



**BLACKACRE**  
BUILDERS

March 21, 2024

Piney Point Village Board of Adjustment Meeting

Proposed Single Family Home

589 W Dana, Piney Point Village, Texas 77024





**BLACKACRE**  
BUILDERS

4141 Southwest Freeway, Suite 265  
Houston, Texas 77027

T: (713) 859-9397  
E: will@blackacrebuilders.com

March 6, 2024

*Via Mail:*

Board of Adjustment  
325 Piney Point Road  
Houston, Texas 77024

**RE: Board of Adjustment Meeting - 589 W Dana Lane, Piney Point Village, Texas 77024**

Greetings Board,

Blackacre Builders, LLC (hereinafter “Blackacre”) submitted plans to Piney Point Village Planning, Development and Permits Department (hereinafter the “Village”) on January 24, 2024 for a new single-family home located at 589 W Dana Lane. The Village denied the plans on February 8, 2024 citing a violation of Village Zoning Ordinance Chapter 74-244-Regulations (1) Front Yard, due to the orientation of the proposed home and recommended Blackacre seek a variance from the Board of Adjustment. **It is our firm belief that Blackacre’s plans comply with the Village zoning ordinance and therefore do not require a variance.**

The Village turned down the submittal in regards of the orientation of the proposed structure because the front door faces Smithdale, not Dana Lane, thus requiring a 50 foot setback from Smithdale. However, the zoning ordinance does not regulate the home’s orientation. **It is thus Blackacre’s position that the proposed structure is within the setbacks of the lot which are codified in the Village zoning ordinance, Memorial Terrace Plat and Harris County Map Records.** Enclosed are the following documents for your review:

- I. Memorial Terrace Subdivision Plat (1953)
- II. Piney Point Village Zoning Ordinance (2022)
  - a. *Example* – City of Houston Historic Preservation Ordinance
- III. Original Home Survey
  - a. *Example* – Homes with Similar Orientations
- IV. Proposed Site Plan
- V. Photos of the Original Home
- VI. Proposed Architectural Renderings
- VII. List of Neighbors Who Received Notice of the Meeting

**It is our intention to keep the same orientation of the original home.** The original home's front door faced Smithdale Road and its garage faced W Dana Lane. It must be stated that before the purchase of the property, Blackacre did its due diligence and had a meeting with the Village on August 25, 2021 regarding keeping the orientation of the original home. The Village stated that there would be no issue to proceed with keeping the same orientation. The accumulation of these plans took over two years and tens of thousands of dollars to complete.

## ANALYSIS

The applicable provision of the ordinance [Section 74-244(g)] provides that:

Front yards for Surrey Oaks Lane, **Dana Lane** and 501, 502, 505, 510, 517, 518, 525, 526, 533, 534, 541 and 542 Lanecrest Lane shall have a depth of not less than 25 feet.

Blackacre proposed plans show that the front door for the proposed home would face Smithdale and that the front yard would have a depth of 25 feet. **The zoning ordinance does not define “front facing” or provide architectural design guidelines for orientation of homes or placement of doors, nor does the ordinance state that the front door should face Dana Lane.** It is our understanding that home orientation does not change building setback lines. However, the ordinance does define “Yard, front” and “Lot.” The definitions is a follows:

[Sec. 74-1. – Definitions]

Yard. (1)Yard, front, means a yard extending across the front of a lot between the side lot lines and being the horizontal distance between the street line **providing access to such lot and the main building** other than the usual uncovered steps, sidewalks and driveways.

*Lot* means a parcel of land occupied or intended for occupancy by a use permitted in this chapter, including one main building together with its accessory buildings, the open spaces and parking spaces required by this chapter, and having **its principal frontage upon a public street or upon a lawfully existing private street.**

Objectively reading the definitions, it clearly states that the front yard is the one providing access to the lot and main building. Our proposed plans show access to the lot and building to Dana Lane. Additionally, the ordinance clearly states our building setbacks lines on Dana Lane.

[Sec. 74-244. Regulations]

(c)(1) Front yard. Front yards for .... Dana Lane .... shall have a depth of not less than 25 feet. *(The proposed front yard is 25.7 feet)*

(c)(2) Side yards. ... Dana Lane ..... shall have a side yard setback of 10 feet. *(The proposed side yard on Smithdale Road is 19.2 feet from the porch and 25.2 feet from the living area of the home)*

(c)(3) Rear yard. There shall be a rear yard having a depth of not less than 20 feet. *(The proposed rear yard is 25.5 feet)*

Also, the ordinance does not allow driveway access to Smithdale Road. The proposed driveway access is to Dana Lane.

[Sec. 74-244. Regulations]

(k)(1) Driveway curbcuts. c. ....no side yard curbcut shall be permitted on or adjacent to ..... Smithdale Road...

Objectively reading the ordinance, our proposed plans are within the applicable setbacks and are in compliance with the zoning ordinance. The 50 foot setback on Smithdale does not apply to this property. Therefore, we are not in violation of any ordinance requiring a variance.

### CASE LAW

In reviewing case law regarding frontage/home orientation and setback lines, a recent case in 2010 addressed this issue in the Sandalwood neighborhood of Houston. In *Uptegraph vs. Sandalwood Civic Club*, the builder mistakenly thought that by changing the orientation of the home, the setbacks of the lot changed with them. Therefore, applying this rule to our case, **the Village cannot change the plat which includes building lines and setbacks of this lot regardless of home orientation.**

“The Uptegraphs' builder subsequently sent a letter to the ACC explaining that he mistakenly thought that, based on the frontage change, the setback line originally applicable to Beechmont Road would become applicable to Sandalwood Drive. In other words, the builder assumed that the setback lines reflected on the plat were relative to the orientation of the house, rather than to a particular street, and so subject to change if the orientation of the house changed.” *Sandalwood, 2010*

### UNNECESSARY HARDSHIP

As required by the Village zoning ordinance, a variance may be granted if the applicant can prove an unnecessary hardship. Even though it is our firm belief that the proposed plans are in compliance with the Village zoning ordinance, please see below why adding a 50 foot setback from Smithdale Road to 589 W Dana is an unnecessary hardship.

- The proposed plans are within the setbacks of the original plat of the subdivision, codified by the Memorial Terrace Subdivision Plat and Harris County May Records.
- The Village zoning ordinance codified the same setbacks of the original plat, as well set minimum setbacks to the rear and the other side yard.
- The ordinance does not have an architectural design guideline, specify frontage or door location which creates a vague and subjective criterion for applicants.
- The 50 foot setback is for lots 40,000 square feet and larger. Applying a 50 foot setback to this lot of 15,300 square feet decreases its property value.

