

Piney Point Village Board of Adjustment Meeting  
Proposed Additional Patio Cover  
19 Lacewood Ln.  
Houston, Texas 77024



**WE DEFINE  
OUTDOOR LIVING**

<https://landscapedesignhouston.com/>

## **Table of Contents**

Table of Contents .....	Page 2
Property Summary .....	Page 3
Details of Variance Request .....	Page 4
Survey .....	Page 5
City Ordinance .....	Page 6
Proposed Site Plan .....	Page 7
Area Calculations .....	Page 8
Support Drawings .....	Page 9
Neighbor Notification Letter .....	Page 10-11
List of Neighbors .....	Page 12

### **Property Summary**

**Property Address:** 19 Lacewood Ln, Houston TX 77024

**Legal Description:** Lot 55 Block 4 Tynewood Subdivision

**Lot Size:** 25374 sq.ft.

**Vacant Lot:** No

**Non-Conforming Lot:** Yes

Board of Adjustments  
City of Piney Point Village  
7660 Woodway, Suite 460  
Houston, Texas 77063

Subject: Request for Variance – CH. 74, Sec. 244(c)(3) Rear Yard; CH. 74-244(g) Building Area Variance for the residence located at 19 Lacewood Lane, Houston TX 77024

Dear Members of the Board of Adjustment,

On behalf of the homeowner, we sincerely and respectfully submit this request for a variance from the provisions set forth in Chapter 74, Sec. 244(c)(3) and Sec. 74-244(g) of the Piney Point Village Code of Ordinances, which address requirements regarding rear yard depth and maximum building area coverage.

This property, being a corner lot, required the residence to be placed significantly farther back on the site to comply with dual setback requirements. As a result, the backyard space has been unusually constrained, limiting the opportunity for outdoor living. The covered patio addition we are proposing is intended to correct this condition by creating a functional and proportionate outdoor space for the family, while still respecting the intent of the ordinance to preserve open character and harmony throughout the neighborhood.

We are requesting approval for a covered patio addition measuring 1,342 square feet. While the addition does result in the residence exceeding the maximum 30 percent building area for the main structure and the 50 percent maximum lot coverage, the design has been prepared with the utmost care to remain consistent with the community's values. The structure will be attached to the home, positioned in a way that minimizes visibility from adjoining properties, and designed to preserve the privacy of both the homeowner and neighbors. The covered space will enhance livability by providing a balanced and well-proportioned outdoor environment consistent with the quality of homes in Piney Point Village.

In addition, the project has been planned with measures to ensure compatibility and minimize any impact. Required property line buffers will be fully maintained, landscaping along the edges of the lot will be preserved and supplemented to soften sightlines and protect privacy, and all stormwater runoff from the new roof will be carefully managed on site to avoid any negative impact on neighboring properties.

This request arises solely from the unique hardship created by the corner-lot configuration and unusual building placement requirements. It is not a request for generalized relief but rather a thoughtful solution tailored to the specific circumstances of this property.

We believe the design honors the spirit of the ordinance by preserving neighborhood character, protecting privacy, and providing a proportionate and functional outdoor living space that is consistent with homes in Piney Point Village.

We are truly grateful for your time, understanding, and thoughtful consideration of this request. It would be our privilege to provide any additional details or answer any questions you may have.

Sincerely,

Christopher Gosselin

A handwritten signature in black ink that reads "Chris Gosselin". The signature is written in a cursive, flowing style.

