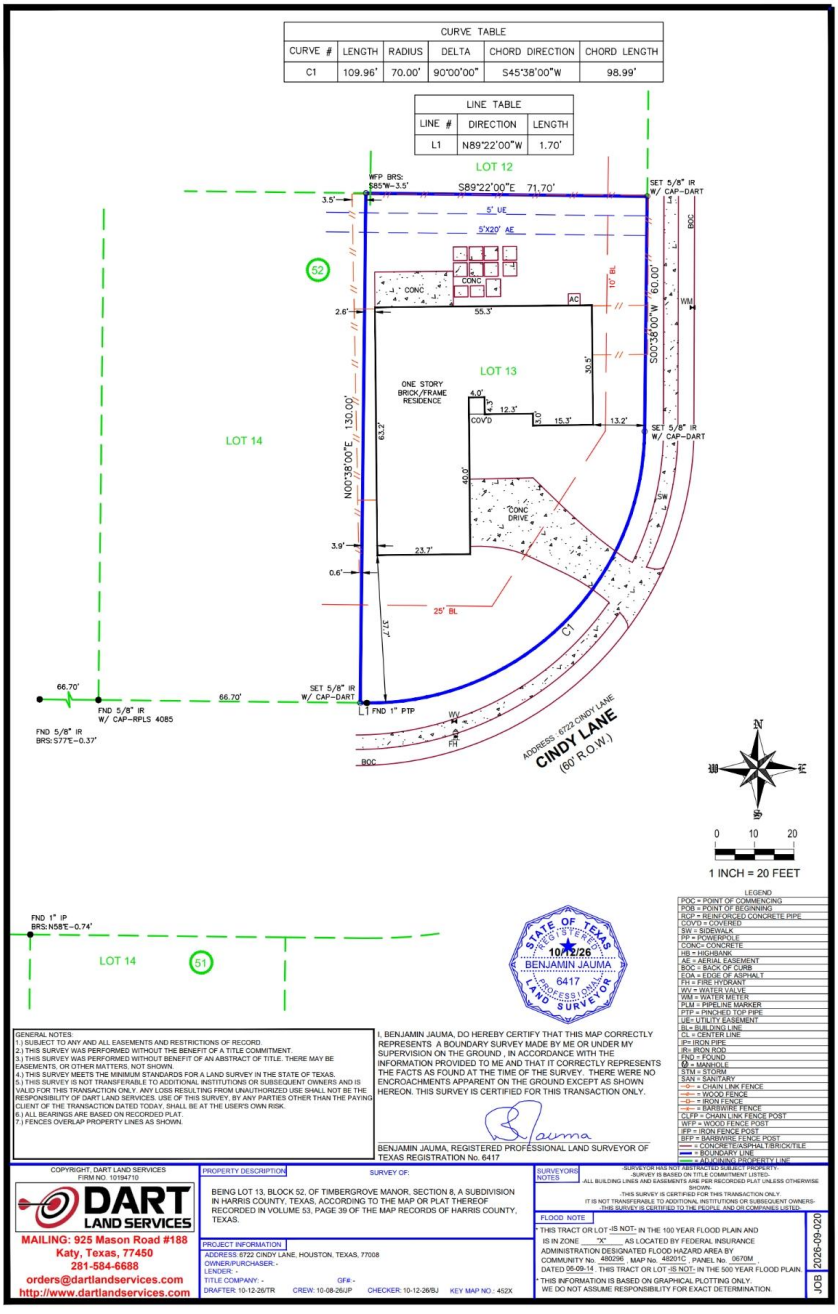
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Survey



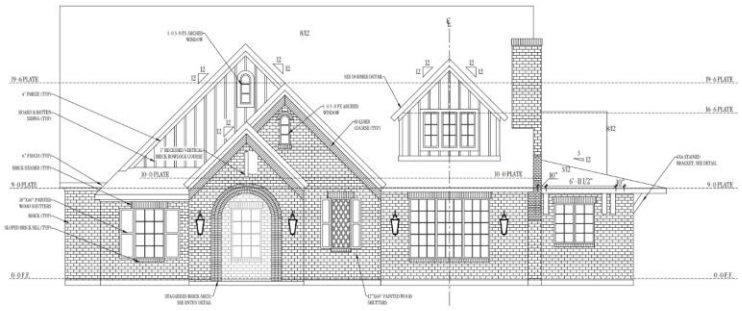
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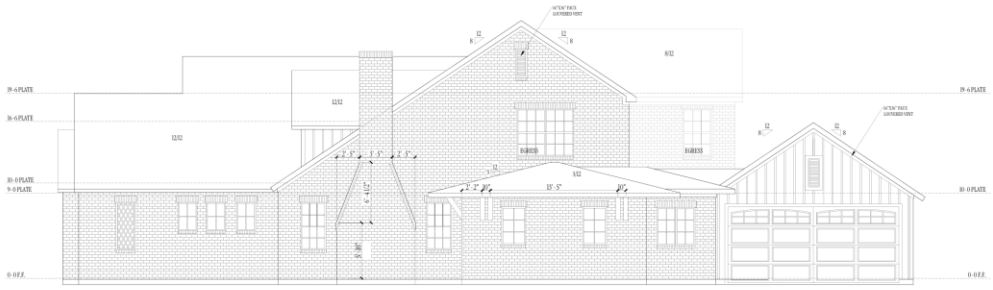
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

DEVELOPMENT PLAT VARIANCE