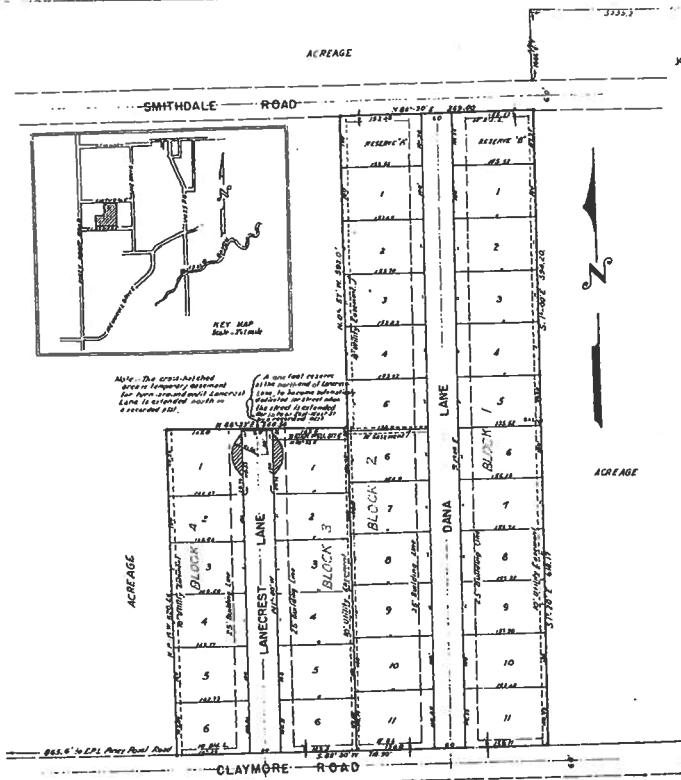
- Applying a 50 foot setback to this property could be considered a taking of private property requiring just compensation from the Village.
- The property address is on Dana Lane and therefore the front yard is on Dana Lane.

### **CONCLUSION**

It is our intent to keep the same orientation of the original home. The proposed structure is in compliance with the Village zoning ordinance, Memorial Terrace Plat and Harris County Map Records therefore not requiring a variance. The 50 foot setback on Smithdale Road does not apply to this property. We respectfully request that proposed plans be submitted for permitting at the Village.

Sincerely,

Will Seyer  
Managing Partner  
Blackacre Builders, LLC



1098333

10:30  
MAR 3 1953

**MEMORIAL TERRACE**  
A SUBDIVISION OF 15.24 ACRES

JOHN TAYLOR LEAGUE  
HARRIS COUNTY TEX.  
FOR  
PRESTON B. DUMAS  
E. G. PEARSON CIVIL ENGINEER  
SCALE: 1"=100' DATE FEB. 9, 1953

STATE OF TEXAS:-  
COUNTY OF HARRIS:-

Preston B. Dumas owner of the property subdivided in the above and foregoing map of MEMORIAL TERRACE, do hereby make subdivision of said property according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as MEMORIAL TERRACE Located in the John Taylor League, in Harris County, Texas dedicate to the public use of the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages or access caused by the establishment of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of the streets and alleys to conform to such grades and do hereby bind myself, my successors and assigns to maintain and forever defend the title to the land as described.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane (nearly 50) feet above the ground upward located adjacent to all easements shown hereon as utility easements.

FURTHER - I, Preston B. Dumas do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the centerline of any and all gutters, ravines, ditches, troughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Harris County and/or any city or public agency the right to enter upon, utilize and use the same for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER - All of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of HARRIS COUNTY, by Harris County, or any citizen thereof, by injunction, as follows:-

- 1- The drainage of surface water into roads, streets, alleys, or other public ditches, either directly or indirectly, is strictly prohibited.
- 2- Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1 3/4) square feet (2" diameter pipe culvert). Culverts, or bridges, shall be used for driveways, and/or walks.

Witness my hand in Houston, Harris County, Texas, this 11th day of February, 1953

Preston B. Dumas

STATE OF TEXAS:-  
COUNTY OF HARRIS:-

I, John Rogers, Owner and holder of a lien upon said property, do hereby ratify and confirm said subdivision and dedication and do hereby in all things subordinate to said subdivision and dedication the lien held upon the said land owned and held by me.

John Rogers

STATE OF TEXAS:-  
COUNTY OF HARRIS:-

Before me, the undersigned authority on this day personally appeared John Rogers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 11th day of February, 1953.

E. G. Pearson  
Notary Public in and for Harris County, Texas

STATE OF TEXAS:-  
COUNTY OF HARRIS:-

This is to certify that I, E. G. Pearson, a registered engineer of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all block corners, angle points, and points of curve are properly marked with iron rods 3/4" in diameter and 2' long or equivalent, and that this plat correctly represents the survey made by me.

E. G. Pearson  
Engineer - License No. 10225

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MEMORIAL TERRACE as shown hereon.

In testimony whereof, witness the official signatures of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 11th day of February, 1953.

Robert S. Zeller  
Chairman

W. J. ...  
Secretary

STATE OF TEXAS:-  
COUNTY OF HARRIS:-

Before me, the undersigned authority, on this day personally appeared Preston B. Dumas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, at Houston, Harris County, Texas, this 11th day of February, 1953.

E. G. Pearson  
Notary Public in and for Harris County, Texas.

THE STATE OF TEXAS:-  
COUNTY OF HARRIS:-

I, W. D. Miller, Clerk of the do hereby certify that the within instrument registered in my office on \_\_\_\_\_ of \_\_\_\_\_ 1953, of \_\_\_\_\_ of record as \_\_\_\_\_ for said County.

WITNESS my hand and seal of office.

This is to certify that the above and foregoing plat and subdivision complies with all rules and regulations of the Commissioners Court of Harris County, Texas, and that the same are hereby approved.

Witness my hand and seal of office, at Houston, Texas, this 11th day of February, 1953.

Approved by the Commissioners Court of Harris County, Texas, this 11th day of February, 1953.

W. J. ...  
County Judge

...  
Commissioner

...  
Commissioner

FILED FOR RECORD Mar. 3, 1953 AT 10:30 O'CLOCK A. M.  
RECORDED April 16, 1953 AT 11:10 O'CLOCK A. M.  
W.D. MILLER, CLERK COUNTY COURT, HARRIS COUNTY, TEXAS  
BY W. F. ... DEPUTY

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

## **Chapter 74 - ZONING**

Cross reference— Buildings and building regulations, ch. 10; subdivisions, ch. 50.

State Law reference— Zoning and land use regulation, V.T.C.A., Local Government Code § 211.001 et seq.

### **Sec. 74-1. - Definitions.**

Yard means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, other than as specifically permitted by this chapter.

(1)Yard, front, means a yard extending across the front of a lot between the side lot lines and being the horizontal distance between the street line providing access to such lot and the main building other than the usual uncovered steps, sidewalks and driveways.