Director of Operations  
Texan Landscape Group, LLC

# Survey

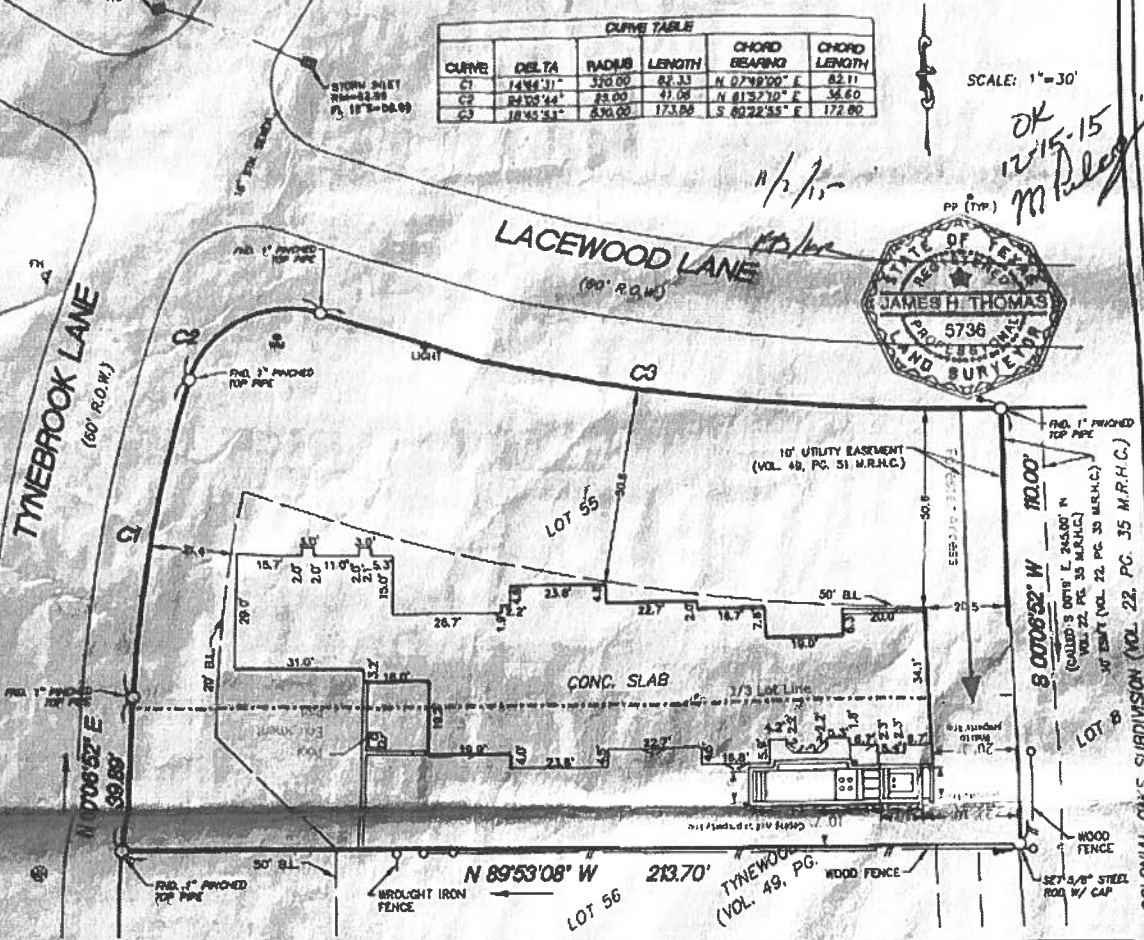
# Thomas Land Surveying

REGISTERED SURVEYORS  
14340 Tynny Chase, Suite 270  
Houston, Texas 77014

Phone (281) 440-7730  
Fax (281) 440-7737  
E-mail jh@thomaslandsurveying.com

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	144°31'	370.00	87.33	N 07°48'20" E	82.11
C2	84°30'44"	23.00	47.08	N 81°32'10" E	38.60
C3	18°45'34"	890.00	173.86	S 80°22'35" E	172.80

SCALE: 1"=30'



## Notes:

- The bearings for this survey are based on the map or plat of Tynebrook Subdivision, recorded in Volume 49, Page 51 of the Map Records of Harris County.
- This plat of survey has been performed with reliance upon title examination and abstracting performed by Charter Title Company under G.F. No. 1044000981 with an effective date of August 16, 2012. This surveyor has not abstracted the subject property.
- This property is subject to certain restrictive covenants as set forth in Volume 48, Page 51 of the Map Records of Harris County; Volume 3053, Page 355 of the Deed Records of Harris County; and County Clerk's File No(s) R289699 and U567946 of the Real Property Records of Harris County.
- The subject property is located in Zone X which is an area considered to be outside the 100 year flood plain, as reflected on F.E.M.A. Flood Insurance Rate Map Community Parcel No. 48201C0645L for Harris County, Texas and Unincorporated Areas, dated June 18, 2007.
- Benchmark (a City of Piney Point Village Benchmark Number 5 described as BRASS DISK in concrete Stamped BM 5 at 11002 Greenbay Road, Northwest of the intersection of Greenbay Road and Memorial Drive, located on top of a storm inlet at said intersection.

Elevation = 81.48 feet NAVD 1988 (2001 Adj.)

BM (See Benchmark) Top Bolt of fire hydrant located approximately 161 feet Northwest from the Southwest corner of subject property.

Elevation = 88.63 feet NAVD 1988 (2001 Adj.)

FOR THE BENEFIT OF:  
258 E.D. D.C.  
CHARTER TITLE COMPANY

PROJECT ADDRESS:  
19 LACEWOOD LANE

ADDITIONAL INFO:  
449/51

JOB NO: 15908  
REF. NO: 15333

FIELD CREW	CAD OPERATOR	CHECKED BY
DS/RZ	DS	JGT

PLAT SHOWING A SLAB SURVEY OF  
LOT 55, BLOCK 4, TYNEBROOK  
SUBDIVISION, VOL. 49, PAGE 51  
M.R.H.C., HARRIS COUNTY, TEXAS.

DATE: 09/09/13

SCALE: 1" = 30'

