CITY OF HOUSTON
Planning and Development Department

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Nov. 6, 2026

Parking

NOTICE OF VARIANCE

PROJECT NAME: 1126 W. 21st Street
REFERENCE NUMBER: 26048910

Dear Property Owner:

The Planning and Development Department has received a parking variance request for a property located west of N. Durham Drive along the south side of W. 21st Street between Beall Street and Bevis Street. You are receiving this notification because you own property within the required notification area of 800 feet outlined in the Off-Street Parking Ordinance.

Chelsea Jordan, the applicant, has filed the request on behalf of the owner of the subject site. The applicant is requesting a variance to allow 1 parking space in lieu of the required 2 parking spaces for a conversion to a music school. Enclosed are copies of the variance request, the proposed subdivision 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 the location listed above. Those wishing to speak at the Planning Commission should sign up on a designated form located at the entrance to the Council Chamber.

You may also comment by sending an email 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

For additional information regarding this project, please call Chelsea Jordan at (832) 844-0043. 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 below explains more about the terminology used in this letter.

The variance request 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 26:** Commonly called the "Off-Street Parking Ordinance", it is the portion of the City of Houston's Code of Ordinances that describes the rules and regulations for off-street parking within the corporate limits.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 26. The applicant must document a reasonable hardship that staff can evaluate.

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 26. 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).

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.
- Addressed envelopes and postage are provided by the applicant.

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VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Moment Architects	Chelsea Jordan	(832) 844-0043	

PROPERTY ADDRESS	PROJ. NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1126 West 21st Street	26048910	77008	5259D	452U	C

HCAD ACCOUNT NUMBER(S): 0610190030008
PROPERTY LEGAL DESCRIPTION: Tract 8A and 9, Block 3, Quensell Lawn
PROPERTY OWNER OF RECORD: John D Taylor & Tarana Taylor
ACREAGE (SQUARE FEET): 4,426 SF
WIDTH OF RIGHTS-OF-WAY: W 21st Street: 70'
EXISTING PAVING SECTION(S): W 21st Street: 18'
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 1
LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 2,750 SF
PROPOSED STRUCTURE(S) [SQ. FT.]: 3,041 SF

PURPOSE OF VARIANCE REQUEST: To provide one parking space in lieu of the ordinance required 2 spaces for a proposed music school.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications. Class 5. Religious and Educational:

d. College, university, or trade school - 1.0 parking space for every 3 employees plus 1.0 parking space for every 10 students residing on campus and 1.0 parking space for every 5 students not residing on campus

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APPLICANT STATEMENT OF FACTS

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

The remodel of a single-family home into a commercial trade school facility requires two parking spaces be provided. Due to site limitations to accommodate two parking spaces on-site, the application requests that the development only needs to provide one parking space on site – currently an ADA parking space with an access aisle. If needed, the second parking space shall be across the street - leased from Houston Yoga Club, addressed at 1123 West 21st Street, Houston, TX 77008.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property or reasonable use of the land or building. Approval of the parking variance to provide one less on-site parking will not inhibit the development from adequately serving its users. Should the development need a second parking space at any time, the building owners are looking to proceed with a lease agreement that will provide one parking space across the street at 1123 West 21st St., Houston, TX 77008. The converted purpose of the building will be a commercial space - categorized by the city of Houston as a trade school - so the existing use of the building as a single-family home is no longer suitable given the recent construction of bars within the vicinity. The bars are addressed at 1207 West 20th Street and 1119 West 20th Street, plus one more bar directly behind the property. The noise and vibrations from the bars in the evening make the building uninhabitable. As per City of Houston Parking Ordinances, a trade school requires one space per 5 students and one space per 3 teachers. The school cannot function without at least one student and teacher present; therefore, two spaces are required at any given time. There is not sufficient space on the site for 2 vehicles at once, with at least one space accommodating an ADA user plus an access aisle. The existing drive cannot also provide the extra space required as it is directly behind the garage and is less than the City of Houston's minimum parking space size.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained. The site constraints are such that a second on-site parking space is reasonably burdensome to the existing conditions. Existing site constraints are necessitating the parking variance, not a choice of the owner or owner's agent. Thus, permitting the building to provide only one on-site parking space aligns with the objectives of this article. Given the site restrictions, including the length of the driveway being less than 18', the site cannot accommodate a second a parking space.