(2)Yard, rear, means a yard extending across the rear of a lot between the side lot lines and being the horizontal distance between the rear lot line and the main building other than the usual uncovered balconies or uncovered patios. On all lots the rear yard shall be in the rear of the front yard.

(3)Yard, side, means a yard between the main building and the adjacent side line of the lot and extending from the required front yard to the required rear yard, and being the horizontal distance between an adjacent side lot line and the side of the main building.

(4)Yard, required, means the minimum yard area of the lot necessary to comply with the terms of this chapter.

### **Sec. 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; provided, however, front yards for Gingham Drive and Jan Kelly Lane shall have a depth of not less than 40 feet. Front yards for Surrey Oaks Lane, Dana Lane and 501, 502, 505, 510, 517, 518, 525, 526, 533, 534, 541 and 542 Lanecrest Lane shall have a depth of not less than 25 feet. Where all or part of a lot abuts on the turnaround portion of a cul-de-sac street, that portion of such lot fronting upon the turnaround portion of a cul-de-sac shall have a front yard depth of not less than 25 feet.

(2)Side yards. There shall be two side yards on each lot, neither of which shall be less than 15 percent of the lot width at the building line; provided, however, in no event shall a side yard be less than 15 feet or be required to be more than 30 feet. Notwithstanding, Surrey Oaks Lane, Dana Lane and 501, 502, 505, 510, 517, 518, 525, 526, 533, 534, 541 and 542 Lanecrest Lane shall have a side yard setback of 10 feet.

(3)Rear yard. There shall be a rear yard having a depth of not less than 20 feet. Corner lots on the turnaround portion of a cul-de-sac shall have two rear yards.

### **Sec. 74-245. - Supplementary district regulations.**

(k)Driveway curbcuts. Except as provided below, it shall be unlawful for any person to cause or permit the construction of any driveway curbcut which constitutes a driveway with any street other than the street adjacent to the front yard of the lot upon which the driveway is situated.(1)On a corner lot, one curbcut shall be allowed in a side yard adjacent to a side street. The curbcut shall be allowed as long as: a.No accessory building or structure (except a conforming fence) is located within the side yard containing the curbcut; b.No garage door opening faces the street adjacent to such side yard, and such openings are at angles of not less than 90 degrees to such side street; c.No driveway located within the front yard of the same lot is connected with the driveway utilizing such side yard curbcut. Notwithstanding the foregoing, no side yard curbcut shall be permitted on or adjacent to the following streets: Memorial Drive, San Felipe Drive, Greenbay Road, Claymore Road, Smithdale Road, Taylorcrest Road, Beinhorn Road, Hedwig Road, Piney Point Road, Blalock Road and/or South Piney Point Road.

# GUIDELINES RELATED TO MEASURABLE STANDARDS

The following guidelines are intended to supplement the measurable standards that follow.

## Lot Size and Orientation

Although lot sizes vary, most lots in the Houston Heights Historic Districts are 50 feet wide by 132 feet deep, or 6,600 square feet.

## Building Orientation

The way in which buildings address the street is an important characteristic of the streetscape. Most buildings in the Houston Heights Historic Districts face the street, with very few exceptions. In most cases, front doors also face the street, although some houses have inset porches with side-facing doors that open onto the front-facing porch. Some commercial buildings, which are located on corner lots, have cutaway doors at the corner of the building.

# EXAMPLE OF HOUSTON HEIGHTS ORDINANCE

## For Existing Buildings with Additions

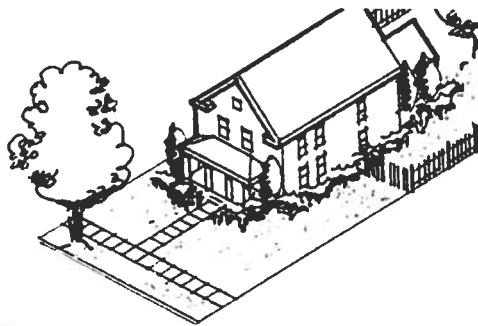
### 5.1 Maintain front-facing primary facades, porches, and entry doors.

- Do not remove a front porch.
- Maintain primary entry doors that were originally side-facing and open to the porch.
- Preserve corner doors on commercial buildings where these exist.

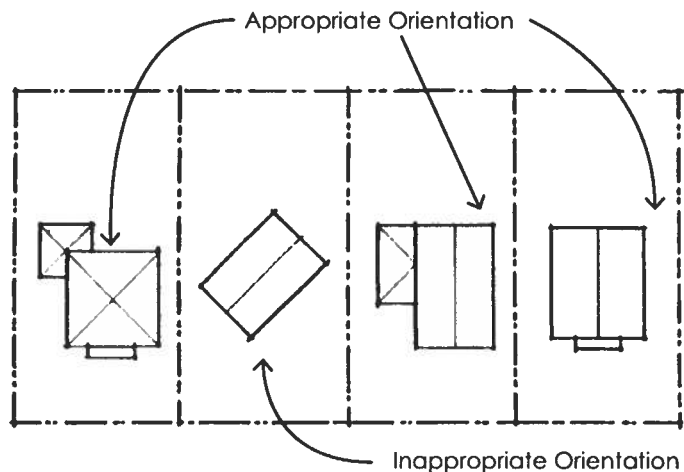
## For New Construction

### 5.2 Design the building with a primary entry door that faces the street, rather than a side property line.

- Site a building with its front wall parallel to the street.
- A residential or commercial building on a corner lot should have a clearly identifiable primary entrance.



*Orient the face of a building to the street.*



*A new building should be oriented to be compatible with contributing buildings in the context area.*



TITLE COMPANY:



TRADITION TITLE COMPANY

713-973-9700

G.F. #: 21-24010128

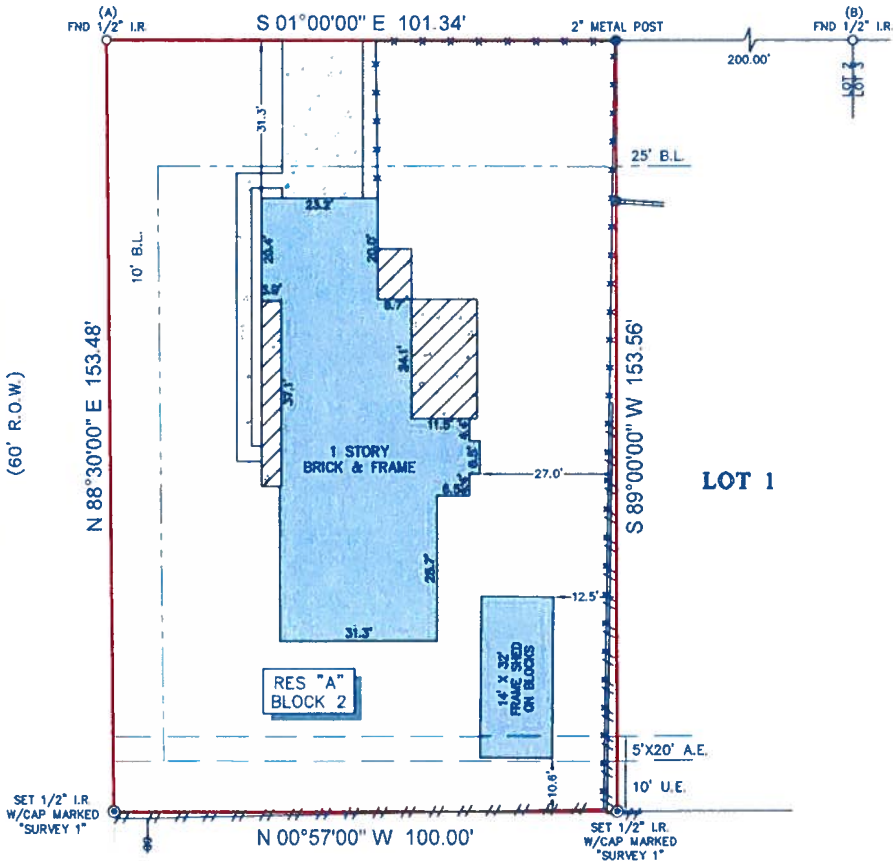
ISSUE DATE: AUGUST 4, 2021



SCALE 1"=30'

WEST DANA LANE (60' R.O.W.)

SMITHDALE ROAD (60' R.O.W.)



LOT 1  
LANECREST  
VOL. 259 PG. 108  
M.R.H.C.

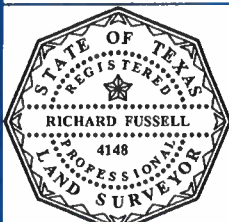
LEGEND

BL	=	BUILDING LINE	□	BRICK WALL
U.E.	=	UTILITY EASEMENT	□	BRICK COLUMN
A.E.	=	AERIAL EASEMENT	□	FENCE
□		CONCRETE	—o—o—o—	METAL
▨		COVERED AREA	—x—x—x—	CHAIN
			—//—//—//—	WOOD

NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED ABOVE, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON AUGUST 4, 2021, UNDER G.F. NO. 21-24010128.
- THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

LEGAL DESCRIPTION: RESERVE "A" IN BLOCK 2 OF MEMORIAL TERRACE, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 41, PAGE 42 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.



SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 9, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Signature of Richard Fussell, RPLS# 4148

CLIENT:

GRANT BOONE

ADDRESS:

589 WEST DANA LANE

www.survey1inc.com  
survey1@survey1inc.com

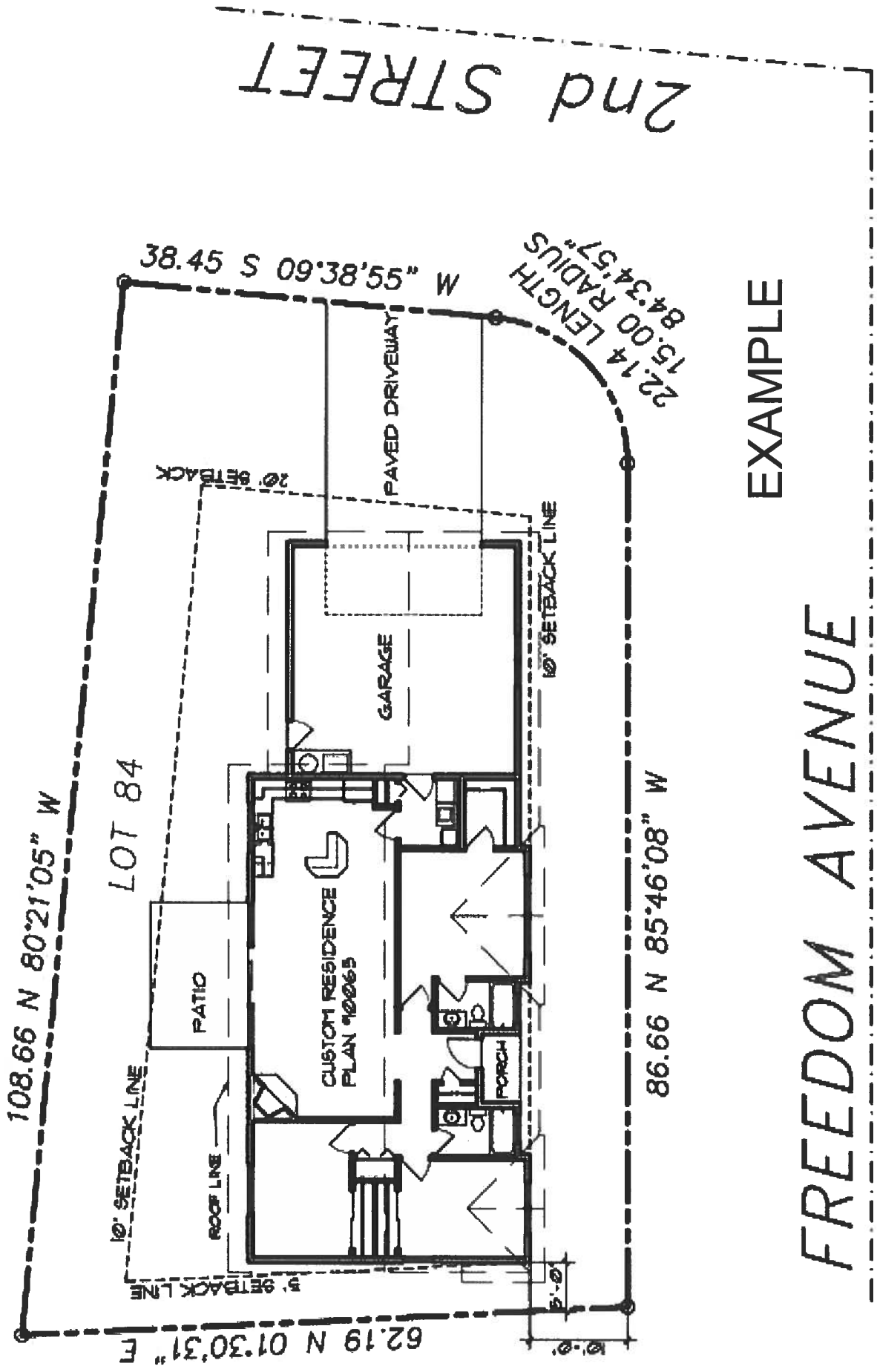


FIELD CREW: BM  
TECH: ET

DRAFTER: MC(V)  
FINAL CHECK: EF

DATE: AUG. 11, 2021

JOB# 8-100669-21



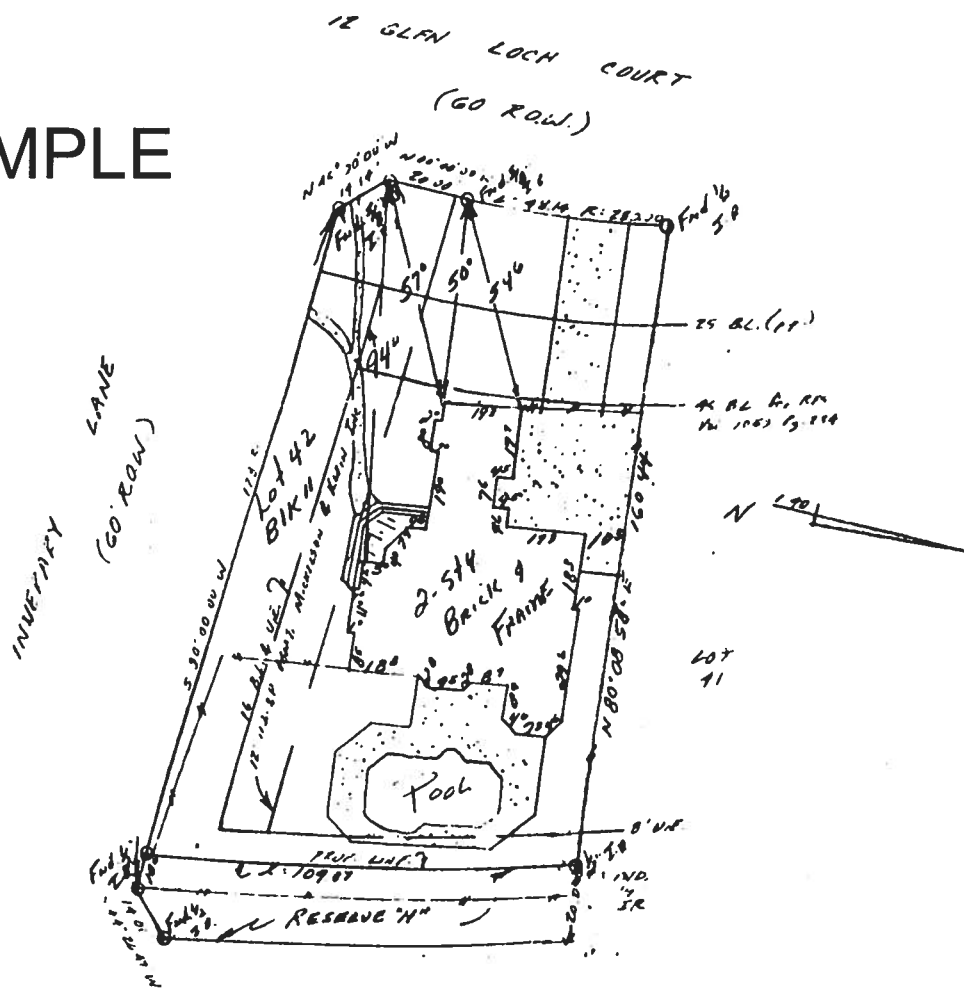
EXAMPLE

FREEDOM AVENUE

CORNER LOT SITE PLAN



# EXAMPLE



## St Andrew Lane

This survey conforms to the Texas Surveyors Association standards and specifications for a Category 1A, Condition 2 Survey.

An agreement for a CATV system granted to Ares, Inc., as set out in Volume 1107, Page 869 and in Volume 1903, Page 1722.

An easement 12 ft. wide adjacent to adjoining the 16 ft. wide utility easement to H. L. & P. as per mickelson & Klein, Inc. survey.

Agreement for underground/overhead electrical service with H. L. & P. as set out in Volume 1098, Page 762.

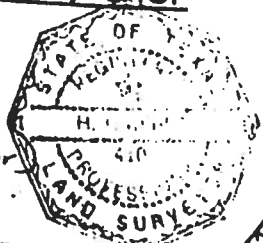
**BUYER** Billy G. Anderson 12 Glen Loch Court

**DESCRIBED PROPERTY**  
 Lot 42, Block 11, of SWEETWATER, Section 1, an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 28, Page 15 of the Plat Records of Fort Bend County, Texas.

**TEXAS**  **SURVEYORS, INC.**

NO. 91304571  
 DATE 5-10-91

REVISED 2-12-92 (Drafting Error)  
11-4-213-91



I do hereby certify that this survey was this day made on the ground of the property legally described herein, (or on the attached sheet) and is correct and there are no encroachments unless shown.

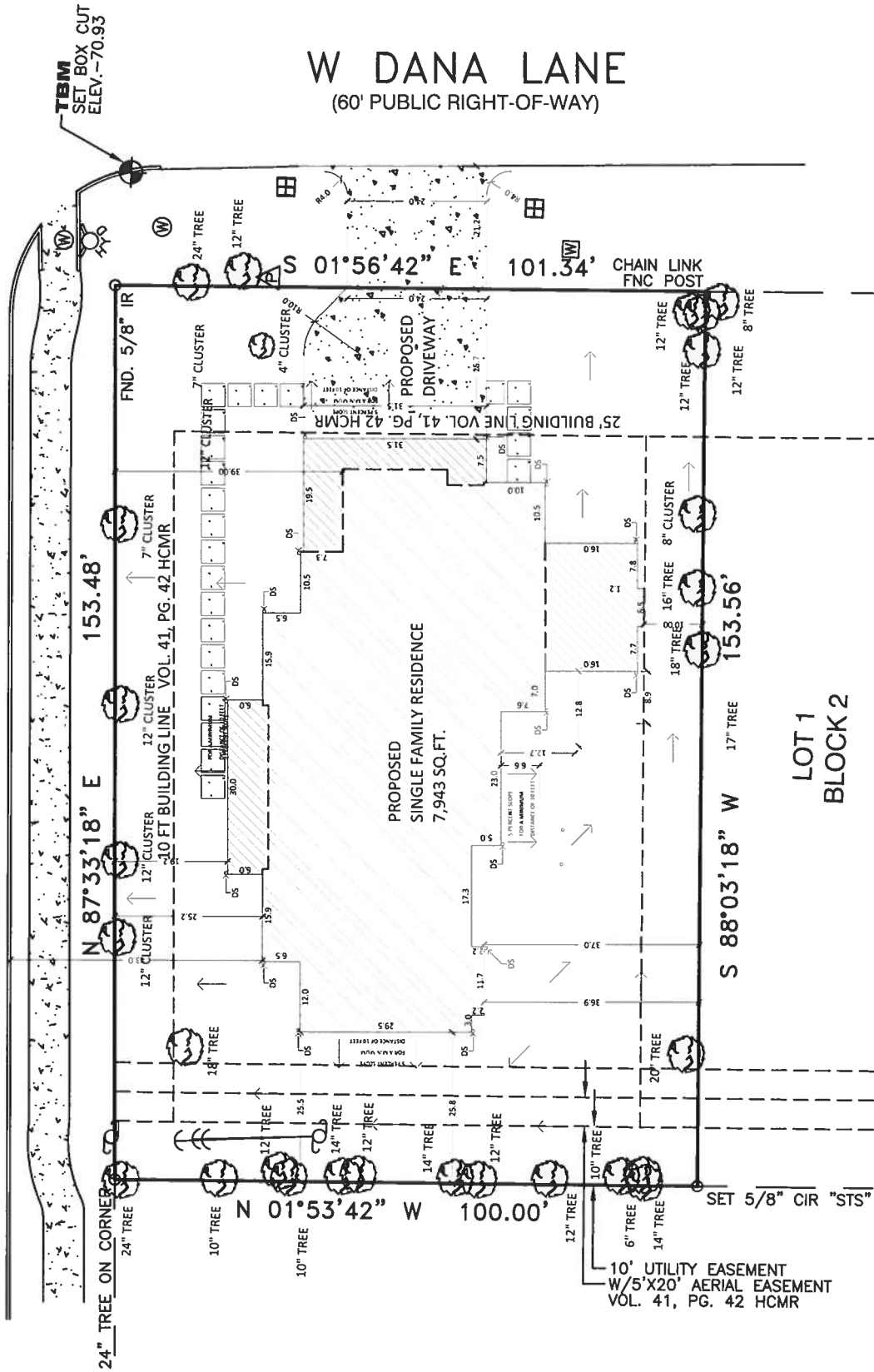
Note: There are no natural drainage courses on this property.  
 Note: This property does not lie in a flood hazard zone according to HUBS/TIA 480228 0245C 6-18-90  
**ZONE C**