REVISIONS		
DATE	DESC.	BY
9/9/13	CONC. SLAB SURVEY	AH

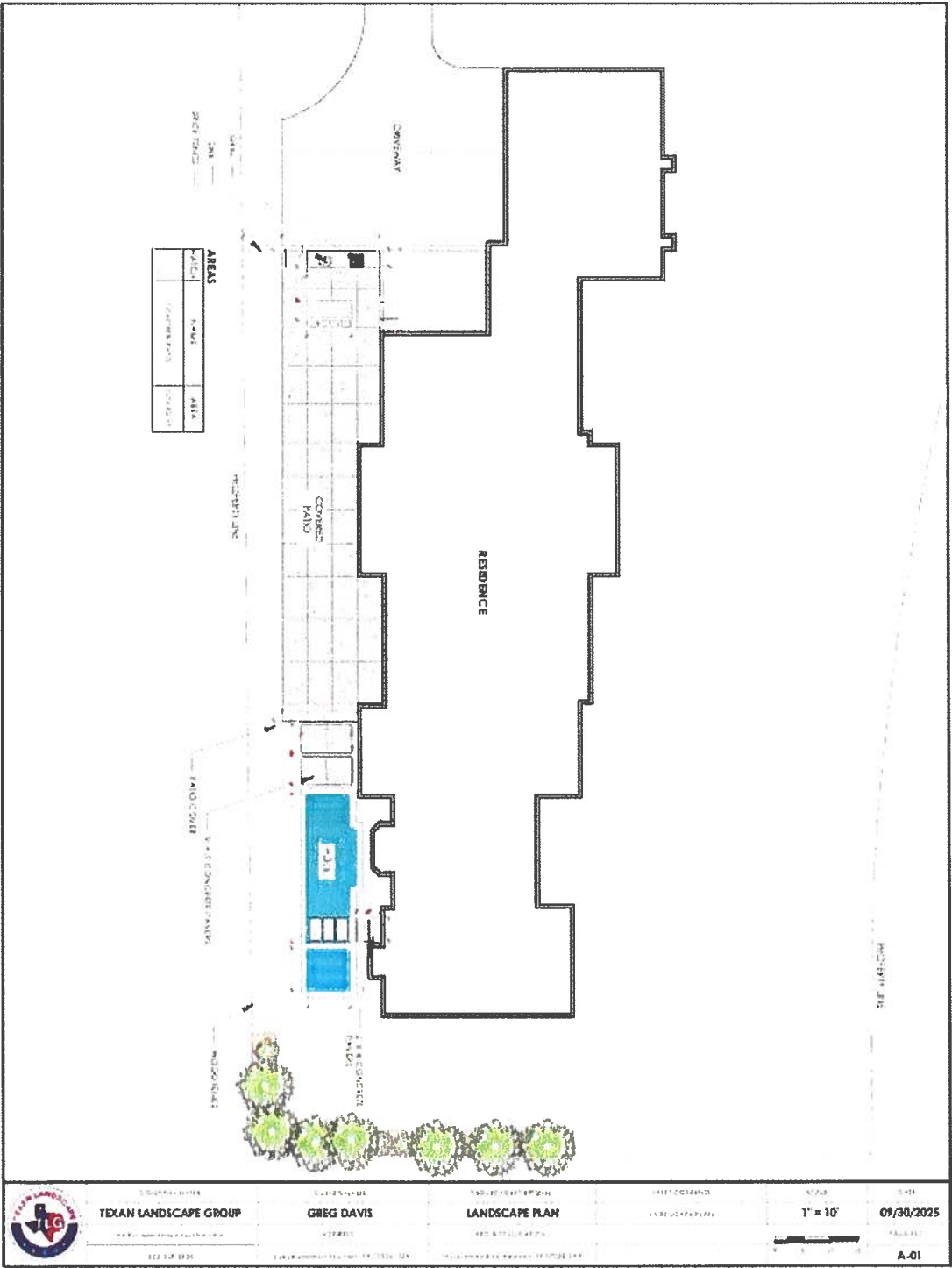
JAMES H. THOMAS, RPLS NO. 5736

## **City Ordinance**

- CH. 74, Sec. 244(c)(3). Size of Yards – Rear Yard. There shall be a rear yard having a depth of not less than 20 feet. Corner lots on the turnaround portion of the cul-de-sac shall have two rear yards.
- CH 74, Sec. 74-244(g). Building Area Variance. The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements; and the building area, inclusive of all structures (including driveways, tennis or other play courts, uncovered walkways, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area. Notwithstanding, up to 50 square feet of area for a duly-permitted generator pad on lots with dwelling structures then existing or permitted for construction as of December 1, 2024 shall be excluded from the calculation of building area.



# Proposed Site Plan



## Area Calculations Form

**Property Address:** 19 Lacewood Ln **Date:** 09/29/25

**Type of Permit:** New Addition

**Area of Lot:** 25,375 **Square Footage:** 13,638.59

### Lot Coverage Calculations

	Existing Area	Proposed Area	Total Area
<b>Main Structure</b> (Total Covered Area)	6491.56	1342.54	7834.10
<b>Accessory Structure</b>	260		260
<b>Driveways, Walkways &amp; Sidewalks</b>	5449.49		5449.49
<b>Pool and Pool Decking</b>	95		95
<b>Total Lot Coverage</b>	12,296.05	1342.54	13,638.59

#### Percent of Lot Coverage by Main Structure:

7834.10	25,375	30.87%
<b>Area of Main Structure/ (divided by)</b>	<b>Area of Lot =</b>	<b>30% Max Coverage</b>

#### Percent of Lot Coverage by Main Structure:

13,638.59	25,375	53.74%
<b>Total Lot Coverage/ (divided by)</b>	<b>Area of Lot =</b>	<b>50% Max. Coverage</b>


**Reference, City of Piney Point Code of Ordinances, Chapter 74- Section, 244. Regulations. (g)**

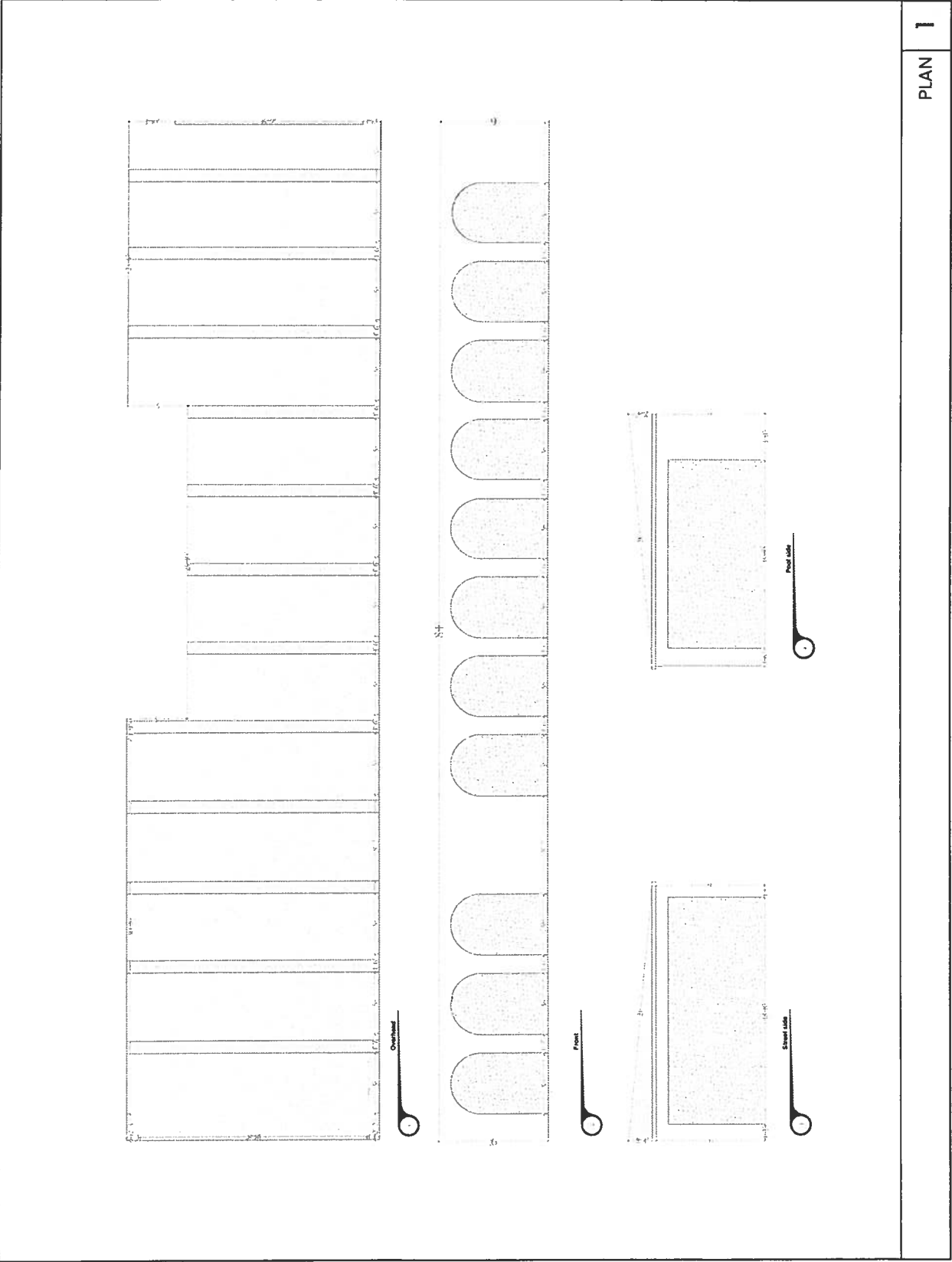
The undersigned, in accordance with the provisions of the Zoning Ordinance of the City of Piney Point Village, hereby certifies that all statements made herein are true and correct.

