CITY OF HOUSTON
Planning and Development Department

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November 06, 2026

Parking

NOTICE OF VARIANCE

PROJECT NAME: 6405 Telephone Road
REFERENCE NUMBER: 26077900

Dear Property Owner:

The Planning and Development Department has received a parking variance request for a property located south of Bellfort Avenue and along the east side of Telephone Road at the southeast corner of Pecan Villas Drive and Telephone Road. You are receiving this notification because you own property within the required notification area of 800 feet outlined in the Off-Street Parking Ordinance.

Kimley-Horn, the applicant, has filed the variance request for the subject tract. The purpose of the variance request is to provide a total of 13 parking spaces instead of the ordinance required 17 spaces for a new restaurant. 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, December 3rd, 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 Oliver Sanchez at 832-533-6019. 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 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 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

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: XX
Meeting Date: 12/03/26

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Kimley-Horn	Tristan Duck	281-920-6589	Tristan.Duck@kimley-horn.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6405 Telephone Rd	26077900	77061	5653A	535W	I

HCAD ACCOUNT NUMBER(S):	0761210040016
PROPERTY LEGAL DESCRIPTION:	TR 1C BLK 4 Pecan Villas
PROPERTY OWNER OF RECORD:	Store Master Funding XXIX LLC
ACREAGE (SQUARE FEET):	10,975
WIDTH OF RIGHTS-OF-WAY:	Telephone Rd (120 ft); Pecan Villas Dr (60 ft)
EXISTING PAVING SECTION(S):	Telephone Rd (66 ft); Pecan Villas Dr (26 ft)
OFF-STREET PARKING REQUIREMENT:	17 spaces
OFF-STREET PARKING PROVIDED:	13 spaces (10 standard, 1 accessible, 2 within drive through queuing).
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]:	1,598 SF existing restaurant (abandoned) to be demolished
PROPOSED STRUCTURE(S) [SQ. FT.]:	1,775 SF restaurant with dining room and drive-through

PURPOSE OF VARIANCE REQUEST: To provide 13 parking spaces in lieu of the 17 parking spaces for a new restaurant

CHAPTER 26 REFERENCE(S): Sec. 26-492 - Class 7, Restaurant - 10.0 parking spaces for every 1,000 SF of GFA

OFF-STREET PARKING VARIANCE

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APPLICANT STATEMENT OF FACTS

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

Chapter 26 of the City of Houston Code of Ordinances requires 10 parking spaces per 1,000 SF of GFA for a restaurant, and a proposed bicycle rack that provides 4 bicycle spaces reduces the parking requirement by 1 stall. Therefore, the proposed 1,775 SF restaurant would therefore require 17 parking spaces. The property is a small corner lot of 10,975 SF, or 0.25 acres, and cannot fit a parking lot that size along with the building, drive-through, and landscaping.

The site is currently an abandoned restaurant with 10 parking stalls, and the existing pavement is cracked and in poor condition. The proposed development will replace the pavement on site and within the shared access easement, and will provide 10 standard parking stalls, 1 accessible stall, and the on-site drive through queueing will provide an additional 2 parking spaces, for a total of 13 parking stalls (4 short of the required 17 stalls). The proposed building, parking layout, drive through layout, and land use are all very similar to the existing conditions (scrape and rebuild project).

The restaurant has a small dining area with 12 seats; most customers are expected to use the drive-through. The site plan shows a maximum anticipated drive-through queue of ~125 feet (5 vehicle queue). There is an additional ~80 feet between the TxDOT Right-Of-Way and the maximum anticipated drive through queue – this provides additional space for vehicles queueing on-site during peak demand. Vehicle stacking is not anticipated to back up onto Telephone Road (TxDOT Roadway) and the proposed site plan was approved by TxDOT on 9/11/2026.

Per the site plan, there is no space to provide additional parking on-site. The parcels immediately adjacent to the proposed site do not have additional parking capacity.

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. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. 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 property is a small 10,975 SF corner lot that has been used as a restaurant since 1980. The proposed site plan makes the most of the available space, fitting the building, a drive-through, and parking stalls, one more than the 10 stalls that exist today. Per the site plan, there is no space to provide additional parking on-site. The parcels immediately adjacent to the proposed site do not have additional parking capacity.