	DATE	BY
FIELD WORK		
DRAFTING		
FINAL CHECK		

*H. T. Wilson*

**SMITHDALE ROAD**  
(60' PUBLIC RIGHT-OF-WAY)

**W DANA LANE**  
(60' PUBLIC RIGHT-OF-WAY)



**SITE PLAN**

SCALE: 1:30

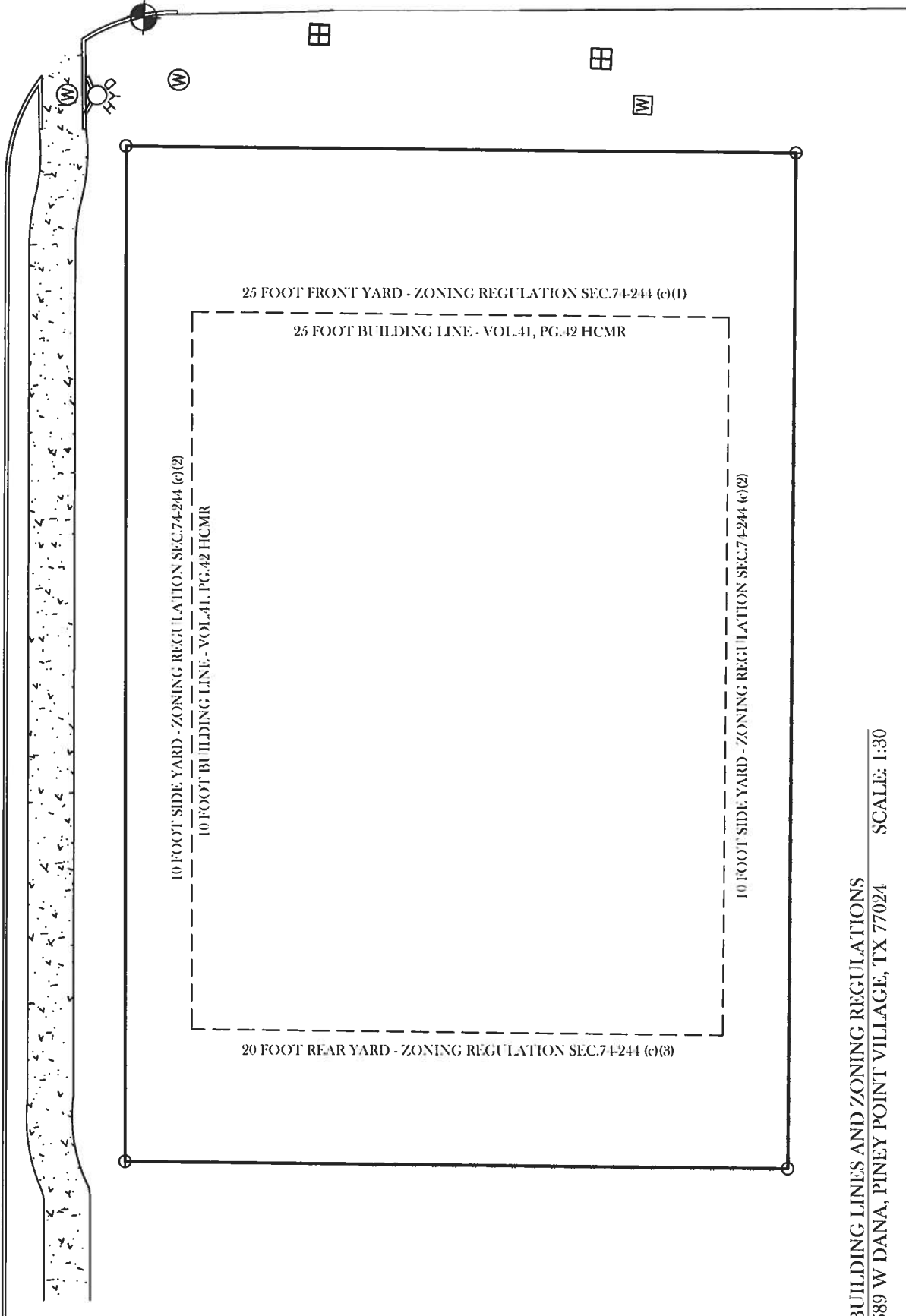
# SMITHDALE ROAD (60' PUBLIC RIGHT-OF-WAY)

NO SIDE YARD DRIVEWAY CURB CUT ALLOWED ON SMITHDALE ROAD - ZONING REGULATION SEC. 74-245(K)

# W DANA LANE

(S) (60' PUBLIC RIGHT-OF-WAY)

FRONT YARD MEANS ACCESS TO LOT AND BUILDING - ZONING REGULATION SEC.74-1(I)



