

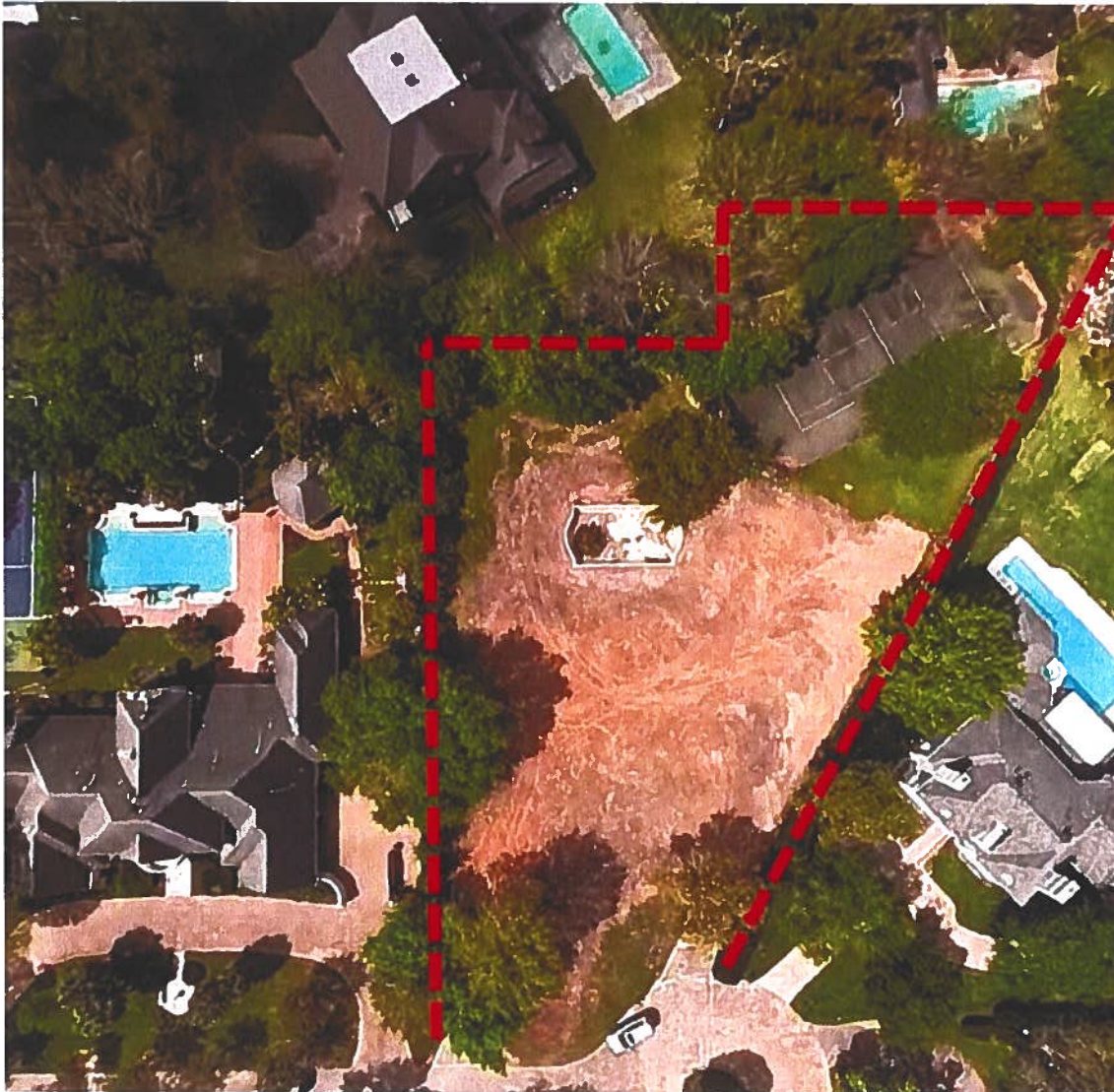
PINEY POINT VILLAGE BOARD OF ADJUSTMENT MEETING

Variance to allow existing tennis court within 10-foot setback

Variance Request on May 14, 2026 for:

6 Green Bay Circle

Houston, TX 77024



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

Subject: Request for Variance – Chapter 74, Section 243 (5)(a) Accessory structures, buildings and uses. Chapter 74, Section 245 (B) Supplementary district regulations – Driveways, walkways, and sidewalks

Dear Members of the Board of Adjustments,

6 Greenbay Circle previously contained a home built 1987 (HCAD), along with an existing tennis court which has remained at the same location for many years. We are currently planning and permitting a new residence and proposing to the Board to allow the tennis court to remain exactly at its current location.