OFF-STREET PARKING VARIANCE

(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 property is a small corner lot that has existed in its current configuration since 1980. The site is currently an abandoned restaurant, and the proposed development is a scrape a rebuild - the land use will remain the same. The proposed development will replace the deteriorated structure and surrounding pavement, and provide more on-site parking than existing conditions.

(3) The intent of this article is preserved;

The intent of the parking requirements is to provide enough parking for customers and employees. The site will provide more on-site parking than existing conditions as well as a bike rack. The Church's Chicken internal team, per the signed affidavit, believes the proposed parking layout is sufficient for their business.

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

The site is currently an abandoned restaurant, and the proposed development is a scrape a rebuild - the land use will remain the same.

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

We do not believe that issuing a parking variance for this proposed development will be injurious to public health, safety or welfare. Removing and replacing the abandoned building, improving sidewalks, and adding landscaping (amongst other improvements) will likely serve to improve public health, safety or welfare.

(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.

Not applicable. The property is not a designated landmark or protected landmark, is not within a historic district, and is not subject to Article VII, Chapter 33.

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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.

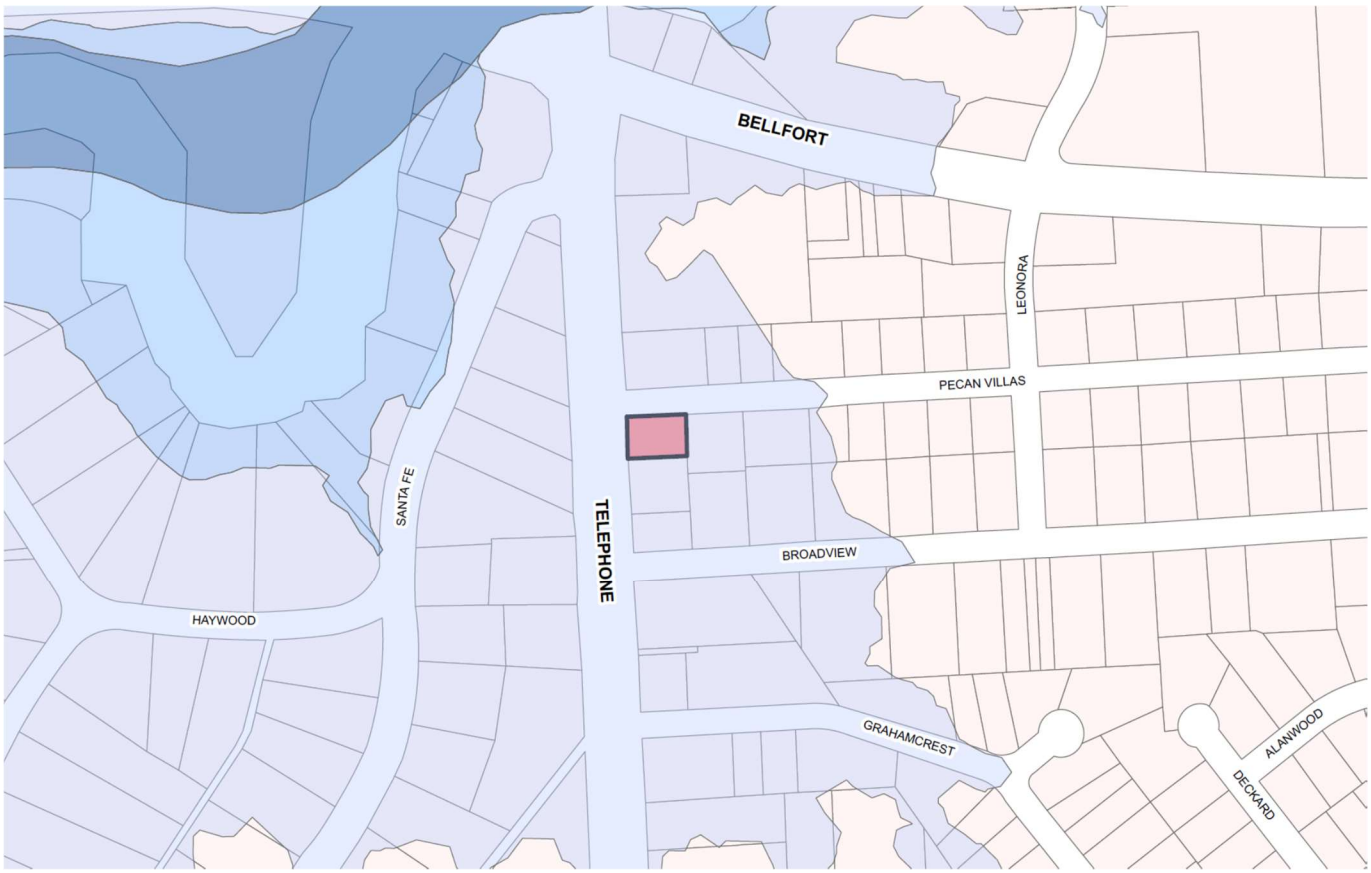
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Location Map