25 FOOT FRONT YARD - ZONING REGULATION SEC.74-244 (c)(1)

25 FOOT BUILDING LINE - VOL.41, PG.42 HCMR

10 FOOT SIDE YARD - ZONING REGULATION SEC.74-244 (c)(2)

10 FOOT BUILDING LINE - VOL.41, PG.42 HCMR

10 FOOT SIDE YARD - ZONING REGULATION SEC.74-244 (c)(2)

20 FOOT REAR YARD - ZONING REGULATION SEC.74-244 (c)(3)

BUILDING LINES AND ZONING REGULATIONS  
589 W DANA, PINEY POINT VILLAGE, TX 77024 SCALE: 1:30

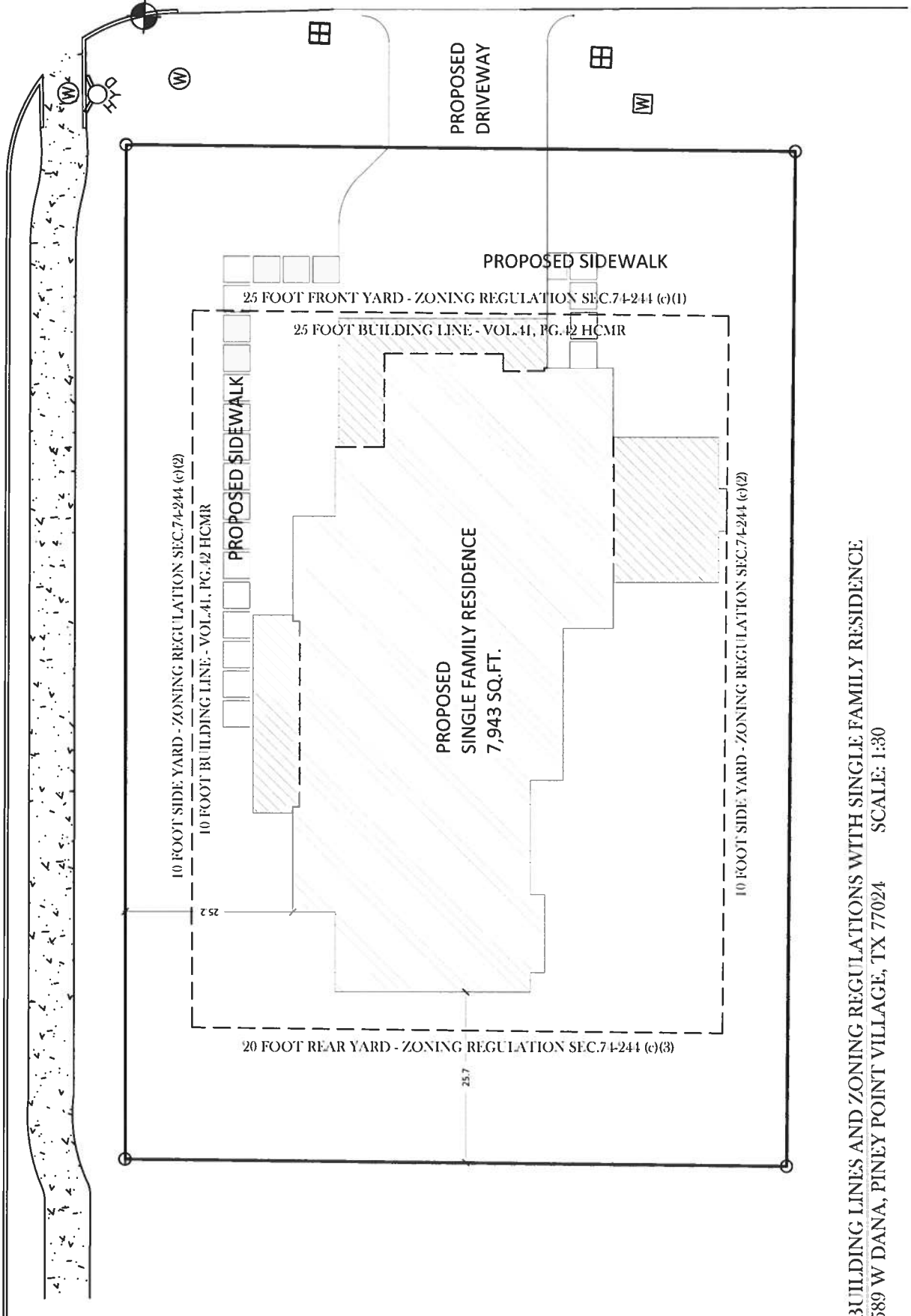
# SMITHDALE ROAD (60' PUBLIC RIGHT-OF-WAY)

NO SIDE YARD DRIVEWAY CURB CUT ALLOWED ON SMITHDALE ROAD - ZONING REGULATION SEC. 7-4-245(R)

# W DANA LANE

Ⓢ (60' PUBLIC RIGHT-OF-WAY)

FRONT YARD MEANS ACCESS TO LOT AND BUILDING - ZONING REGULATION SEC.7-4-1(I)



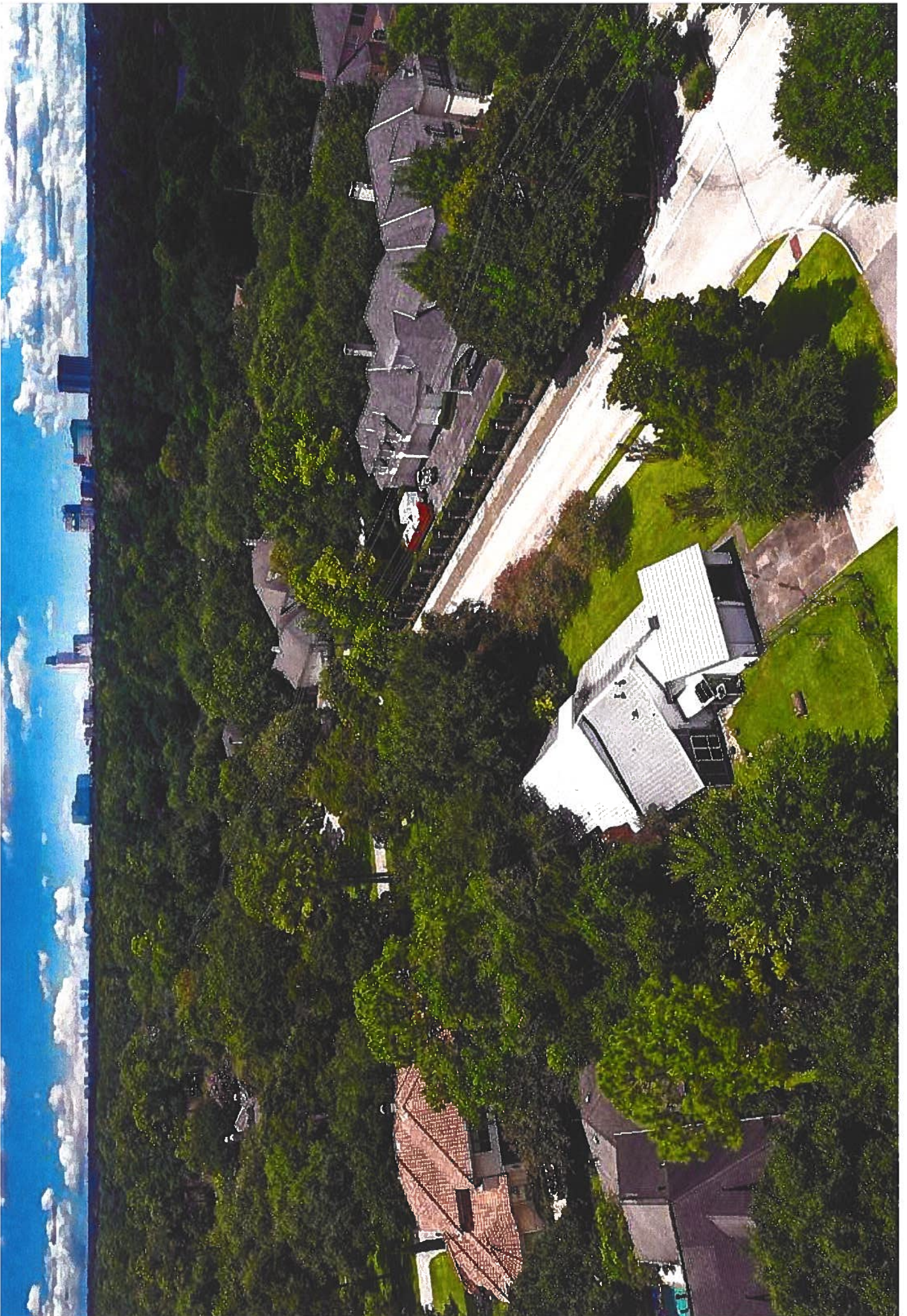
BUILDING LINES AND ZONING REGULATIONS WITH SINGLE FAMILY RESIDENCE  
589 W DANA, PINEY POINT VILLAGE, TX 77024 SCALE: 1:30