We are requesting a variance to allow the tennis court and backstops to remain within the 10 foot setbacks as it is currently positioned. We are not requesting to allow lights to be positioned within the setbacks. Previously, on June 12th, 2012 the Board unanimously voted to allow an existing tennis court at 11333 Iris Lee Lane to remain. A copy of that order No. 12-04 follows immediately in the packet and details the Variance approval (a) was not contrary to the public interest, (b) would result in unnecessary hardship, (c) was consistent with the spirit of the Ordinance and its general purpose and intent.

The tennis court at 6 Greenbay Circle was positioned diagonally in the rear L of the lot, in order to accommodate the dimensions of a regulation tennis court's playing surface of roughly 60 ft by 120 ft of uninterrupted space. To relocate the court within the back L of the lot, the playing surface becomes narrow and would require significant site disturbance and the removal of mature existing trees, which we are seeking to preserve in order to maintain the character of the property and minimize environmental impact.

The tennis court is currently located in the rear yard and is not visible from the street, which further minimizes any impact to the neighborhood. In addition, along the West Property line there exists now only a chain link fence separating the adjacent lot at 11305 Green Vale Drive and we are installing a new 8-foot cedar fence along that rear property line, which will further screen the tennis court and minimize any visual or noise impact to adjacent properties.

Our goal in keeping the court where it is, is to preserve the natural beauty of the lot. To demolish and rebuild the court would require the removal of several beautiful trees.

The court has existed for many years without any known adverse impact on neighboring properties. There are no proposed changes to its size, use, or intensity, and it remains consistent with the residential character of the neighborhood.

This request represents the minimum variance necessary to allow the continued use of the existing tennis court while maintaining the intent of the zoning ordinance.

We respectfully request your approval to allow this long-standing condition to remain.

