

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

At a regular meeting held on October 9, 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
Vickie Driscoll	Present
Michael Cooper	Present
Britton Holland	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 6:01 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

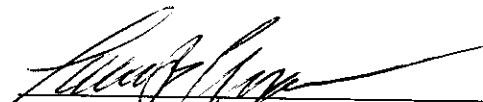
BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: October 9, 2025

1. Scheduled Appeal No: 25-5
2. Applicant: Tony Gosselin with Landscape Design Houston (Laura and Greg Davis, owners)
3. Address: 19 Lacewood Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-244(c)(3) and 74-244(g)
5. Applicant was present: yes
Represented by: Tony Gosselin
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 deny the appeal to permit the construction of a covered patio addition measuring 1,342 square feet attached to the main house to be constructed 2 feet and 5 inches away from the rear property line which is prohibited by Section 74-244(c)(3) and to deny the appeal to permit building area exclusive of driveways and uncovered walkways to exceed the maximum 30 percent of lot area and building area inclusive of all structures and impervious surfaces to exceed 50 percent of lot area.
7. The vote of each Board Member was as follows:

Member Vote

Risley	no/denied
Cooper	no/denied
Chapman	no/denied
Driscoll	no/denied
Holland	no/denied


Chair

ORDER NO. 25-5
VARIANCE

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

Section 1. The appeal of Tony Gosselin with Landscape Design Houston (Laura and Greg Davis, owners), for the following variances as to 19 Lacewood Lane: the Board voted (a) to deny the appeal to permit the construction of a covered patio addition measuring 1,342 square feet attached to the main house to be constructed 2 feet and 5 inches away from the rear property line which is prohibited by Section 74-244(c)(3) and (b) to deny the appeal to permit building area exclusive of driveways and uncovered walkways to exceed the maximum 30 percent of lot area, and building area inclusive of all structures and impervious surfaces to exceed 50 percent of lot area, which is prohibited by Section 74-244(g).

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

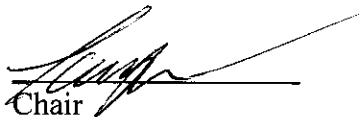
(a) The variance requested as to Section 74-244(c)(3) to permit the construction of a covered patio addition measuring 1,342 square feet attached to the main house to be constructed 2 feet and 5 inches away from the rear property line, and the variance requested as to Section 74-244(g) to permit building area exclusive of driveways and uncovered walkways to exceed the maximum 30 percent of lot area and building area inclusive of all structures and impervious surfaces to exceed 50 percent of lot area, are denied.

(b) A literal enforcement of the provisions of Section 74-244(c)(3) and Section 74-244(g) of Chapter 74 will not result in unnecessary hardship;

(c) The granting of the requested variance as to Section 74-244(c)(3) to permit the construction of a covered patio addition measuring 1,342 square feet attached to the main house to be constructed 2 feet and 5 inches away from the rear property line, and the variance requested as to Section 74-244(g) to permit building area exclusive of driveways and uncovered walkways to exceed the maximum 30 percent of lot area and building area inclusive of all structures and impervious surfaces to exceed 50 percent of lot area, are not 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 October 9, 2025 (transmitted to offices of the City of Piney Point on October 10, 2025).


Chair