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Aerial Map



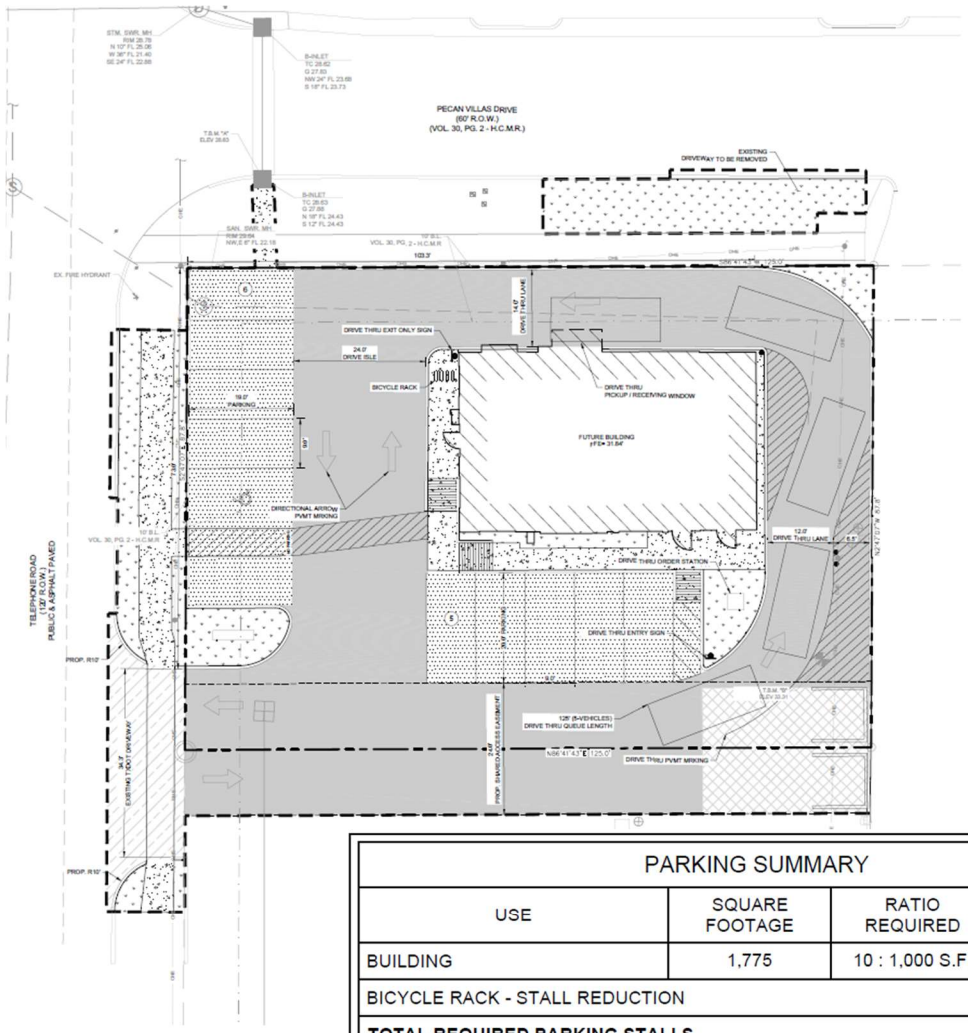
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Site Plan