Sincerely,

Jason and Julia Wang

Homeowners

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PROPERTY SUMMARY

Property Address: 6 Green Bay Circle, Houston, TX 77024

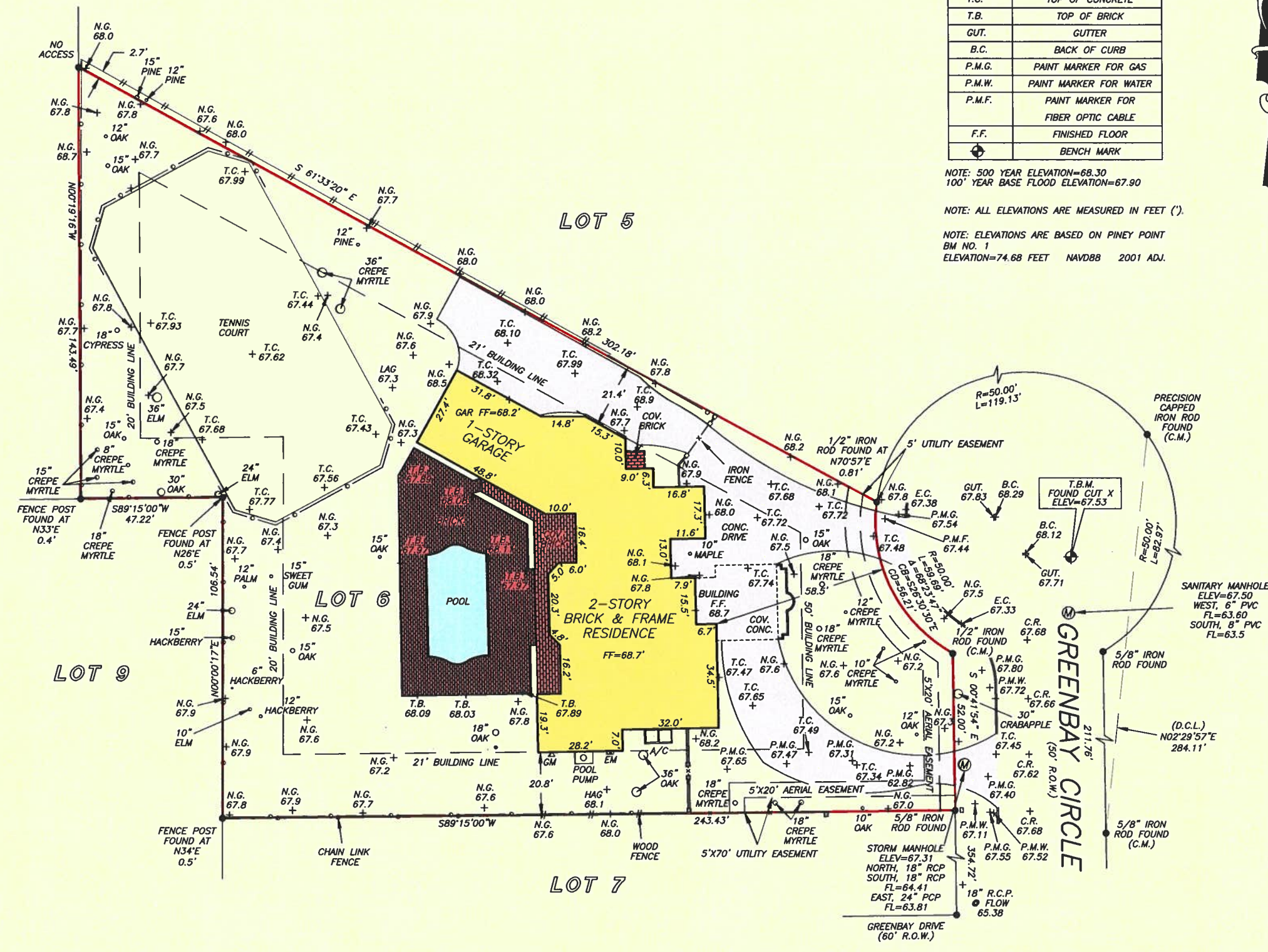
Legal Description: LT 6 GREENBAY CIRCLE

Lot size: 43,307 SF

Vacant Lot: Yes

Non-Conforming Lot: Yes

GREENVALE
VOL. 281, PG. 112



LEGEND	
T.B.M.	TEMPORARY BENCH MARK
E.C.	EDGE OF CONC.
N.G.	NATURAL GROUND
T.C.	TOP OF CONCRETE
T.B.	TOP OF BRICK
GUT.	GUTTER
B.C.	BACK OF CURB
P.M.G.	PAINT MARKER FOR GAS
P.M.W.	PAINT MARKER FOR WATER
P.M.F.	PAINT MARKER FOR FIBER OPTIC CABLE
F.F.	FINISHED FLOOR
⊕	BENCH MARK

NOTE: 500 YEAR ELEVATION=68.30
100 YEAR BASE FLOOD ELEVATION=67.90

NOTE: ALL ELEVATIONS ARE MEASURED IN FEET (').

NOTE: ELEVATIONS ARE BASED ON PINEY POINT
BM NO. 1
ELEVATION=74.68 FEET NAVD88 2001 ADJ.

SCALE: 1" = 40'

ADDRESS: 6 GREENBAY CIRCLE
HOUSTON, TEXAS 77024
BORROWER:

43,305 SQUARE FEET TOPOGRAPHIC/TREE SURVEY LOT 6 REPLAT OF GREENBAY CIRCLE

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 337, PAGE 25 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48201C 0645 L
MAP REVISION: 06/18/2007
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY.

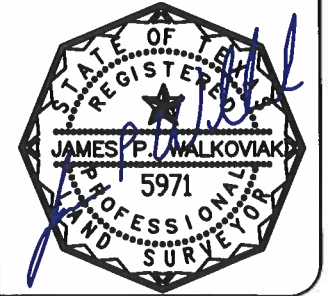
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 337, PG. 25, H.C.M.R.

DRAWN BY: IN/RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND, THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE
TIME OF SURVEY AND THAT THERE ARE NO
ENCROACHMENTS APPARENT ON THE GROUND,
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THIS TRANSACTION ONLY.

