



**PLAT NAME: Zela Estates**  
**COMPANY NAME: TRI-TECH SURVEYING CO**  
**DATE SUBMITTED: 3/24/26**

**SPECIFIC VARIANCE BEING SOUGHT AND EXTENT OF VARIANCE:**

5.14(B1a) - Lots should be designed, so far as possible, with side lot lines being at right angles or radial to any adjacent street right-of-way line. a. Key or flag lots may be permitted under unusual circumstances, however, the narrowest part of such a lot, being the staff portion of the flat lot, shall not be less than 20 feet in width or have a length of more than 200 feet. Such lots shall also be restricted to prevent the construction of any building structure, wall or fence within the staff portion of such lot and that the staff portion of such lot will be restricted for access to such lot only.

We are requesting a variance to allow for the staff portion of a flag lot to exceed 200'

**STATEMENT OF FACTS**

*1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land;*

The subject tract is an unplatted acreage tract that is situated in a way that would be considered landlocked and otherwise inaccessible without the current "flag staff" that extends roughly 452' to a recorded road easement known as Lum Road. This specific tract would have no other means of access without the granting of a variance to allow for the length of the flagstaff to be greater than 200'.

*2. The granting of the variance will not be detrimental to the public safety or welfare, or injurious to other property in the area;*

The granting of the variance would not be detrimental to the public safety or welfare as the property layout is not changing. The current configuration of the property would be the same after platting with an approved variance. In fact, the granting of the variance would be beneficial to the surrounding area as it would maintain the current configuration and prevent private trespassing on other properties to access the subject tract.

*3. The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter;*

The granting of the variance would not prevent orderly subdivisions of other property in the area. Rather, the granting of the variance would allow for the property to gain access to a public road easement without needing to reconfigure other property in the surrounding area.

*4. A more appropriate design solution exists which is not currently allowed in this chapter*

Allowing this property to exceed the maximum length for flag lot staffs is the most appropriate design solution for this specific property. Otherwise the property would be landlocked and unable to access without trespassing on private property.

Please let me know if you have any further inquiries.

Respectfully,

Printed Name: Tom Duecker

Signature: 

**Tom Duecker**  
Project Manager

**Tri-Tech Engineering, LP** TBPE #F-18693  
**Tri-Tech Surveying Co., LP** TBPLS #10115900  
10401 Westoffice Drive | Houston, Texas 77042  
p: 713.667.0800 | c: 281.830.2309 | [www.tritechtx.com](http://www.tritechtx.com)

