

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

At a regular meeting held on May 14, 2026, 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
Michael Cooper	Present
Richard Hodge	Present
Vickie Driscoll	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 two. 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 7:15 P.M.


Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: May 14, 2026

1. Scheduled Appeal No: 26-3
2. Applicant: Jason and Julia Wang
3. Address: 6 Greenbay Circle
4. Type of Appeal: Variance
Applicable Zoning Ordinance Sections 74-245(b) and 74-243(5)(a)
5. Applicant was present: yes
Represented by: CSC Luxury Homes and Julia Wang
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 existing tennis court located at 6 Greenbay Circle to remain in its current location as originally built in the rear 1/3 of the property, less than 10 feet from both the side and rear yards, with a new single-family home being built on the property, and no lighting for the tennis court will be permitted, and this variance being granted will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c).
7. The vote of each Board Member was as follows:

Member Vote

Cooper	yes/granted
Chapman	yes/granted
Risley	yes/granted
Hodge	yes/granted
Driscoll	yes/granted


Chair

ORDER NO. 26-3
VARIANCE

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

Section 1. The appeal of Jason and Julia Wang, for the following variance as to 6 Greenbay Circle: the Board voted to grant the appeal to permit the existing tennis court located at 6 Greenbay Circle to remain in its current location as originally built in the rear 1/3 of the property, less than 10 feet from both the side and rear yards, with a new single-family home being built on the property, and no lighting for the tennis court will be permitted, and this variance being granted will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c)..

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

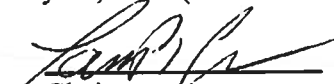
(a) The variance requested as to Sections 74-245(b) and 74-243(5)(a) to permit the existing tennis court located at 6 Greenbay Circle to remain in its current location as originally built in the rear 1/3 of the property, less than 10 feet from both the side and rear yards, with a new single-family home being built on the property, and no lighting for the tennis court will be permitted, and this variance being granted will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(b) or (c), is granted.

(b) A literal enforcement of the provisions of Sections 74-245(b) and 74-243(5)(a) of Chapter 74 will result in unnecessary hardship;

(c) The granting of the requested variance as to 74-245(b) and 74-243(5)(a) to permit the existing tennis court located at 6 Greenbay Circle to remain in its current location as originally built in the rear 1/3 of the property, less than 10 feet from both the side and rear yards, with a new single-family home being built on the property, and no lighting for the tennis court will be permitted, and this variance being granted will terminate upon the occurrence of any of the events of construction or remodeling or destruction as described in Section 71-212(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 May 14, 2026 (transmitted to offices of the City of Piney Point on May 18, 2026).


Chair

BOARD OF ADJUSTMENT
CITY OF PINEY POINT VILLAGE

Action on Appeals
Meeting Date: May 14, 2026

1. Scheduled Appeal No: 26-4
2. Applicant: Omar Khan
3. Address: 11505 Memorial Drive
4. Type of Appeal: Variance
Applicable Zoning Ordinance Section 74-245(i)(3)
5. Applicant was present: yes
Represented by: Steve Hullinger and Omar Khan
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 existing 8-foot tall solid wall to remain in its current location notwithstanding that the solid wall is a masonry wall and not a wooden fence, but the property and its owners must comply with all of the other requirements of Section 74-245(i)(3) including but not limited to all of the maintenance and landscaping requirements and the property and owners shall be subject to the permit revocation provisions of said section upon failure of the property owner to maintain the fence and landscaping and to comply with all other requirements of said Section, the only variance being permitted hereby is that the fence material is a masonry fence as opposed to a wooden fence.
7. The vote of each Board Member was as follows:

Member Vote

Cooper	yes/granted
Chapman	yes/granted
Risley	yes/granted
Hodge	yes/granted
Driscoll	yes/granted


Chair

ORDER NO. 26-4
VARIANCE

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

Section 1. The appeal of Omar Khan, for the following variance as to 11505 Memorial Drive: the Board voted to grant the appeal to permit the existing 8-foot tall solid wall to remain in its current location notwithstanding that the solid wall is a masonry wall and not a wooden fence, but the property and its owners must comply with all of the other requirements of Section 74-245(i)(3) including but not limited to all of the maintenance and landscaping requirements and the property and owners shall be subject to the permit revocation provisions of said section upon failure of the property owner to maintain the fence and landscaping and to comply with all other requirements of said Section, the only variance being permitted hereby is that the fence material is a masonry fence as opposed to a wooden fence.

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

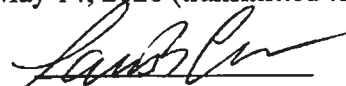
(a) The variance requested as to Section 74-245(i)(3) to permit the existing 8-foot tall solid wall to remain in its current location notwithstanding that the solid wall is a masonry wall and not a wooden fence, but the property and its owners must comply with all of the other requirements of Section 74-245(i)(3) including but not limited to all of the maintenance and landscaping requirements and the property and owners shall be subject to the permit revocation provisions of said section upon failure of the property owner to maintain the fence and landscaping and to comply with all other requirements of said Section, the only variance being permitted hereby is that the fence material is a masonry fence as opposed to a wooden fence, is granted.

(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 74-245(i)(3) to permit the existing 8-foot tall solid wall to remain in its current location notwithstanding that the solid wall is a masonry wall and not a wooden fence, but the property and its owners must comply with all of the other requirements of Section 74-245(i)(3) including but not limited to all of the maintenance and landscaping requirements and the property and owners shall be subject to the permit revocation provisions of said section upon failure of the property owner to maintain the fence and landscaping and to comply with all other requirements of said Section, the only variance being permitted hereby is that the fence material is a masonry fence as opposed to a wooden fence, 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 May 14, 2026 (transmitted to offices of the City of Piney Point on May 18, 2026).


Chair