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;

Should the application for a parking variance be approved, the intent of this article is preserved. Permitting the development to provide only one parking space on-site will not oppose the intent of this article. The building will still be able to adequately serve its users. Due to the unsuitability of this building as a single family home with the noise and vibrations aforementioned in point 1, this variance would provide a possible life to this building where in does not disturb the neighborhood or its users.

(4) The parking provided will be sufficient to serve the use for which it is intended;

Should the application for a parking variance be approved, the total provided parking will be sufficient to serve the use for which it is intended. With the 1 off-street parking space across the street at 1123 West 21st St., the development will achieve a total of 2 required off-street parking spaces – 1 ADA space with access aisle within the building, and 1 regular space across the street. The small scale nature of the business within the building will not necessitate excessive amounts of parking. As per point one, the building only needs one parking space per 5 students and one parking space per 3 teachers – which would be sufficient for it's intended use.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

The granting of such variance to provide adequate parking will not be injurious to the public health, safety, or welfare. The ADA space provided within the building will safely serve disabled users. The one on-site parking space is covered and provides safe circulation to the front entry. The leased parking space across the street will serve all other users within convenient walking distance to the building's front entry. It is not feasible to provide a continuous paved walking path from the leased parking space (1123 West 21st St) as the path would need to run down to the junction of Beall Street and West 21st Street and back to the school. This distance exceeds 250' as per Section 26-498-9 Off-Site/Shared Parking Requirements. It is not reasonable to have a shared parking agreement with the lot southwest of the site, at the Heights Social, because pedestrian access along West 21st Street at the culvert would be dangerous. We therefore propose parking across the street from the site at the 1123 West 21st Street as a suitable and safe option.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

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STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

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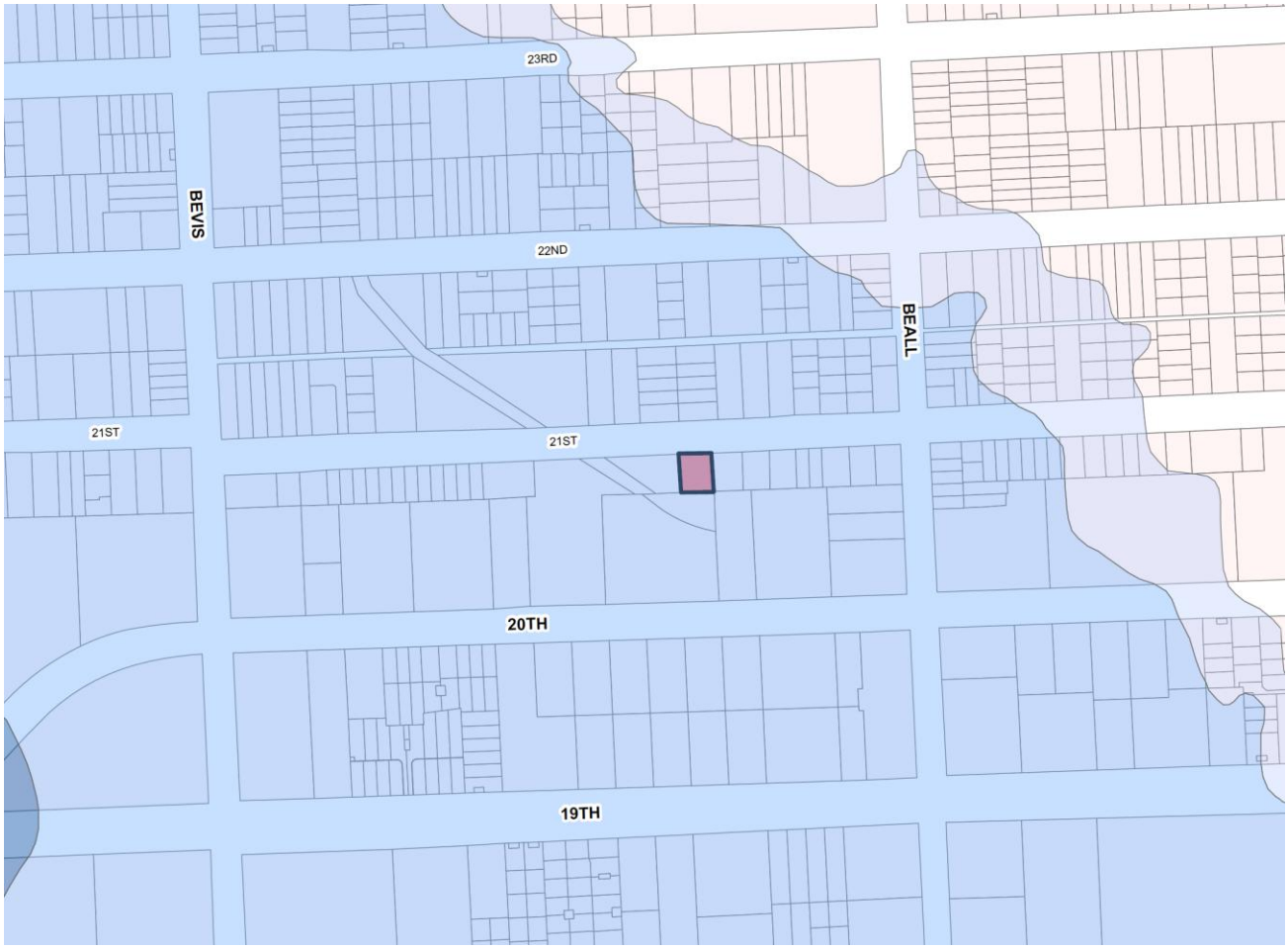
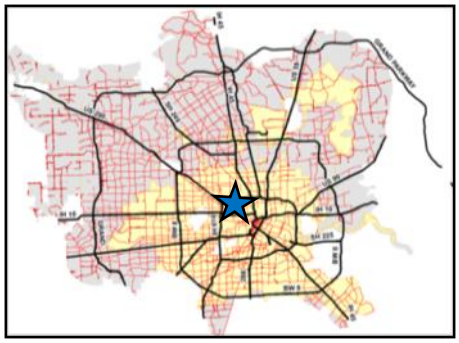
Location Map



