

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from
January 25th, 2018

Members Present: Vincent Marino-Chairman, Bill Burney, Charles Peterman, Diane Wege, and Don Jones.

Members Absent: Lennie Burke, and Sue Curtis.

City Staff: Annette Arriaga, Director of Planning, Development, & Permits, Joe Moore with HDR Engineering Company, and David Olson with Olson & Olson.

Councilman: Brian Thompson.

Guests: Mario Colina with Probstfeld and Associates. Gene Werlin, and John Putman with the Kinkaid School.

- 1.) **Call to order:** 7:03 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the October 26th, 2017 Planning and Zoning Commission meeting was made by Diane Wege and seconded by Charles Peterman. Upon vote, such minutes were unanimously approved.
- 3.) **Public Hearing/Preliminary Plat Approval/ of The Reserve at Quail Hollow/ 11401 and 11405 Quail Hollow Lane:** A public hearing was conducted and no public comments were received by the Commission. Joe Moore recommended that the preliminary plat be approved.
- 4.) **Discussion of Public Hearing/Preliminary Plat Approval/ of The Reserve at Quail Hollow Lane/ 11401 and 11405 Quail Hollow Lane:** Vincent Marino asked about the request for the variance. Mario Colina stated that they will have to go to the Board of Adjustment because of the replat, they are moving the lot line over 20 feet to the West. The lot owner is requesting that the side yard be 19.9 feet on the East rather than the required 23 feet. Vincent Marino asked about lot 2 where it shows the the 50 ft. building line as per Vol. 235 and there is another 50 ft. building line shown on the survey. Mario indicated that one of the lines would be removed. The questions remains, why is the 50 foot line in two different places. Mario Colina indicated that it changed because of the location of the right-of-way versus the center of the right of way. Vincent also made a comment about the City Planning letter and about why it had a different legal description from what is on the survey. The legal description should match what's on the survey, where it references property conveyed to Alvin and Margaret Bart. Mario Colina indicated that it was wrong and that he would fix that. Brian Thompson explained the reason for the replat, so that lot 1 can get a little bit more room since lot 2, is a much bigger lot. The 20 ft. strip of land will increase the lot width and that will change the side yard setback and that is why they will need to ask for a variance before they complete the final plat process. Vincent Marino entertained a motion to approve the preliminary plat subject to the approval of the variance and the corrections made on the City Planning letter made first by Vincent Marino and seconded by Don Jones. Preliminary plat of The Reserve at Quail Hollow approved.

5.) **Public Hearing/The Kinkaid School/201 Kinkaid School Drive/Specific Use Permit Request:**

Gene Werlin discussed the proposed specific use permit requests and presented his presentation. He indicated that the Stillforest agreement was still not signed but they were very close to getting that taken care of. *The request is as follows;*

- 1.) New playground equipment to be located between the Lower School and Katz Performing Arts Center.
- 2.) Donor recognition plaques to be located on the following buildings or within the following areas, as applicable:
 - a. Drop off drive area located adjacent to the Katz Performing Arts Center and the Center for Student Life and Administration
 - b. Multi-purpose field
 - c. Earthen seating structure
 - d. Parking garage
 - e. Tennis courts
 - f. Baseball field
- 3.) A sandblasted image/logo and artificial greenery wall panels on the west parking garage wall.
- 4.) An eight (8) foot high cedar fence in the sixty-two (62) foot buffer zone (+/-), approximately 2,100 feet in length starting from the San Felipe right-of way extending south to the south detention pond adjacent to Buffalo Bayou. This fence would be in lieu of the six (6) foot high black vinyl chain length fence approved previously.
- 5.) Heavy timber step(s) connecting the existing trail from 42 Stillforest to the Kinkaid West Campus.
- 6.) A six (6) foot high chain link fence surrounding the south detention pond.

6.) **Discussion of Public Hearing/The Kinkaid School/201 Kinkaid School Drive/Specific Use Permit Request:**

The commission discussed the Kinkaid's request. *The recommendation is as follows.* Vincent Marino entertained a motion to approve the specific use permit as per the referenced letter from the Kinkaid School to the Planning and Zoning Commission, dated January 10, 2018 and the Commission agreed to make a recommendation to city council subject to the following modifications, paragraph 2 b to be amended to add; that the donor plaques be on the fence and not the score board (Baseball Field) and item number 6 to add, that the Kinkaid School to work with the city engineers as to water flow through the fence. Bill Burney was first to make the motion and Diane Wege seconded the recommendation.

- 7.) **Adjournment:** Motion to adjourn at 7:45 P.M. Motion made first by Bill Burney and seconded by Charles Peterman. Motion to adjourn approved.

Date Approved on March 22nd, 2018

Chairman Vincent Marino X


(Required Signature)

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