



City of Piney Point Village

7676 WOODWAY DR., SUITE 300
HOUSTON, TX 77063-1523

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Meeting at Ecclesia Church Location,
325 Piney Point Road
Building to the left of the church, 2nd floor.
NOTICE OF BOARD OF ADJUSTMENT
Thursday, March 21ST, 2024, 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 the March 9th, 2023 regular session, Board of Adjustments meeting.

3.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Village Zoning Ordinance, Reference Section 74-245. Supplementary district regulations. *(1) Fences, front yard.* Fences and freestanding fence type walls may be constructed within a required front yard if not exceeding three feet in height; however, a fence not exceeding six feet in height above the natural grade of the lot at the lot line adjacent to such fence may be constructed within a required front yard if the front yard is adjacent to a four-lane, expanded, curbed and guttered thoroughfare, the fence is set back at least three feet from the adjacent front lot line, and the fence is an 80 percent fence. Applicant: Jonathan Shakib with Levant Luxury Homes. Property address: **11264 Memorial Drive**, Houston, Texas 77024. Variance request: to allow for a 7ft tall iron fence in and along the front yard of the 11264 Memorial Drive property.

4.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Village Zoning Ordinance, Reference Section 74-244. Regulations. *(4) Generator.* If not located within the existing building lines, the generator may be located; A.) on the ground. B.) In the rear 1/3 of the property. C.) Ten feet from the property lines. D.) Five feet from the structure. Residents: Akemi and Yasuhiko Saitoh. Property address: **9 Wexford Court**, Houston, Texas 77024. Variance request: To allow for the generator to be placed 16 ft from the property line, instead of the required 29.9.

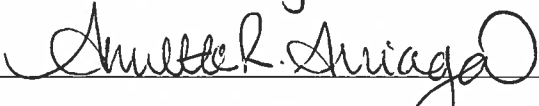
5.) **VARIANCE REQUEST:** Matters relating to a variance request from the City of Piney Point Village Zoning Ordinance, Reference Section 74-244. Regulations. (c) Area regulations; size of yards. *(1) Front yard.* There shall be a front yard having a depth of not less than 50 feet. Front yards for Surrey Oaks, Dana Lane, shall have a depth of not less than 25 feet. Applicant: Will Seyer with Blackacre Builders. Property address: **589 W. Dana Lane**, Houston, Texas 77024. Per the Building Official, Annette Arriaga and the plan examiner, Jason Bienek, the new construction plans reflect that the house is *front facing Smithdale Road* and not W. Dana Lane. The builder is **challenging the cities interpretation of the front yard** and indicating that the front yard is W.

Dana Lane and not Smithdale Rd. Variance request: To allow for the design plan as is, and calling the front yard, W. Dana Lane and Smithdale Rd as the side yard.

6.) 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 made to assist 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, Director of the Planning, Development, and Permits 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, March 14th at 6:00 o'clock p.m. a.m. /p.m. 2024.



Ms. Annette R. Arriaga/Director of Planning, Development & Permits