NORTH



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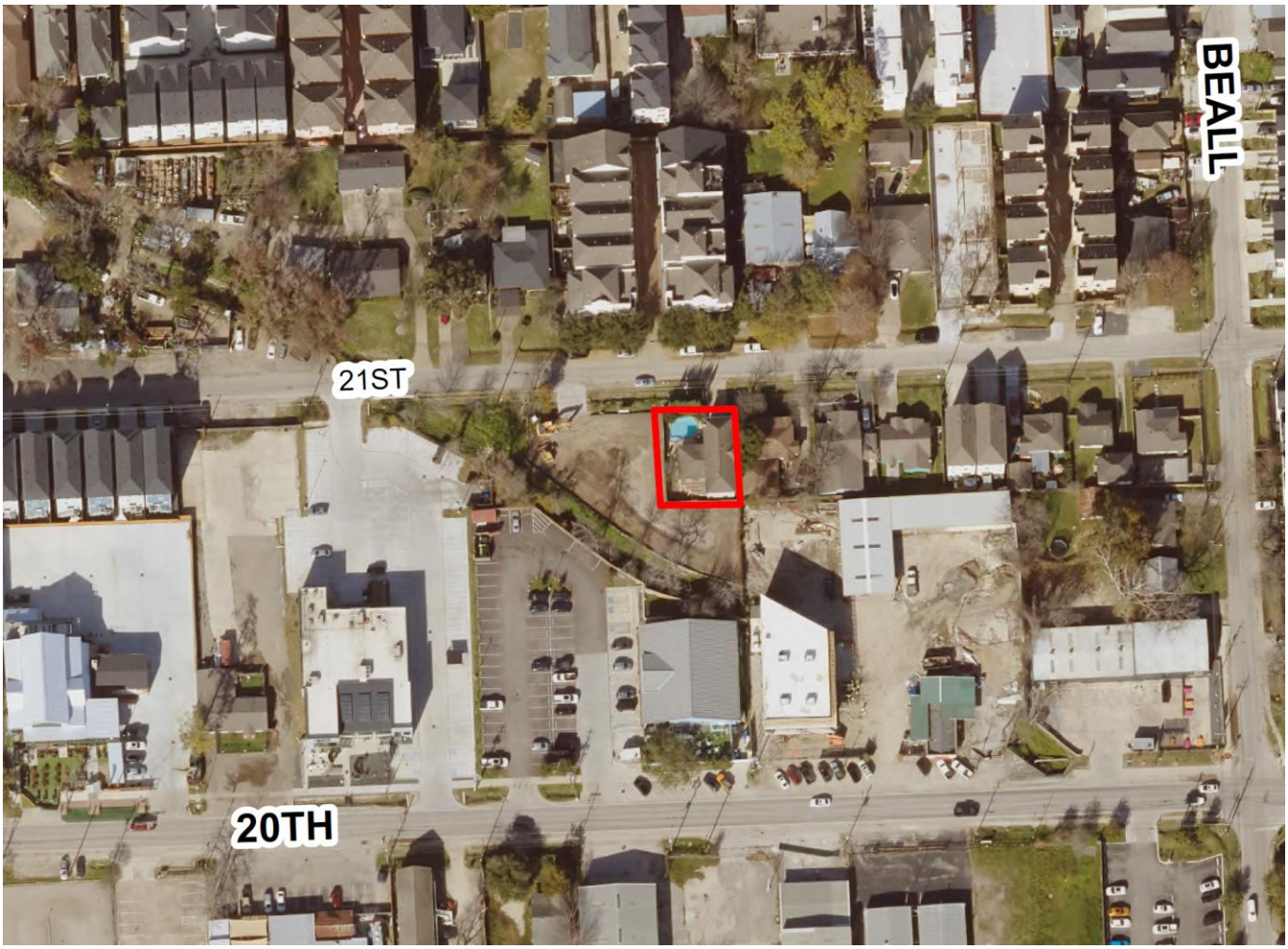
Aerial Map