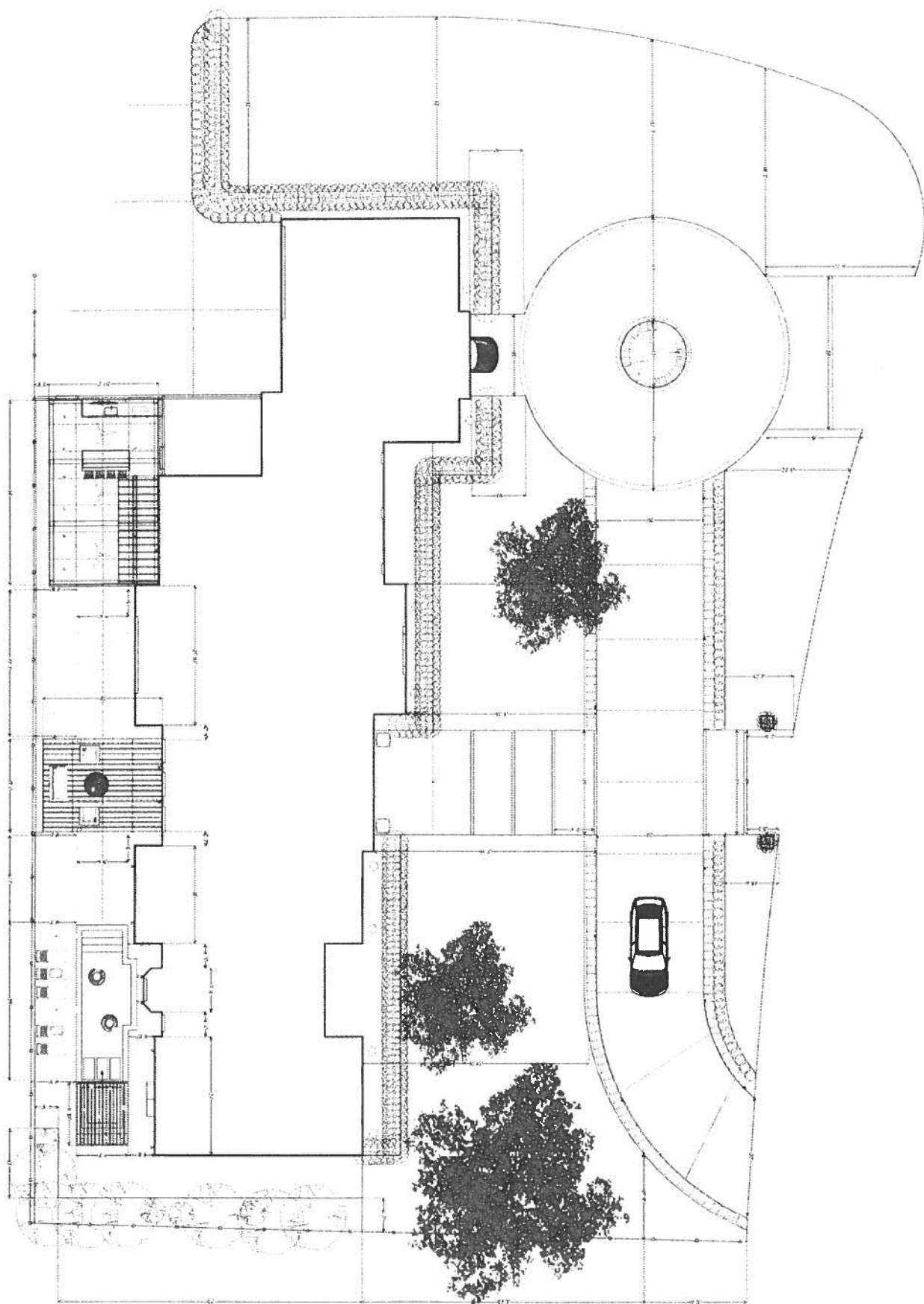
**Signature of Property Owner and/or Applicant:** \_\_\_\_\_

