



City of Piney Point Village

7660 WOODWAY DR., SUITE 460
HOUSTON, TX 77063
FAX (713) 782-0821

TELEPHONE (713) 782-0271

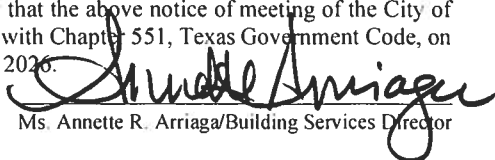
Meeting Location,
7660 Woodway Drive, Suite 460 (4th Floor)
NOTICE OF BOARD OF ADJUSTMENT
Thursday, May 14th, 2026, at 6:00 p.m.

THE SUBJECTS OF THE MEETING ARE AS FOLLOWS:

- 1.) **CALL TO ORDER:**
- 2.) **MEETING MINUTES:** Matters relating to the approval of minutes from February 12th, 2026, regular session, Board of Adjustments meeting.
- 3.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Village Zoning Ordinance, Chapter 74, Section 245. Supplementary district regulations. (b) Driveway, walkways and sidewalks. Notwithstanding any other provision of this chapter, driveways, walkways and 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. **Residents:** Jason and Julia Wang. **Property address:** 6 Greenbay Circle, Houston, Texas 77024. **Variance request:** The owners of the property are requesting to leave the tennis court in its current location, as is, less than 10 ft from both the side and rear yards. The tennis court is currently located in the rear 1/3 of the property. This will be a new single-family home. The previous house has been demolished. Requesting a variance for the court to remain in **Area 3**, 9" from the side property line. **Area 2** to be 4 '3" from the rear property line. **Area 1** to be 4 "0 ¾" and 1' 7" from the rear property lines.
- 4.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Village Zoning Ordinance, Chapter 74, Section 245. Supplementary district regulations. (3) Fences, side and rear yard adjacent to a street. Fences may be constructed within a required side and 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 (80) percent fence, or (ii) an authorized wooden fence with landscaping from a city approved landscaping plan. **Applicant:** Steve Hullinger with Build 48. **Resident:** Omar Khan. **Property address:** 11505 Memorial Drive, Houston, Texas 77024. **Variance request:** To leave the existing 8 'tall, solid wall in its current location, as the solid masonry wall was not an option for material per the city ordinance at the time the permit was issued to the builder.
- 5.) **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 provided to assist with 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, Building Services Director 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 Thursday, May 14th at 10:20 a.m. a.m./p.m. 2026.


Ms. Annette R. Arriaga/Building Services Director