



# City of Piney Point Village

7660 WOODWAY DR., SUITE 460  
HOUSTON, TX 77063

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Meeting Location,  
7660 Woodway Drive, Suite 460 (4<sup>th</sup> Floor)  
**NOTICE OF BOARD OF ADJUSTMENT**  
Thursday, April 10<sup>th</sup>, 2025, at 6:00 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 October 10<sup>th</sup>, 2024, regular session, Board of Adjustments meeting.
- 3.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Village Zoning Ordinance, **Reference Section 74-245.** Supplementary district regulations. **(1) Front yard.** Fences and freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however, a fence not exceeding six feet in height above the natural grade of the lot line adjacent to such fence may be constructed within a required front yard if the front yard is adjustment to a four lane esplanade, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front lot line, and the fence is 80 percent fence. **(3) Fences side and rear.** Fences may be constructed within a required side or rear yard adjacent to a street if such fence does not exceed eight feet in height above the natural grade of the lot at the lot line adjacent to such fence, and the fence is either (i) and 80 percent fence, or (ii) a wooden fence with landscaping from a City approved landscaping plan and placed on the side of the fence adjacent to the street. **Ref: Ordinance No. 2021.04.13.A.** Applicants: Laura Mafriqe and Diran Elsaifi. Property address: 11010 N Country Squire, Houston, Texas 77024. **Variance request:** to construct a solid fence wall in front of the 50 ft property line, at a height that exceeds 3 ft. The new solid fence wall would be at a height of 4 ft to 8 ft. along the side property line that also extends in the rear property line. The applicant does not want to landscape or irrigate as part of the landscape requirements in Ordinance No. 2021.04.13.A.
- 4.) **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 accommodation 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 Friday, April 4<sup>th</sup> at 1:00 o'clock a.m. p.m. 2025.

  
Ms. Annette R. Arriaga/Development Services Director