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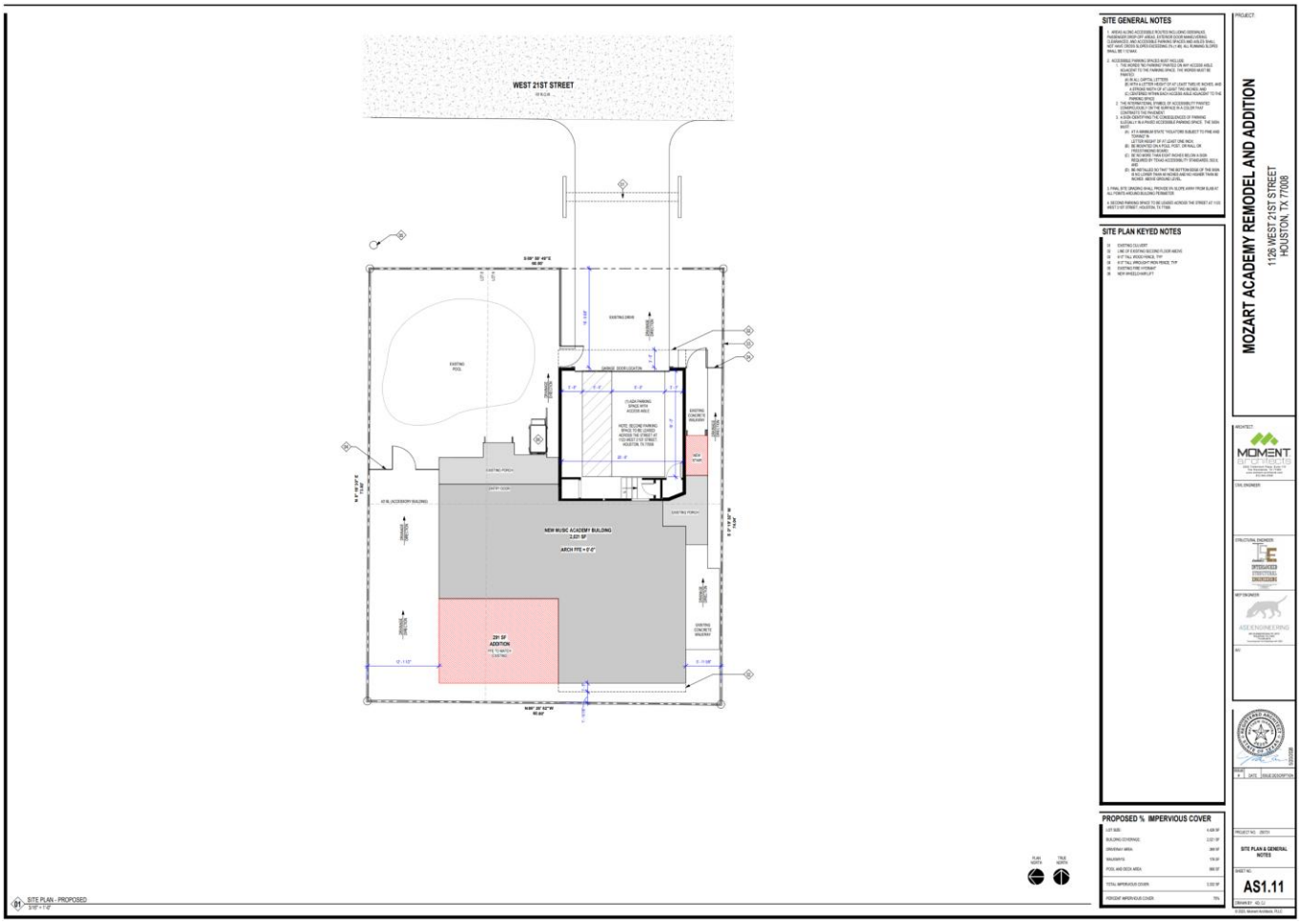
Site Plan