PARKING SUMMARY			
USE	SQUARE FOOTAGE	RATIO REQUIRED	PARKING STALLS
BUILDING	1,775	10 : 1,000 S.F.	18
BICYCLE RACK - STALL REDUCTION			1
TOTAL REQUIRED PARKING STALLS			**17**
STANDARD STALLS PROVIDED			10
ACCESSIBLE STALLS PROVIDED			1
ON-SITE QUEUING STALLS PROVIDED			2
TOTAL STALLS PROVIDED			**13**

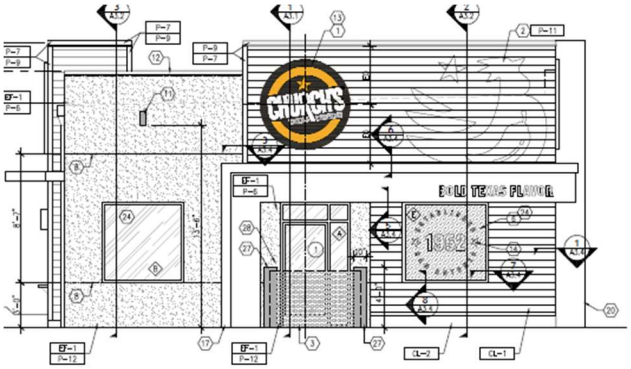
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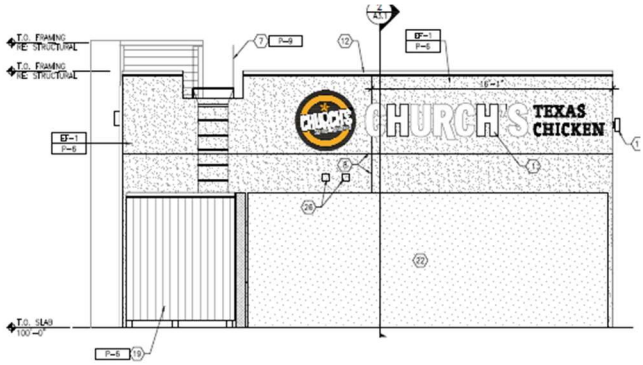
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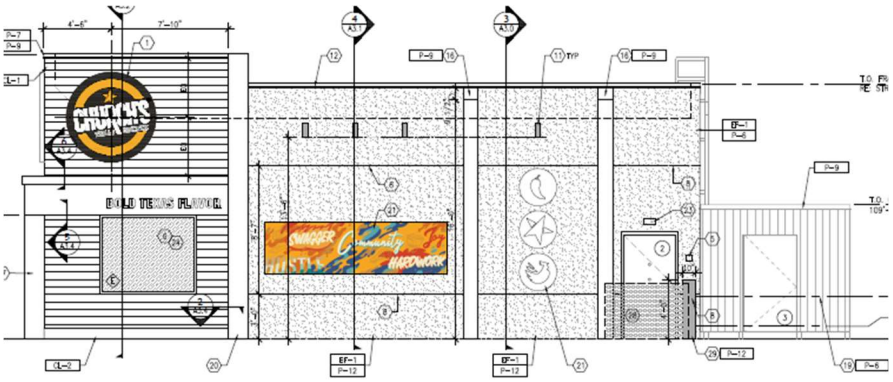
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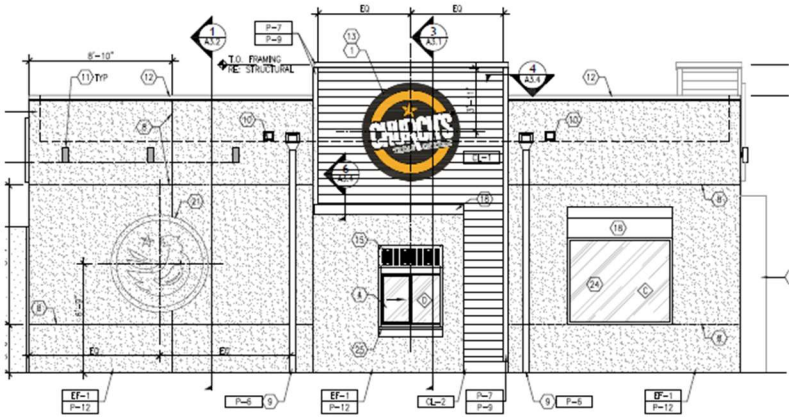
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Elevations









OFF-STREET PARKING VARIANCE