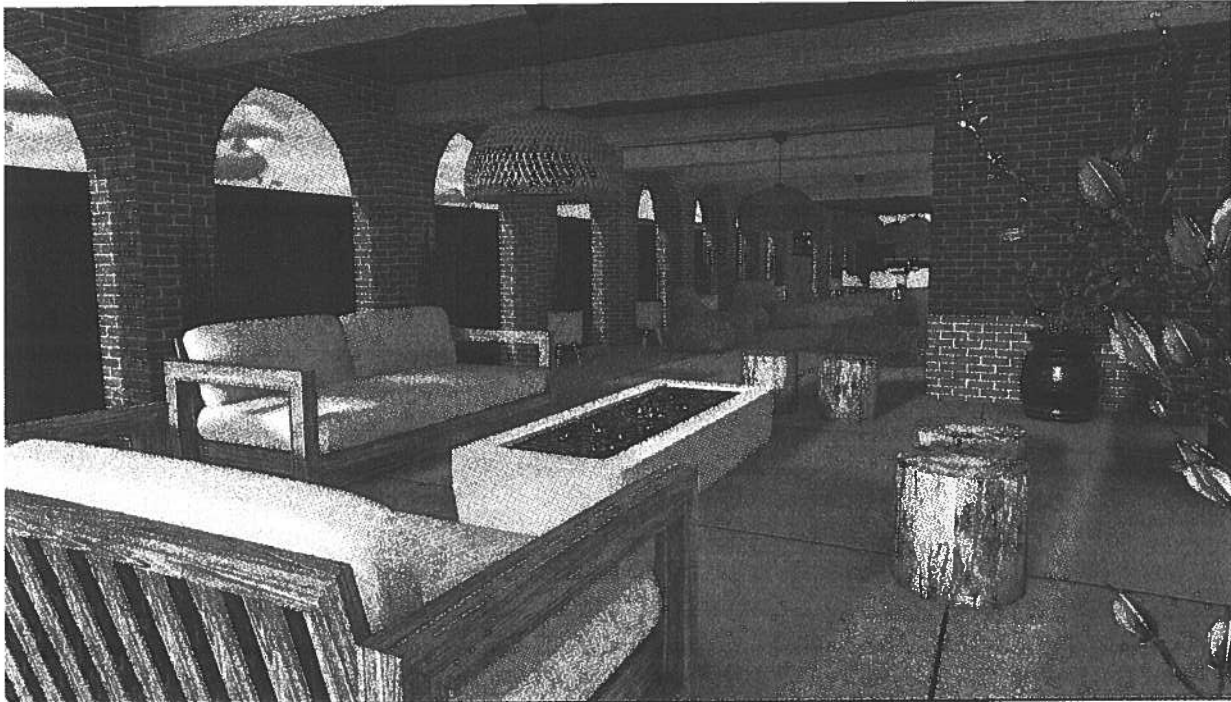
**Name of Company:** Texan Landscape Group

# Supporting Drawings

 <b>TEXAN LANDSCAP GROUP</b> WE DEFINE OUTDOOR LIVING	<b>TEXAN LANDSCAPE GROUP</b> 2000 Campbell Rd, Houston, TX 77080	<b>PROJECT ADDRESS</b> 19 Lacewood lane Houston, TX 77024	<b>CONTACT INFO</b> admin@texanlandscapgroup.com 832-248-8428	<b>SHEET CONTENTS</b> MEASUREMENTS	<b>DATE</b> 08-21-25	<b>DESIGNED BY</b> TLG	<b>APPROVED BY</b>	<b>SHEET #</b>  <b>S-1</b>
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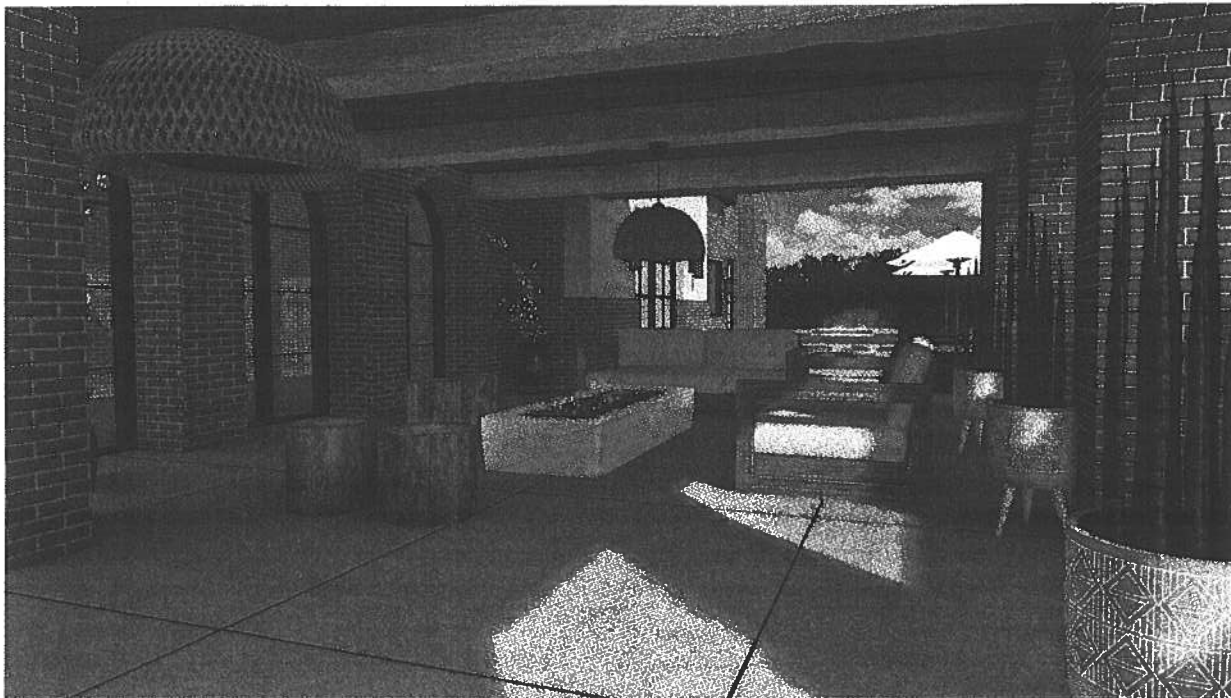






