



CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

Vonn Tran

Director

P.O. Box 1562

Houston, Texas 77251-1562

T. 832.393.6600

F. 832.393.6661

www.houstontx.gov

Special Request Notice

VAR/SE

May 20, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER : 2026-0631

PLAT NAME: Poundbury Sec 2

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at west along Fannin Street between Holmes Road and Fannin Speedway. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance to allow 301 single family lots to have one point of access & to allow lots to have sole access from an private alley. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Tom Duecker, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of the developer, can be contacted at 713-667-0800 for additional information regarding this project. You may also contact the Planner, Devin Crittle, with the Planning and Development Department regarding this notice via email at Devin.Crittle@houstontx.gov or call (832) 393-6534.

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.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 11, 2026 , at 2:30 PM

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. **Anyone attending the meeting must sign up on a designated form located**

See reverse side for useful information.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • 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

at the entrance to the Council Chamber .

You may submit comments by sending an email to speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, 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's, 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 simply 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.
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

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 Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.



Application Number: 2026-0631

Plat Name: Poundbury Sec 2

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Date Submitted: 4/20/2026

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow lots to have sole access from an alley

Chapter 42 Section: 42-188

Chapter 42 Reference:

each lot have access to a street or shared driveway that meet the requirements of Chapter 42 and the design manual wherein lots that take access from an alleyway must have frontage onto a street. This subdivision proposes lots which take access from a private alley with frontage onto a landscaping reserve. This type of lot access to alleys is commonplace in the city of Houston, including subdivisions directly across from Fannin Street from this proposed subdivision (Fannin Station).

Statement of Facts

(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

The use of private alleyways to provide garage access to the rear of lots that front onto reserves is commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding culs-de-sac or additional PAEs.

(1b) Strict application would make this 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;

na

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

This subdivision is designed similarly to Fannin Station and Kolbe Farms, which contain lots in a similar configuration

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

The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed

subdivision will provide adequate circulation, as approved by the commission with the general plan, and will have ample landscaping and compensating open space. An open-space amenities plan has been prepared with amenities that will promote the general welfare of the residents.

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

Other developments, including Kolbe Farms and Fannin Station, have similar configurations with lots taking access from alleyways whose frontage is onto COS reserves. Adequate circulation is provided and the health, safety, and welfare of the residences and of the city will be maintained as they have been in the other subdivisions.

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

The character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer



Application Number: 2026-0631

Plat Name: Poundbury Sec 2

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Date Submitted: 4/20/2026

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow 301 single family lots to have one point of access.

Chapter 42 Section: 42-189

Chapter 42 Reference:

Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(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

The use of additional access points along Fannin Street would deprive the applicant of reasonable use of the land. There is already access points from the Section 1 portion of the subdivision and would require additional access points to be spaced out in an inefficient matter.

(1b) Strict application would make this 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;

na

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

This subdivision is designed similarly to Fannin Station and Kolbe Farms, which contain lots in a similar configuration. Reducing the additional access points would not be a result of the applicant rather the specific situation along Fannin Street.