JAMES P. WALKOVIAK
PROFESSIONAL LAND SURVEYOR
NO. 5971
JOB NO. 25-10532
DECEMBER 10, 2025
REVISED: MARCH 6, 2026

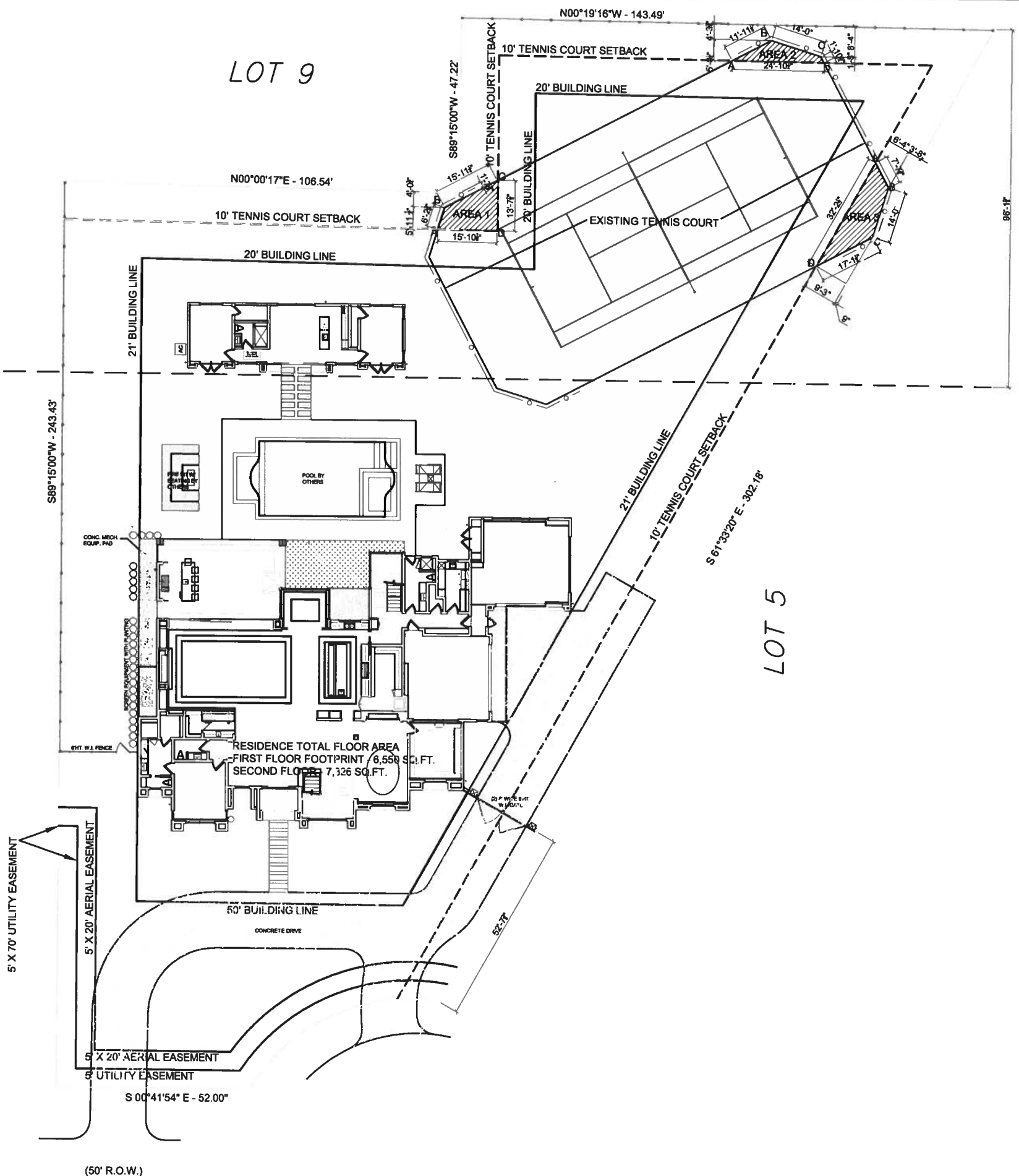


PRECISION
surveyors

1-800-LANDSURVEY
www.precisionlandsurveyors.com

281-496-1556 FAX 281-496-1807 210-829-4947 FAX 210-829-1555
950 THREEHEDGE STREET SUITE 150 HOUSTON, TEXAS 77079 11777 NE LOOP 410 SUITE 200 SAN ANTONIO, TEXAS 78217
FIRM NO. 10065700

LOT 9



REAR 1/3 OF LOT

LOT 5

PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"



LOT 6
6 GREENBAY CIRCLE
PINEY POINT, TX 77024

EXISTING ENCROACHMENT INFORMATION

LEGEND

	AREA OF EXISTING ENCROACHMENT
--	-------------------------------

AREA 1 - 145 SQ. FT.
Starting at Point "A" northwest 6'-2 3/8" to Point "B"
From Point "B" northwest 15'-11 1/4" to Point "C"
From Point "C" east 13'-7 7/8" to Point "D"
From Point "D" 15'-10 7/8" south to Point "A"
See plan for encroachment distances from property line.

AREA 2 - 80 SQ. FT.
From Point "A" 11'-11 7/8" northwest to Point "B"
From Point "B" 14'-0" northeast to Point "C"
From Point "C" 1'-10 3/4" northeast to Point "D"
From Point "D" 24'-10 1/4" south to Point "A"
See plan for encroachment distances from property line.

AREA 3 - 186 SQ. FT.
Starting at Point "A" northeast 7'-7 3/8" to Point "B"
From Point "B" 14'-0" east to Point "C"
From Point "C" southeast 17'-1 1/2" to Point "D"
From Point "D" northwest 32'-2 1/2" to Point "A"
See plan for encroachment distances from property line.