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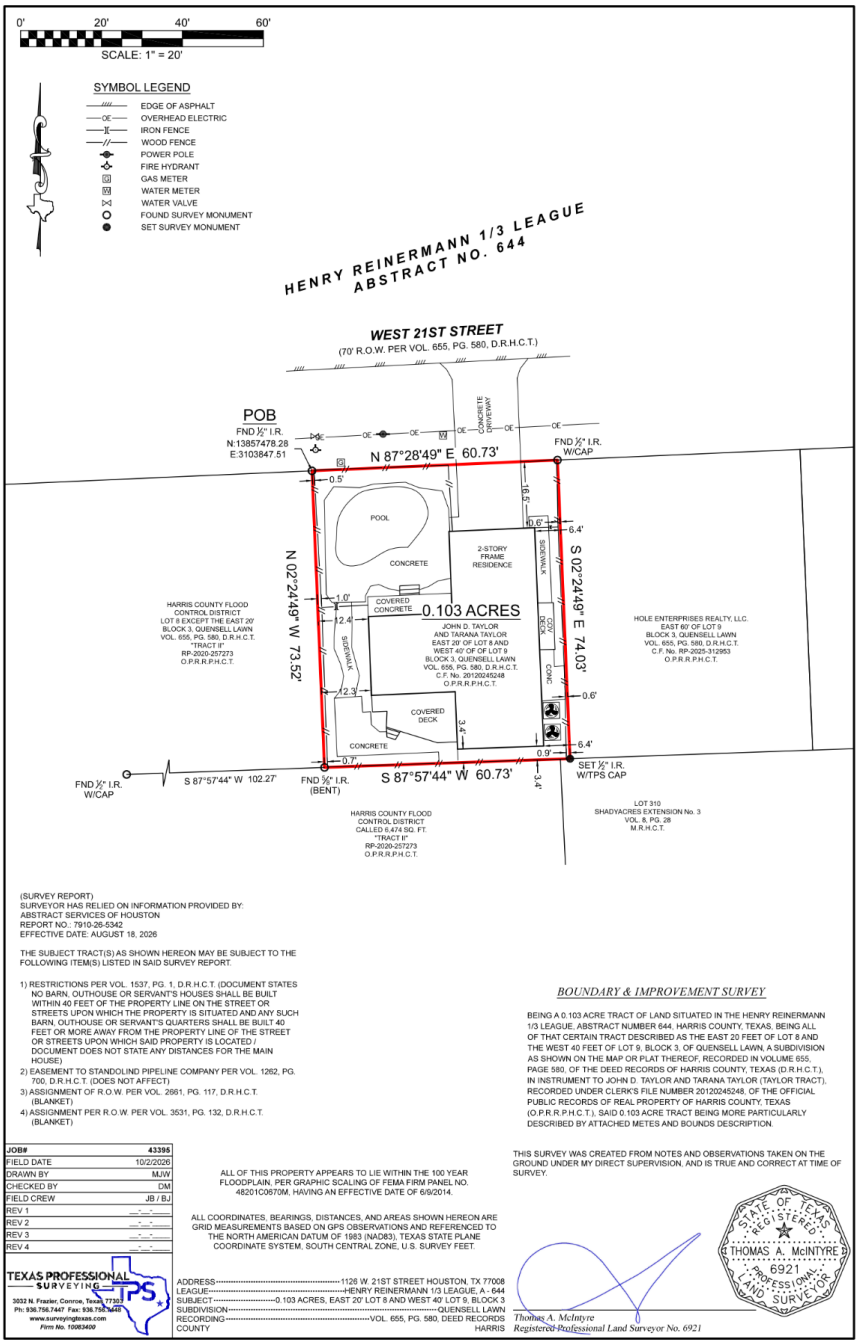
Survey



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Elevations





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