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

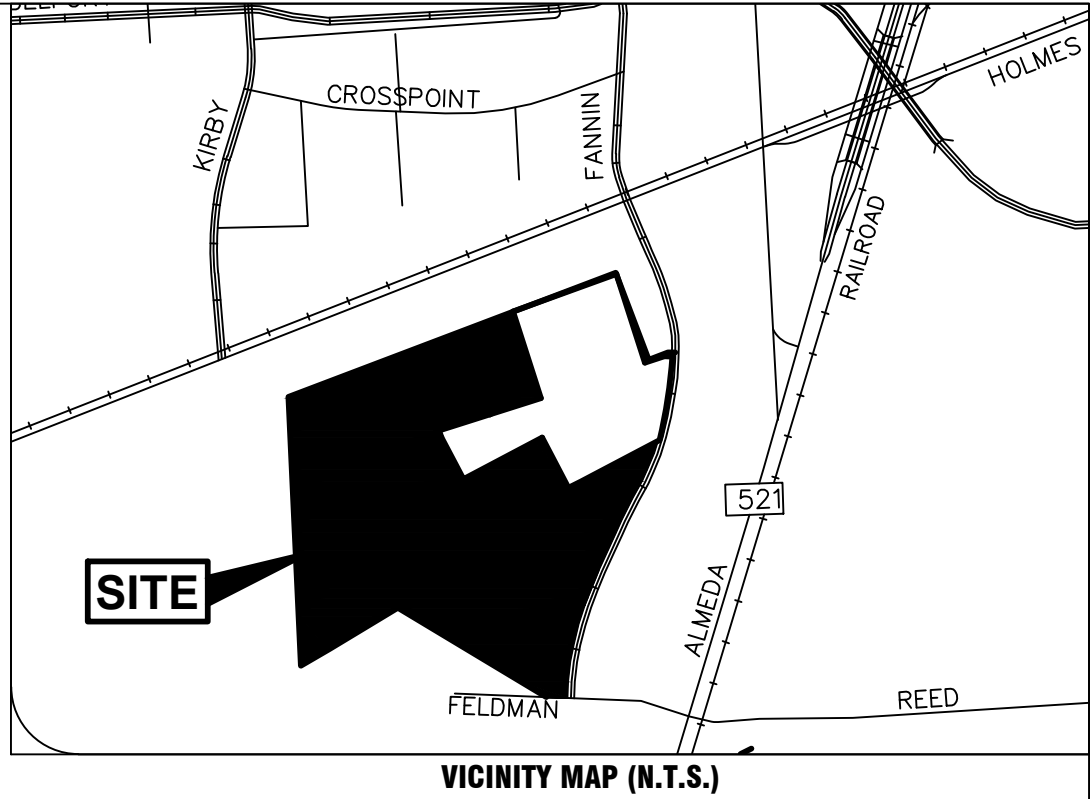
The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision will provide adequate circulation, as approved by the commission with the general plan

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

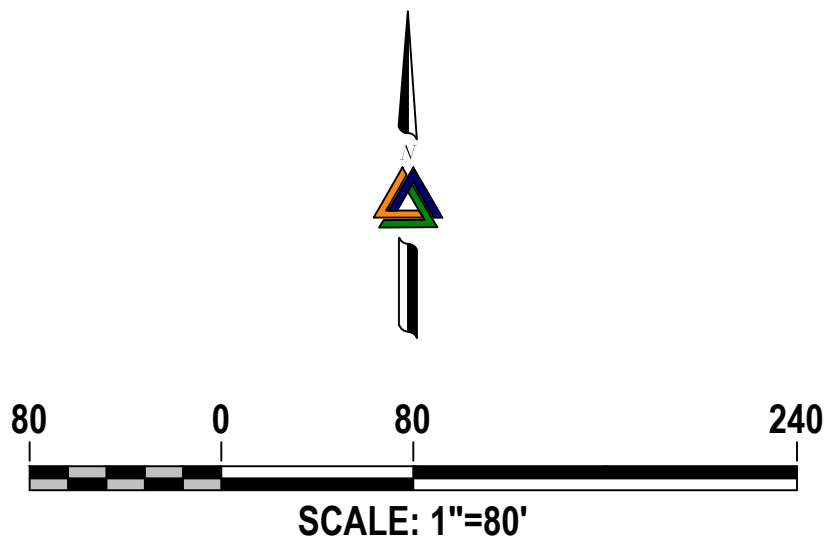
Adequate circulation is provided and the health, safety, and welfare of the residences and of the city will be maintained as they have been in other subdivisions. In fact, the addition of multiple access points could potentially be harmful by increasing the number of intersections along Fannin Street.