NOTE: THE LOCATION OF THE ENCROACHMENTS DESCRIBED HERE IS BASED UPON THE MOST CURRENT SURVEY. THIS IS NOT A SURVEY.
LOT COVERAGE CALCS

HOUSE	6,550 sq.ft.
ACCESSORY STRUCT. MAN-CAVE	969 sq.ft.
PROPOSED POOL	943 sq.ft.
PROPOSED POOL DECK	870 sq.ft.
FLATWORK	89 sq.ft.
POOL EQUIPMENT / AC PAD	236 sq.ft.
ACCESSORY BLDG. AC PAD	9 sq.ft.
PROPOSED DRIVE WAY	4,259 sq.ft.
PROPOSED PAVERS REAR YARD *	183 sq.ft.
PROPOSED PAVERS FRONT YARD *	97 sq.ft.
FIRE PIT	178 sq.ft.
EXISTING TENNIS COURT	6,861 sq.ft.
ENTRY GATE POSTS	5.5 sq.ft.
TOTAL IMPERVIOUS AREA	21,250 sq.ft.

AREA OF LOT = 43,304 sq.ft.
MAX. ALLOWED IMPERVIOUS AREA = 50%
43,304sq.ft. x .5 = 21,652 sq.ft.
21,250 sq.ft. (49.07%) < 21,652 sq.ft. (50%)
MAX. ALLOWED MAIN HOUSE FOOTPRINT = 30%
43,304 sq.ft. x .3 = 12,991 sq.ft.
6,550 sq.ft. (15.12%) < 12,991 sq.ft. (30%)
* PERVIOUS SPACE BETWEEN PAVERS IS INCLUDED AS PART OF THE IMPERVIOUS COVERAGE.
** FIRST FLOOR FOOTPRINT - 6,550 sq.ft.
SECOND FLOOR AREA - 7,826 sq.ft.

DATE: 05/04/2026	DRAWN BY: RAB	SHEET
PROJECT NO. 25-108	DRAWING NO. ASK_001	01

BAS
BERRIOSARCHITECTURESTUDIO
2200 Post Oak Blvd. Ste. 1000
Houston, TX 77056
EMAIL:
RICHARDBERRIOS@BERRIOSARCH.STUDIO
PATRICKBERRIOS@BERRIOSARCH.STUDIO
PHONE:
(713) 771-6363
SEAL

RESIDENCE FOR:
JULIA & JASON WANG

LOT 6
 6 GREENBAY CIRCLE
 PINEY POINT, TX 77024

BAS

BERRIOSARCHITECTURESTUDIO

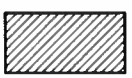
2200 Post Oak Blvd. Ste. 1000
 Houston, TX 77058

