



# City of Piney Point Village

7676 WOODWAY DR., SUITE 300  
HOUSTON, TX 77063-1523

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## **NOTICE OF BOARD OF ADJUSTMENT**

Thursday, February 12th, 2015 at 7:00 O' clock p.m.

THE SUBJECTS OF THE MEETING ARE AS FOLLOWS:

- 1.) **CALL TO ORDER:**
- 2.) **MEETING MINUTES:** Matters relating to the approval of minutes from the January 8<sup>th</sup>, 2015 regular session, Board of Adjustments meeting.
- 3.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Sec. 74-244. Regulations. (c). Area regulations; size of yards. (1) *Front yard.* There shall be a front yard having a depth of not less than 50 feet. (2) *Side yards.* There shall be two side yards on each lot, neither of which shall be less than 15 percent of the lot width at the building line; however, in no event shall a side yard be less than 15 feet or be required to be more than 30 feet. Owner: Morteza Harandi. Property address: 11329 Surrey Oaks Lane, Houston, Texas 77024. Variance request: to have a 25 foot front yard and 10 foot side yard setbacks. Future new construction development.
- 4.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Zoning Ordinance, Reference Sec. 74-244. Regulations. (c) *Area regulations; size of yards.* (1) *Front yard.* There shall be a front yard having a depth of not less than 50 feet. Applicant: Drake Forney with Forney Construction. Property address: 11402 Calico Lane, Houston, Texas 77024. Variance request: to leave the front yard setback at 40 ft. The major renovation will exceed the 50 percent value rule.
- 5.) **EXECUTIVE SESSION:** The Board of Adjustment will adjourn into closed executive session permitted under and pursuant to Section 551.071 of the Texas Government Code, a private consultation with its attorney, regarding pending litigation (Li Li v. The Zoning Board of Adjustment of the City of Piney Point Village, Texas and the City of Piney Point Village, Cause No. 2015-02459, in the 127<sup>th</sup> District Court of Harris County, Texas), and other matters related thereto in which the duty of the attorney to the Board and City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with Chapter 551.
- 6.) Action out of Executive Session, if any.
- 7.) **ADJOURNMENT:**

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary at 713-782-0271 in advance of the meeting. Reasonable accommodations will be made to assist your participation in the meeting. The City Offices are wheelchair accessible from the front entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided in the Council Chambers.

I, Annette R. Arriaga, Director of the Planning, Development, and Permits for the City of Piney Point Village, do hereby certify that the above notice of meeting of the City of Piney Point Village City Council was posted in a place convenient to the general public in Compliance with Chapter 551, Texas Government Code, on 9th day of February at 9.30 a.m. a.m. /p.m. 2015.

  
Ms. Annette R. Arriaga/Director of Planning, Development & Permits

If you have any questions, please contact Annette Arriaga at 713-782-1757 or [bldgofficial@pinespt.org](mailto:bldgofficial@pinespt.org)