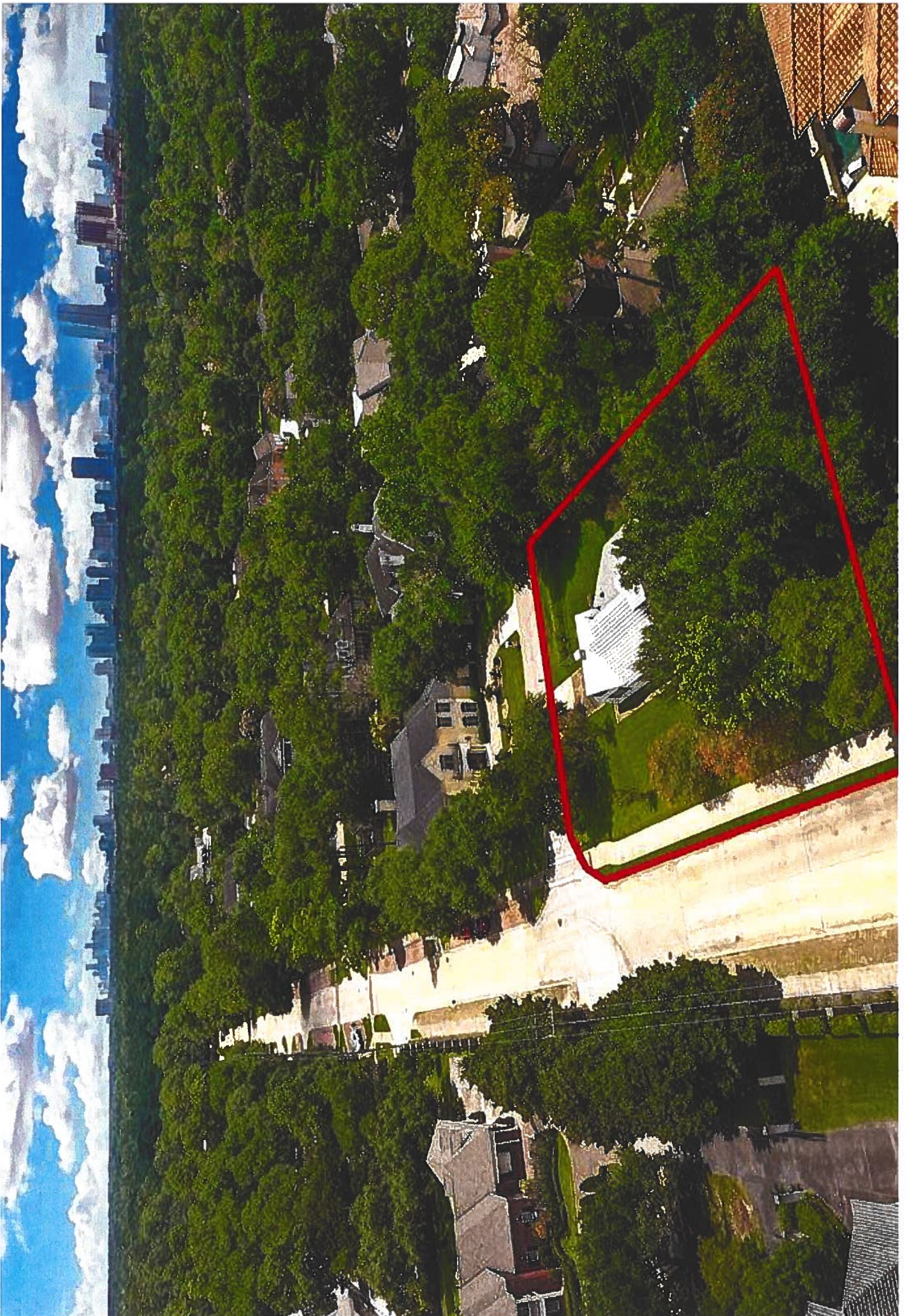
















589



Original Home

View from Smithdale Road

Proposed Home





Original Home

View from Dana Lane

Proposed Home





**B L A C K A C R E**  
**B U I L D E R S**

**March 21, 2024**

**Board of Adjustment Meeting**

**List of Neighbors Who Received Meeting Notice:**

Mr. Thomas Hix & Ms. Leslie Hix, 1 Wexford Court, Piney Point Village, Texas 77024

Mr. Akemi Saitoh & Ms. Yasuhiko Saitoh, 9 Wexford Court, Piney Point Village, Texas 77024

Current Owner, 570 Lanecrest Lane, Piney Point Village, Texas 77024

Mr. Jonathan Plumhoff & Ms. Alison Whitworth, 581 W Dana Lane, Piney Point Village Texas  
77024

Current Owner, 582 W Dana Lane, Piney Point Village, Texas 77024

Shawhin Karimi & Yasman Karimi, 590 W Dana Lane, Piney Point Village, Texas 77024