EMAIL:
 RICHARBERRIOS@BERRIOSARCH.STUDIO
 PATRICKBERRIOS@BERRIOSARCH.STUDIO

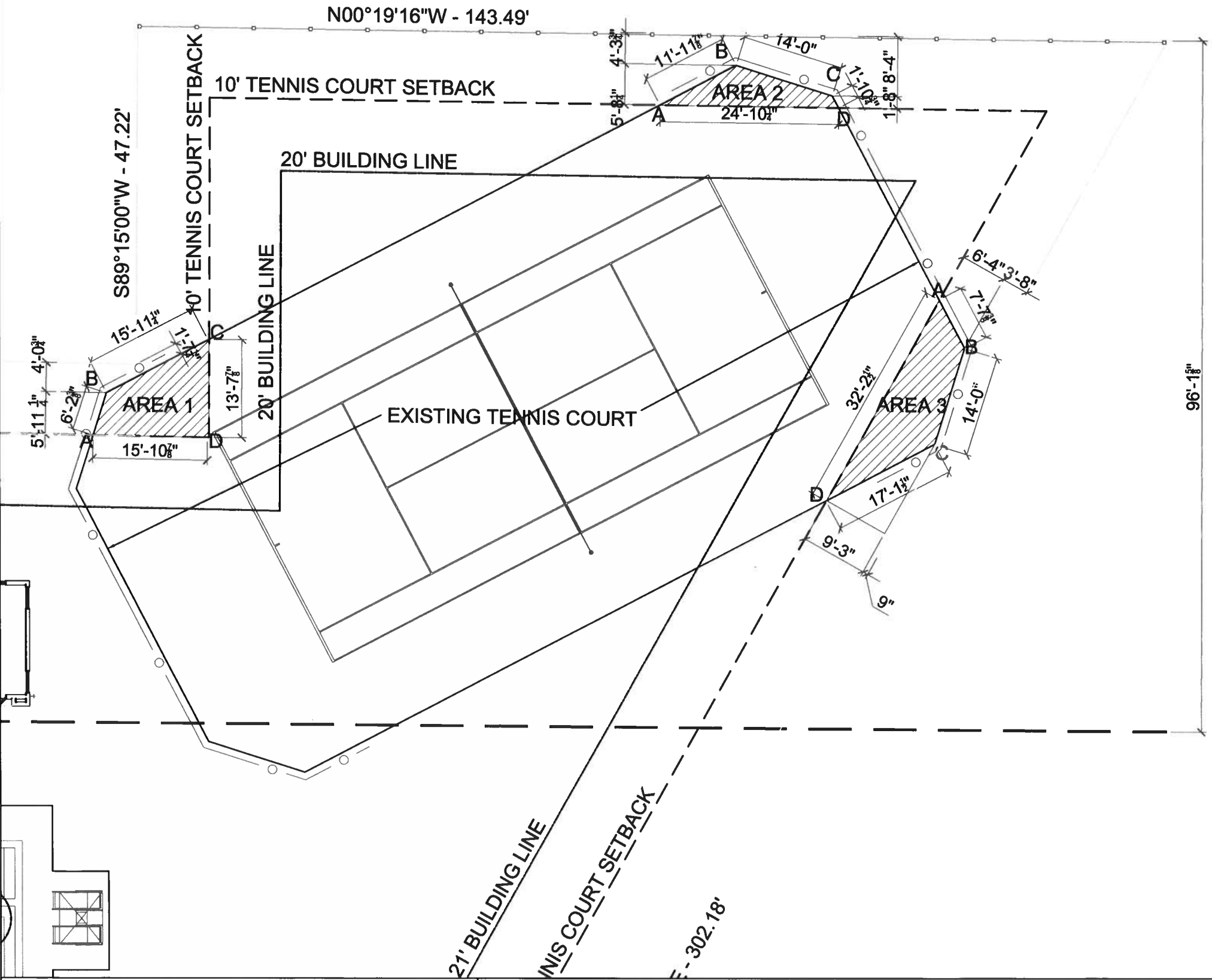
PHONE:
 (713) 771-6363

SEAL

LEGEND

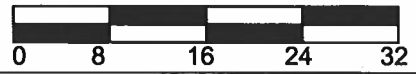


AREA OF EXISTING ENCROACHMENT



ENLARGED PROPOSED SITE PLAN

SCALE: $\frac{1}{16}'' = 1'-0''$



DATE: 05/04/2026	DRAWN BY: RAB	SHEET
PROJECT NO. 25-108	DRAWING NO. ASK_001	02

RESIDENCE FOR:
 JULIA & JASON WANG

Area Calculations Form

Property Address: 6 Greenbay Circle **Date:** 5/5/2026

Type of Permit: New Home Construction

Area of Lot: 43,304 **Square Footage:** 6,550

Lot Coverage Calculations

	Existing Area	Proposed Area	Total Area
Main Structure (Total Covered Area)		6,550	6,550
Accessory Structure	6,861	969	7,830
Driveways, Walkways & Sidewalks		5,507	5,057
Pool and Pool Decking	943	870	1,813
Total Lot Coverage	7,804	13,446	21,250

Percent of Lot Coverage by Main Structure:

6,550	43,307	15%
Area of Main Structure/ (divided by)	Area of Lot =	30% Max Coverage

Percent of Lot Coverage by Total Coverage:

21,250	43,304	49%
Total Lot Coverage/ (divided by)	Area of Lot =	50% Max. Coverage

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: CSC Luxury Homes LLC

Pg 9

City Ordinance

Sec. 74-243. - Permitted uses and structures.

Buildings or premises shall be used only for the following purposes:

(5) Accessory structures, buildings and uses.

a. To qualify as accessory structures or uses, tennis courts, including backstops and lighting therefor, must be set back at least ten feet from the nearest lot line; however, no tennis court shall be permitted in any front yard.

Sec. 74-245. - Supplementary district regulations.

(b) Driveways, walkways and sidewalks. Notwithstanding any other provision of this chapter, driveways, walkways and sidewalks are permitted in or along the edge of any required yard. However, no driveway or sidewalk shall be permitted within ten feet of the side and rear lot lines if such driveways or sidewalks are located in the rear third of the lot.

