

MINUTES
BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE
HARRIS COUNTY, TEXAS

At a regular meeting held on August 14, 2025, at City Offices, 7660 Woodway, Suite 460, the following members of the Board of Adjustment were present:

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Kevin Risley	Present
Britton Holland	Present
Richard Hodge	Present

Those in attendance included the Applicants and other interested parties as set out on the Registration Sheet for this meeting.

- I. The meeting was called to order at 6:00 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered was one. The action taken by the Board on any application (i) is limited solely to such application, (ii) shall not be applicable to any other application whether on the property involved with such application or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinance of the City, or any other ordinance.
- III. The meeting was adjourned at 6:40 P.M.


Chair

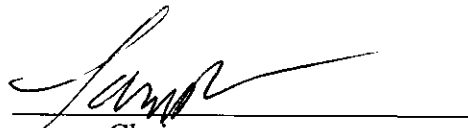
BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: August 14, 2025

1. Scheduled Appeal No: 25-3
2. Applicant: Scott Frankel with Frankel Design Build (Owner: Ron Zach)
3. Address: 11003 Wickwood Drive
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245 (i)(3)
5. Applicant was present: yes
Represented by: Scott Frankel
6. After presentation of the appeal by applicant, discussion by all interested parties either for or against and deliberation by the Board, the Board voted to grant the appeal to permit the seven existing columns on the front fence to remain as existing on August 14, 2025 such that all seven of the columns are level with each other at the tops at the height existing on August 14, and since this is new construction, such variance is subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c).
7. The vote of each Board Member was as follows:

Member Vote

Risley	yes/granted
Holland	yes/granted
Chapman	yes/granted
Hodge	yes/granted


Chair

ORDER NO. 25-3
VARIANCE

BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF PINEY POINT VILLAGE:

Section 1. The appeal of Scott Frankel with Frankel Design Build, for the following variance as to 11003 Wickwood Drive: the Board voted to grant the appeal to permit the seven existing columns on the front fence to remain as existing on the August 14, 2025 such that all seven of the columns are level with each other at the tops, and since this is new construction, such variance is subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c).

Section 2. The Board hereby finds and determines as follows:

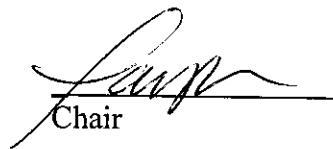
(a) The variance requested as to Section 74-245 (i)(3) as to permit the seven existing columns on the front fence to remain as existing on August 14, 2025 such that all seven of the columns are level with each other at the tops, and since this is new construction, such variance is subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c);

(b) A literal enforcement of the provisions of Section 74-245 (i) (3) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-245 (i)(3) to permit the seven existing columns on the front fence to remain as existing on the August 14, 2025 such that all seven of the columns are level with each other at the tops at the height existing on August 14, and since this is new construction, such variance is subject to Section 74-212 such that the variance will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 74-212(b) or (c), is consistent with the spirit of the Ordinance and its general purpose and intent.

Section 3. The action taken by the Board (i) is limited solely to this appeal and the improvements under consideration, (ii) shall not be applicable to any other appeal whether on this property or any other property and (iii) shall not alter or modify any of the terms and provisions of Chapter 74, Zoning, of the Code of Ordinances of the City or any other ordinance.

PASSED, APPROVED, and ORDERED August 14, 2025 (transmitted to offices of the City of Piney Point on August 15, 2025).


Chair