TEXAN LANDSCAPE GROUP  
landscapedesignhouston.com | 832-248-8428

19 LACEWOOD LANE  
HOUSTON, TX 77024



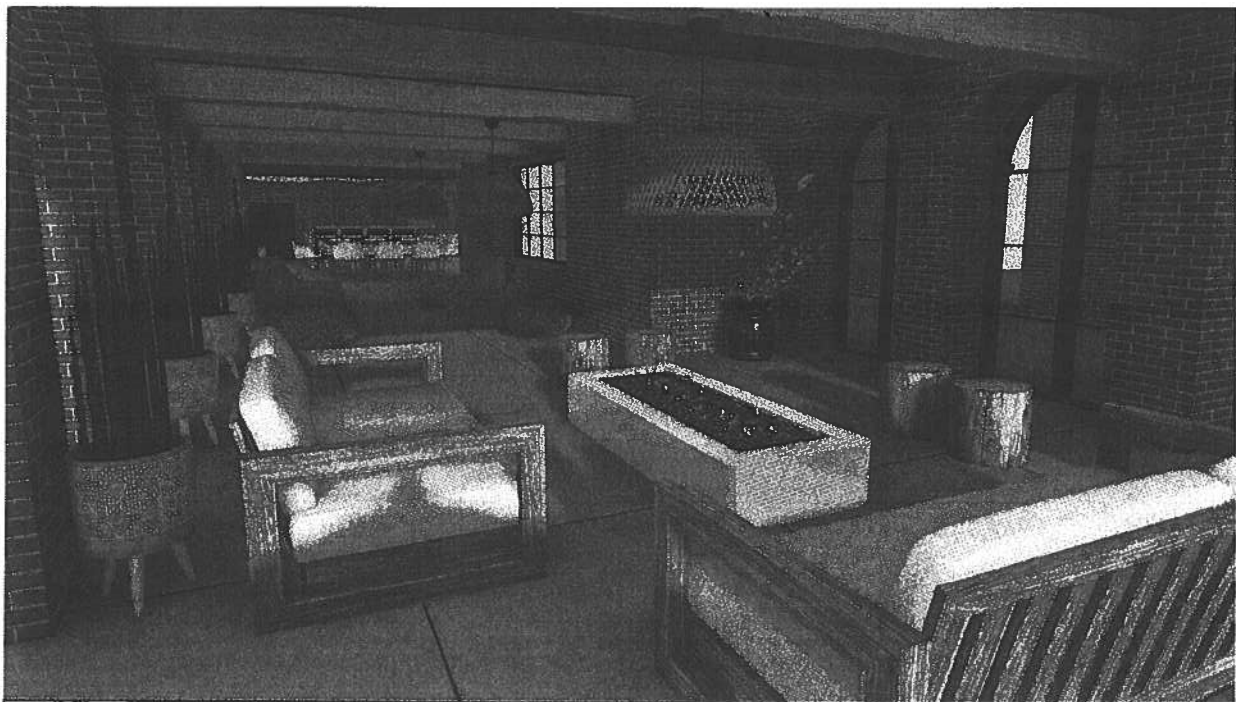
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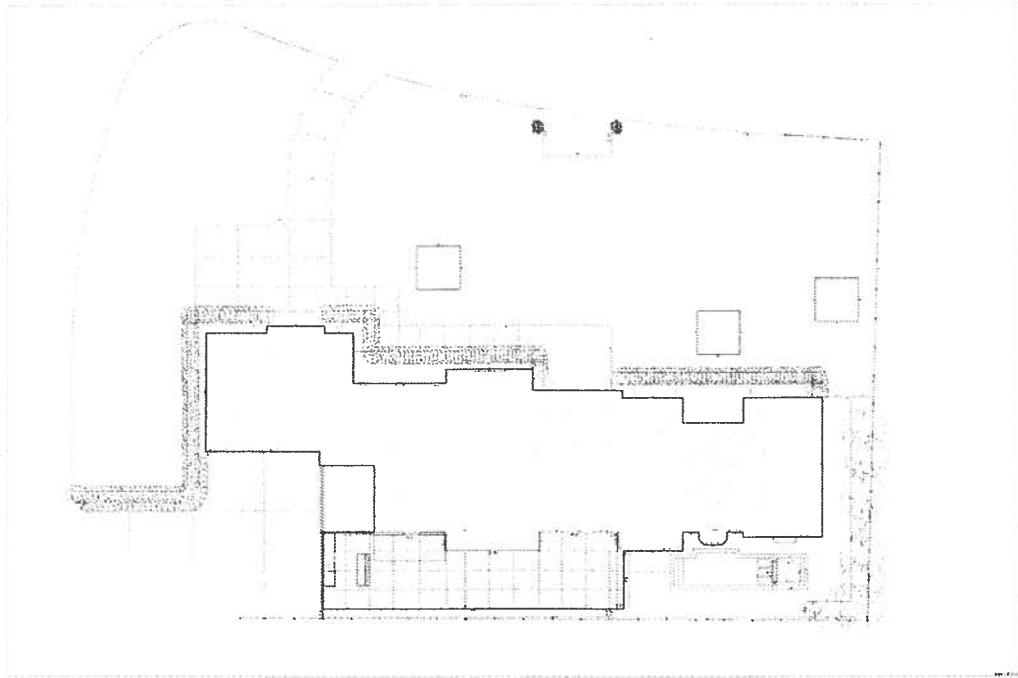
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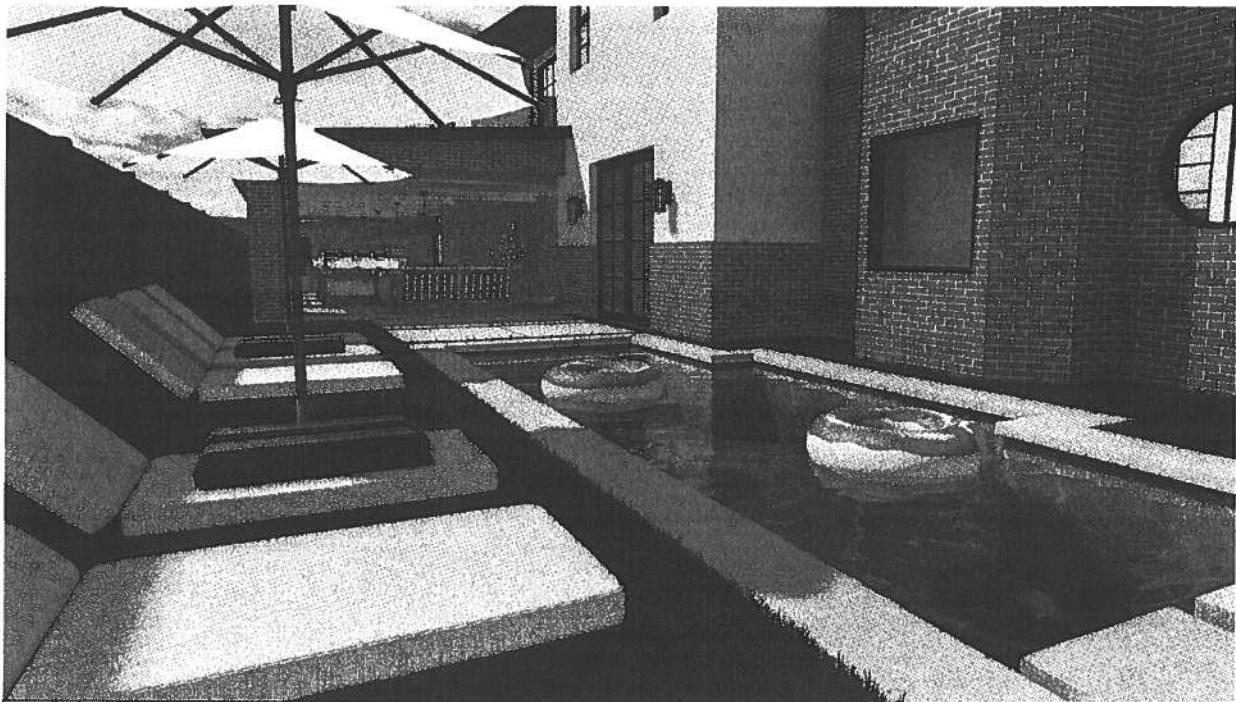