Meeting notes

(previous variance request for tennis court approved)

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

At a regular meeting held on June 14, 2012, at City Offices, 7676 Woodway, Suite 300, the following members of the Board of Adjustment were present:

<u>MEMBER</u>	<u>PRESENT/ABSENT</u>
Larry Chapman	Present
Vicky Driscoll	Present
Rob Potosky	Present
Michael Cooper	Present
Zeb Nash	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 7:00 P.M.
- II. Board's actions and comments on scheduled appeals are attached hereto. The number of appeals considered is 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 7:30 P.M.


Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: June 14, 2012

1. Scheduled Appeal No: 12-04 Order No. 12-04
2. Applicant: Dr. Que Tranvan
3. Address: 11333 Iris Lee Lane
4. Type of Appeal: Variance
Applicable Zoning Ordinance Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c)(2) and (3), and to the extent applicable Section 74-243(5)(a)
5. Applicant was present: yes
Represented by: Mr. Steve Andrews of Studio Met Architects
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 as to side yard variance to permit the existing tennis court to remain exactly where it is on this date and grant the appeal as to rear yard variance to permit the existing tennis court to remain exactly where it is on this date, as per the site plans exhibited to the meeting.
8. The vote of each Board member was as follows:

<u>Member</u>	<u>Vote (Granted/Denied)</u>
Chapman	yes/granted
Potosky	yes/granted
Driscoll	yes/granted
Nash	yes/granted
Cooper	yes/granted

9. Other comments or actions, if any:


Chair

ORDER NO. 12-04
VARIANCE

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

Section 1. The appeal of Dr. Que Tranvan, for the following variance as to 11333 Iris Lee Lane:

For existing accessory structure, being a tennis court, side yard setback on south side of rear one-third of lot to permit the existing tennis court to remain exactly where it is on this date, thereby allowing an encroachment into the south 10 feet of the applicable portion of the rear one-third of the lot by approximately 53 total square feet of encroachment and allowing an encroachment into the northeast portion of the rear one-third of the lot by approximately 762 total square feet of encroachment, thereby allowing the existing tennis court to remain exactly where it is on this date,

from Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a), of Chapter 74, Zoning, Code of Ordinances of the City, a copy of which appeal is attached hereto, is hereby granted, subject to the following limitations, conditions or safeguards (if there be any): No permission is given to violate any impervious cover requirements.

Unless a building permit is issued pursuant to this variance within 90 days after the date hereof, or 180 days after the date hereof if extended by the Board at its discretion (only one extension being permitted), this variance will expire and be of no further force or effect.

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

(a) The variance requested as to Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a), will not be contrary to the public interest;

(b) A literal enforcement of the provisions of from Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a), of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to Sections 74-244(a)(1) and (2), and to the extent applicable Sections 74-244(c) (2) and (3), and to the extent applicable Section 74-243(5)(a), 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 June 14, 2012 (transmitted to offices of the City of Piney Point on June 15, 2012).