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

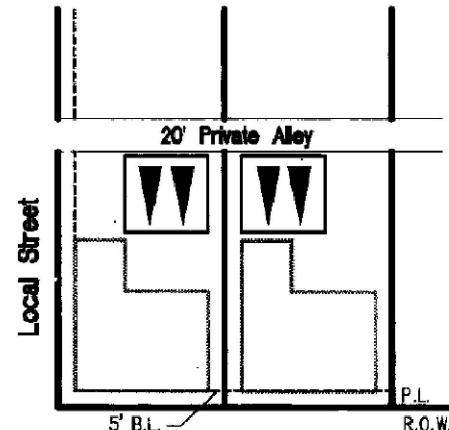
The character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer



VICINITY MAP (N.T.S.)



Typical Reduced Building Line- Alley Access



TYPE I PAE

1. VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY AN APPROVED PUBLIC ALLEY.

Line Table		
Line #	Length	Direction
L1	28.00	S69° 14' 36" W
L2	26.33	N20° 45' 24" W
L3	53.66	N59° 50' 49" E

LEGEND	
B.L. - BUILDING LINE	
(C) - CALLED	
H.C.C.F. - HARRIS COUNTY CLERK'S FILE	
VOL. - VOLUME	
PG. - PAGE	
H.C.D.R. - HARRIS COUNTY DEED RECORDS	
FND. - FOUND	
I.R. - IRON ROD	
C.O.S. - COMPENSATING OPEN SPACE	
FIRE HYDRANT	

PARKS AND OPEN SPACE TABLE		
A.	Number of Existing Dwelling Units (I hereby certify that the information provided herein is true.)	0
1. NO LAND IS BEING ESTABLISHED AS PRIVATE PARK OR DEDICATED TO THE PUBLIC FOR PARK PURPOSES.		
2. THIS PERCENTAGE IS (100%) SHALL BE APPLIED TO THE THEN-CURRENT FEE IN LIEU OF DEDICATION.		
3. THE THEN-CURRENT FEE IN LIEU OF DEDICATION SHALL BE APPLIED TO THE INCREMENTAL (PROPOSED MINUS EXISTING) DWELLING UNITS.		
4. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 8.		
5. NO BUILDING PERMIT OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF HOUSTON, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE FUNDS REQUIRED UNDER PROVISIONS OF SECTION 42-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY		

COMPENSATING OPEN SPACE TABLE	
TOTAL NUMBER OF LOTS < 3500 SQ. FT.	217
TOTAL AREA OF LOTS < 3500 SQ. FT.	167,631 SQ. FT.
AVERAGE LOT SIZE < 3500 SQ. FT.	2,140 SQ. FT.
COMPENSATING OPEN SPACE REQUIRED PER LOT:	480 SQ. FT.
COMPENSATING OPEN SPACE REQUIRED:	104,160 SQ. FT.
COMPENSATING OPEN SPACE PROVIDED:	117,566 SQ. FT.

RESERVE TABLE		
RESERVE	USE	AREA
A	LANDSCAPE / OPEN SPACE	0.0462 AC. (2,016 SQ. FT.)
B	C.O.S.	0.5499 AC. (23,953 SQ. FT.)
C	C.O.S.	0.4731 AC. (20,608 SQ. FT.)
D	C.O.S.	0.2961 AC. (12,896 SQ. FT.)
E	C.O.S.	0.5096 AC. (22,197 SQ. FT.)
F	C.O.S.	0.3775 AC. (16,446 SQ. FT.)
G	C.O.S.	0.4928 AC. (21,466 SQ. FT.)

POUNDBURY SEC 2

AN 34.82 ACRE (1,516,949 SQUARE FEET) TRACT OF LAND, BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1, OF FANNIN/610 BUSINESS PARK, SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN/UNDER FILM CODE NO. 547227, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS SITUATED IN THE JAMES HAMILTON (D. WHITE) SURVEY, A-885, IN HARRIS COUNTY, TEXAS,

REASON FOR REPLAT:
TO CREATE 301 SINGLE-FAMILY RESIDENTIAL LOTS AND 7 RESERVES
301 LOTS, 7 RESERVES, 6 BLOCKS

SCALE: 1"= 80' DATE: APRIL, 2026
PAGE 1 OF 2



10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
GT-LV-1476-13

www.tritechtx.com

TBPLS #10115900

OWNERS

FENWAY DEVELOPMENT, INC.