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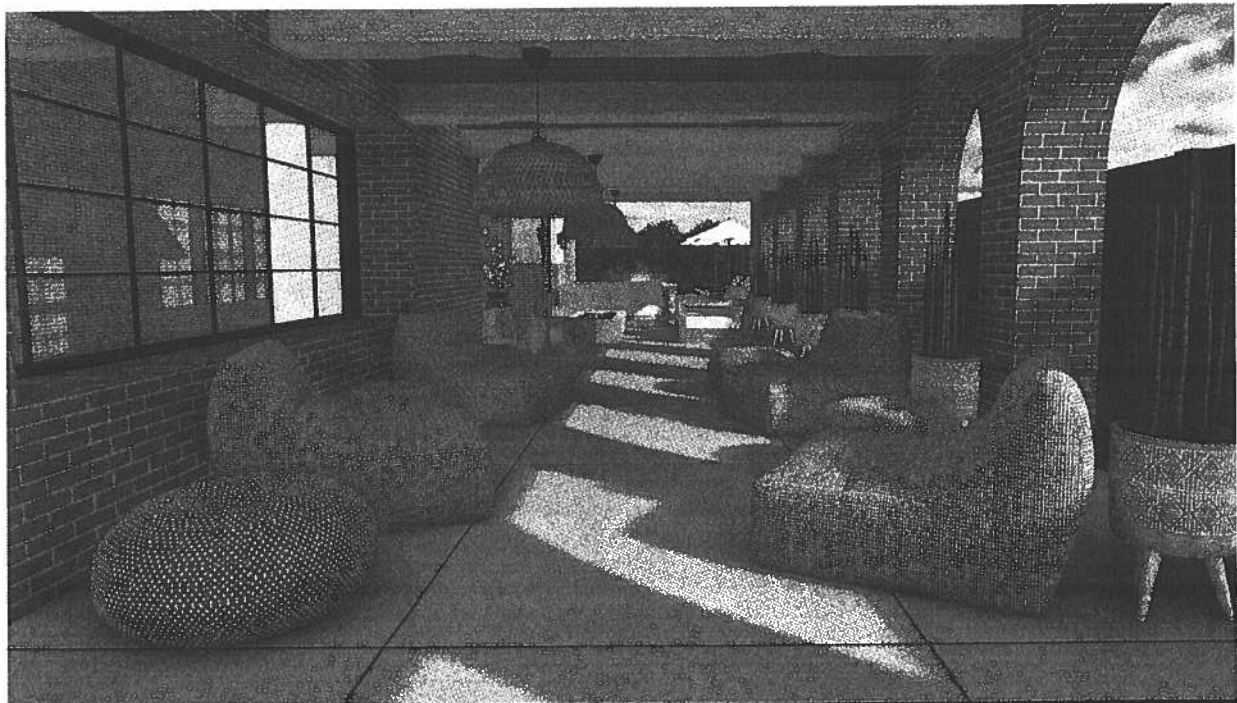
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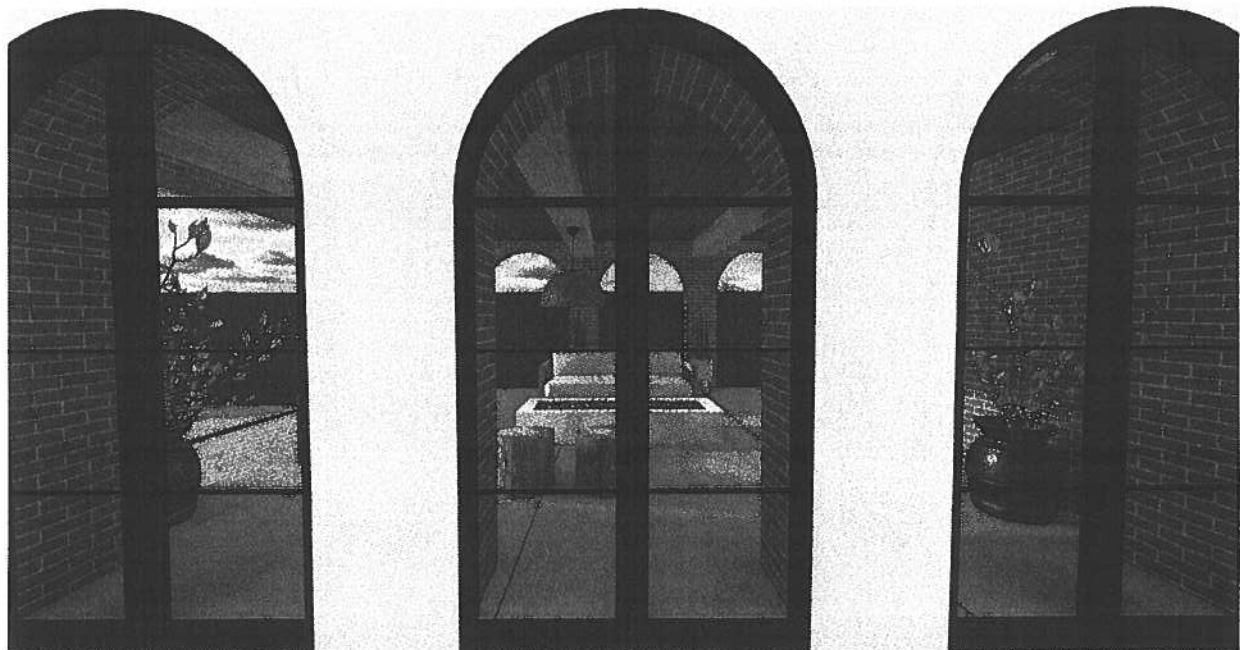
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19 LACEWOOD LANE  
 HOUSTON, TX 77024