Chair

15c7639

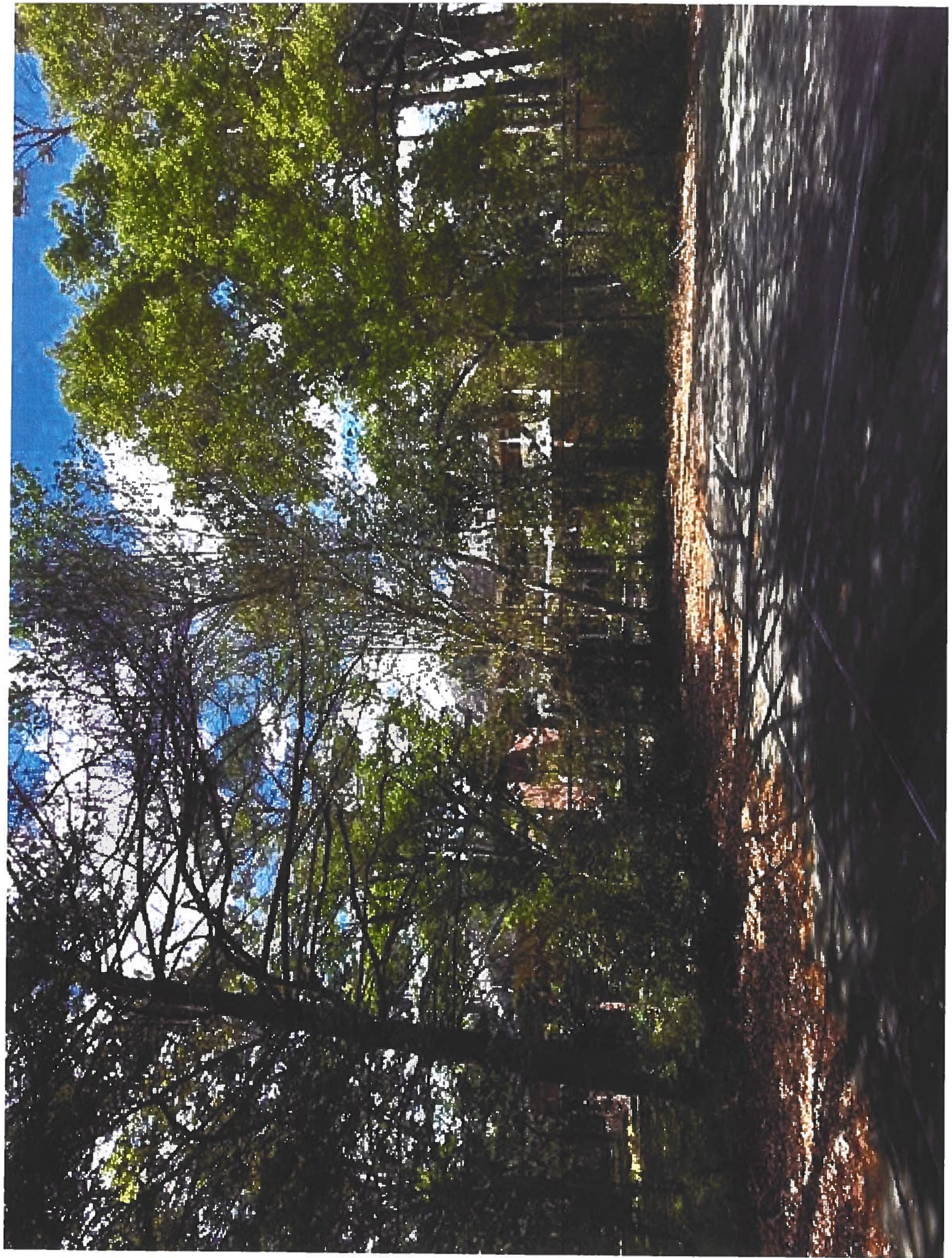
11333 Iris Lee Ln Approved Variance Tennis court













Piney Point Neighbor
1 Greenbay Circle
Houston, Texas 77024

Dear Piney Point Neighbor,

This correspondence is regarding saving the existing tennis court at 6 Greenbay Circle, where the pre-existing home has been demolished and a new residence for Jason & Julia Wang is entering the permitting phase. The Piney Point Board of Adjustments will be Hearing the Variance Request on Thursday May 14th, 2026 at 6:00 PM at the City of Piney Point Offices located:

7660 Woodway, Suite 460
Houston Texas 77024

Following are the City of Piney Points Ordinances on Tennis Courts and Concrete encroachments to the 10 foot set back.

Sec. 74-243. - Permitted uses and structures.

Buildings or premises shall be used only for the following purposes:

- 5 Accessory structures, buildings and uses.
- (a) To qualify as accessory structures or uses, tennis courts, including backstops and lighting therefor, must be set back at least ten feet from the nearest lot line; however, no tennis court shall be permitted in any front yard.

Sec. 74-245. - Supplementary district regulations.

- (b) *Driveways, walkways and sidewalks.*

Notwithstanding any other provision of this chapter, driveways, walkways and sidewalks are permitted in or along the edge of any required yard. However, no driveway or sidewalk shall be permitted within ten feet of the side and rear lot lines if such driveways or sidewalks are located in the rear third of the lot.

Attached is a copy of the survey for your review showing the location of the tennis court. Documents will be available to view on line Monday, May 11th, 2026.

Should you have any questions or wish to discuss please feel free to call the builders at:

Abner Burnitt 713-979-8300
Leng Chheng 713-545-2296

We welcome your support

The Wang Family
Jason & Julia Wang
512-739-2410

List of Neighbors

GARCIA DANIELLE	1 GREENBAY CIR, HOUSTON, TX 77024
CURRENT OWNER	2 GREENBAY CIR, HOUSTON, TX 77024
CURRENT OWNER	3 GREENBAY CIR, HOUSTON, TX 77024
KNAPP FRED M JR & LINDA C	4 GREENBAY CIR, HOUSTON, TX 77024
WHEELER ROBERT C	5 GREENBAY CIR, HOUSTON, TX 77024
NOSRATI ASGHAR B & SHOALEH	7 GREENBAY CIR, HOUSTON, TX 77024
CLEVELAND GREGORY M & VIRGINIA A	8 GREENBAY CIR, HOUSTON, TX 77024
MAUSKAR ANANT N & BEENA	11260 GREENBAY ST, HOUSTON, TX 77024
YAZDANI-BEIOKY CAROLYN	11305 GREEN VALE DR, HOUSTON, TX 77024