



City of Piney Point Village

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

TELEPHONE (713) 782-0271
FAX (713) 782-0281

Guests Only for Zoom
Meeting ID: 879 5396 9181
Password: 240768
Public Hearing

PLANNING & ZONING COMMISSION MEETING

At 7:00 P.M.

Thursday, January 27th, 2022

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 or 713-782-1757 in advance of the meeting. Reasonable accommodations 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 can be provided.

THE SUBJECT OF THE MEETING ARE AS FOLLOWS:

1.) CALL TO ORDER:

2.) MEETING MINUTES: Matters relating to the approval of minutes from the December 16, 2021, regular session, Planning and Zoning Commission meeting.

3.) PUBLIC HEARING/AMENDING ARTICLE IV OF CHAPTER 74-245. SUPPLEMENTARY DISTRICT REGULATIONS/ WHEN REQUIRED: Matters relating to the discussion of a public hearing on an ordinance amending Article IV of Chapter 74 of the code of ordinances of the City of Piney Point Village, Texas, by deleting subparagraph (b) of paragraph (5) of subsection (i) of section 74-245 in its entirety and adding a new subparagraph (b) of paragraph (5) of subsection (i) of section 74-245, establishing regulations for the replacement of nonconforming fences. *b.) To a height which does not exceed eight feet above the surrounding natural grade.*

4.) DISCUSSION OF PUBLIC HEARING/ AMENDING ARTICLE IV OF CHAPTER 74-245. SUPPLEMENTARY DISTRICT REGULATIONS/ WHEN REQUIRED: Matters relating to the discussion of the public hearing and possible action on an ordinance amending Article IV of Chapter 74 of the code of ordinances of the City of Piney Point Village, Texas, by deleting subparagraph (b) of paragraph (5) of subsection (i) of section 74-245 in its entirety and adding a new subparagraph (b) of paragraph (5) of subsection (i) of section 74-245, establishing regulations for the replacement of nonconforming fences. *b.) To a height which does not exceed eight feet above the surrounding natural grade.*

5.) PUBLIC HEARING/PRELIMINARY PLAT APPROVAL /KAO MANAGEMENT TRUST/ 11410 MEMORIAL DRIVE: Matters relating to the discussion and possible action on a request for a public hearing for a subdivision being 1.3570 acre tract of land, located in the John D. Taylor Survey, A-72, being a replat of lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in volume 3355, page 380 of the Harris County, Texas. 1 lot, 1 block, no reserve. Reason

for replat: To create one single family residential lot. Owners: William and Mandy Kao, Trustees of the Kao Management Trust. Surveyor: Precision Surveyors. Property address: 11410 Memorial Drive, Houston, Texas 77024. Requesting preliminary plat approval.

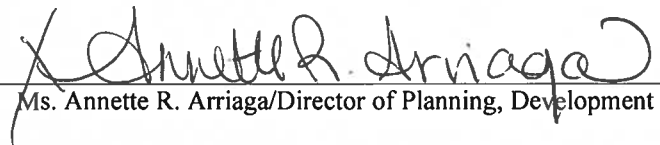
6.) DISCUSSION OF PUBLIC HEARING/PRELIMINARY PLAT APPROVAL /KAO MANAGEMENT TRUST/ 11410 MEMORIAL DRIVE: Matters relating to the discussion and possible action on a request for a subdivision being 1.3570 acre tract of land, located in the John D. Taylor Survey, A-72, being a replat of lot 14 of Piney Point Subdivision, an unrecorded subdivision, conveyed in volume 3355, page 380 of the Harris County, Texas. 1 lot, 1 block, no reserve. Reason for replat: To create one single family residential lot. Owners: William and Mandy Kao, Trustees of the Kao Management Trust. Surveyor: Precision Surveyors. Property address: 11410 Memorial Drive, Houston, Texas 77024. Requesting preliminary plat approval.

7.) ST FRANCIS EPISCOPAL CHURCH /SPECIFIC USE PERMIT REQUEST / NEW BUILD OF PARISH HALL/345 PINEY POINT ROAD, HOUSTON, TEXAS 77024: Matters relating to the discussion, consideration, and action on a request for a specific use permit request from the Planning and Zoning Commission to allow for the demo and rebuild a new Parish Hall. The request is to; demolish old Parish Hall, rebuild new Parish Hall that would be a proposed two-story building at 24,000 square feet, the building would consist of a parish hall, kitchen, clergy and administration offices, guild room, nursery, storage, foyer, vestibule, Christian education rooms with fixtures and furniture, and screening for the second level North facing windows. The new HVAC would include for four commercial grade air-conditioned roof top units and two units for equipment that would service the units, all units and equipment would be screened and shielded from view, removal of 31 trees, replant 204 trees, install new irrigation, add landscaping, relocate playground equipment out of the 30-foot greenbelt area, install new drainage, remove and replace driveway and add walkways, install new signage and monument sign. The overall lot coverage would be recorded at 49.95 percent for this project.

8.) ADJOURNMENT:

I, Annette R. Arriaga, Director of Planning, Development and Permits for the City of Piney Point Village, do hereby certify that the above notice of the meeting of the City of Piney Point Village was posted in a place convenient to the general public in Compliance with Chapter 551, Texas Government Code, on

Friday, January 21st, 2022 at 12:00 o'clock noon a.m./p.m.


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

If you have any questions, please contact Ms. Annette R. Arriaga at (713) 782-1757 or (713) 782-0271
E-mail; bldgofficial@pineypt.org