## **Letter to the Neighbors**

September 29, 2025  
Friendly Piney Point Neighbor  
16 Lacewood Lane  
Houston TX 77024

Dear Neighbor,

This correspondence is regarding a proposed patio cover addition at 19 Lacewood Ln, Houston, TX 77024.

Texan Landscape Group, LLC is designing this addition as shown in the attached plans, which will also be posted online for review prior to the meeting.

Because this property is a corner lot, the residence had to be placed very far back on the site to meet setback requirements. This positioning significantly reduced the usable backyard space. To create a more functional outdoor area for the homeowner, we are proposing a covered patio addition measuring 1,342 square feet. The reference structure will be 2 feet and 5 inches away from the rear of the property lane.

In order to construct this project, we are requesting the following variances per the sections below.

The ordinance states:

- CH. 74, Sec. 244(c)(3). Size of Yards – Rear Yard. There shall be a rear yard having a depth of not less than 20 feet. Corner lots on the turnaround portion of the cul-de-sac shall have two rear yards.
- CH 74, Sec. 74-244(g). Building Area Variance. The building area, exclusive of driveways and uncovered walkways, shall not exceed 30 percent of the lot area, exclusive of roadway easements; and the building area, inclusive of all structures (including driveways, tennis or other play courts, uncovered walkways, all other structures and impervious surfaces), shall not exceed 50 percent of the lot area. Notwithstanding, up to 50 square feet of area for a duly-permitted generator pad on lots with dwelling structures then existing or permitted for construction as of December 1, 2024 shall be excluded from the calculation of building area.

The patio cover addition has been carefully designed to integrate seamlessly with the existing residence and surrounding landscape. It will not be a disturbance to the neighborhood and will not be visible to any adjacent properties. The design complements the character of the home while enhancing livability for the residents.

This letter serves as notification of our intent to present and an invitation to attend the meeting with the members of the Piney Point Village Board. The meeting is scheduled for October 9, 2025 at 6:00 PM at the City of Piney Point Village offices located at 7660 Woodway Drive, Ste. 460 (4th floor), Houston, TX 77063.

Attachments are enclosed, and more detailed items will be available to review online in advance of the meeting.

We are committed to maintaining the beauty and integrity of the neighborhood through excellent architectural design and construction, and the owner looks forward to being part of this community. Should you have any questions or concerns, please contact me directly at (832) 248-8428 or at [admin@texanlandscapegroup.com](mailto:admin@texanlandscapegroup.com).

Sincerely,  
Christopher Gosselin

Director of Operations  
Texan Landscape Group, LLC

## **List of Notified Neighbors**

CURRENT OWNER

322 TYNEBROOK LN HOUSTON, TX 77024

GEE JULIA J

323 TYNEBROOK LN HOUSTON, TX 77024

SCOLARI HERNAN

327 TYNEBROOK LN HOUSTON, TX 77024

BURROUGHS MARK E & CONNALLY G

330 TYNEBROOK LN HOUSTON, TX 77024

BEYER MICHAEL B

CARTER KRISTEN A

331 TYNEBROOK LN HOUSTON, TX 77024

BURROUGHS MARK E & CONNALLY G

334 TYNEBROOK LN HOUSTON, TX 77024

MATTINA KATHLEEN C & MICHAEL J

335 TYNEBROOK LN HOUSTON, TX 77024

ROBERT L & CLAIRE H WALTRIP

15 LACEWOOD LN HOUSTON, TX 77024

BROCK TODD & DIANA

16 LACEWOOD LN HOUSTON, TX 77024

CURRENT OWNER

20 LACEWOOD LN HOUSTON, TX 77024

GOTTSCHALK JENNIFER & THOMAS

11210 LACEWOOD LN HOUSTON, TX 77024

OGDEN WILLIAM W

11211 LACEWOOD LN HOUSTON, TX 77024-7413