



# 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: 846 3950 6408**  
**Password: 815122**

**Public Hearings**

## **PLANNING & ZONING COMMISSION MEETING**

**At 7:00 P.M.**

**Thursday, February 24th, 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 Thursday, January 27, 2022, regular session, Planning and Zoning Commission meeting.

**3.) PUBLIC HEARING/PRELIMINARY PLAT OF MEMORIAL RADNEY PINES/AMENDING PLAT NO 1/ 11505 MEMORIAL DRIVE:** Matters relating to the discussion and possible action on a request for a preliminary plat approval for a subdivision being the amending plat of lots 1 and 2, block 1 of Memorial Radney Pines as recorded under film code no. 682433 of the map records of Harris County, Texas. Being a plat of 2.3766 acres, (103,523 square feet) located in the John D. Taylor Survey, abstract 72, City of Piney Point Village, Harris County, Texas. 1 lot, 1 block, no reserve. Reason for platting: to combine two single family residential lots into one lot. Applicant: Mario Colina with Probstfeld and Associates. Owner: KGBH, INC. Umer F. Khan, President. Property address: 11505 Memorial Drive, Houston, Texas 77024.

**4.) DISCUSSION OF PUBLIC HEARING/PRELIMINARY PLAT APPROVAL OF MEMORIAL RADNEY PINES/AMENDING PLAT NO. 1/11505 MEMROIAL DRIVE:** Matters relating to the discussion of a public hearing for preliminary plat approval for a subdivision being the amending plat of lots 1 and 2, block 1 of Memorial Radney Pines as recorded under film code no. 682433 of the map records of Harris County, Texas. Being a plat of 2.3766 acres, (103,523 square feet) located in the John D. Taylor Survey, abstract 72, City of Piney Point Village, Harris County, Texas. 1 lot, 1 block, no reserve. Reason for platting: to combine two single family residential lots into one lot. Applicant: Mario Colina with Probstfeld and Associates. Owner: KGBH, INC. Umer F. Khan, President. Property address: 11505 Memorial Drive, Houston, Texas 77024.

**5.)PUBLIC HEARING/THE KINKAID SCHOOL/SPECIFIC USE PERMIT REQUEST/NEW UPPER SCHOOL AND LOWER SCHOOL/ADMINISTRATION BUILDING:**

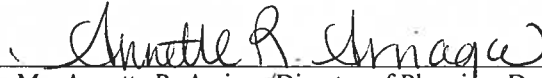
Matters relating to the discussion, consideration, and possible action on a public hearing request for a Specific Use Permit for a new **Lower School/Administration building** replaces the Harrison House. It is a two-story building and on the first level it will also equipped with outdoor spaces. The outdoor spaces are art arbor, outdoor science classroom and greenhouse along with a new playground and canopy. The new **Upper School building** replaces the existing upper school, library, science labs and central plant buildings. It provides updated academic teaching spaces, science labs and marker spaces, gyms and student and student centers. Its ring shape creates a courtyard, providing a large central green space. The Upper School is connected by covered walkways/bridges to the Center for Student Life and Dining and Learning Center. There are small renovations to some existing building. Existing Lower School art room (relocating to the new Lower School/Administration building) is divided into two additional homeroom classrooms. Center for Student Life replaces faculty offices with a dance rehearsal hall, changes to Debate Classroom (Relocating to new Upper School) to a Visual and Performing Arts Studio and creates two new larger classrooms. Dining and Learning Center facility offices on the second floor (relocating adjacent to the new Central Plant in Upper School), creates another academic classroom space. Additional work (**Accessory Structure**) includes replacing existing playgrounds and shade structures at the existing Lower School, providing some additional amenities for golf (putting green, chipping tree and short game area) and adding a concrete pad under the existing bleachers. Other work to include a request for demolition of Harrison House and Upper School. A request for new fencing, driveway, flatwork, walkways, sidewalks, colonnades, new drainage, removal and replanting of trees, interior and exterior lighting and new mechanical units and equipment on top of both the new Upper School and Lower School/Administration building and to allow for temporary buildings. Applicant: The Kinkaid School. Property address: 201 Kinkaid School Drive, Houston, Texas 77024.

**6.)DISCUSSION OF PUBLIC HEARING/THE KINKAID SCHOOL/SPECIFIC USE PERMIT REQUEST/NEW UPPER SCHOOL AND LOWER SCHOOL/ ADMINISTRATION BUILDING:**

Matters relating to the discussion, consideration, and possible action on the public hearing for a Specific Use Permit for a new **Lower School/Administration building** replaces the Harrison House. It is a two-story building and on the first level it will also equipped with outdoor spaces. The outdoor spaces are art arbor, outdoor science classroom and greenhouse along with a new playground and canopy. The new **Upper School building** replaces the existing upper school, library, science labs and central plant buildings. It provides updated academic teaching spaces, science labs and marker spaces, gyms and student and student centers. Its ring shape creates a courtyard, providing a large central green space. The Upper School is connected by covered walkways/bridges to the Center for Student Life and Dining and Learning Center. There are small renovations to some existing building. Existing Lower School art room (relocating to the new Lower School/Administration building) is divided into two additional homeroom classrooms. Center for Student Life replaces faculty offices with a dance rehearsal hall, changes to Debate Classroom (Relocating to new Upper School) to a Visual and Performing Arts Studio and creates two new larger classrooms. Dining and Learning Center facility offices on the second floor (relocating adjacent to the new Central Plant in Upper School), creates another academic classroom space. Additional work (**Accessory Structure**) includes replacing existing playgrounds and shade structures at the existing Lower School, providing some additional amenities for golf (putting green, chipping tree and short game area) and adding a concrete pad under the existing bleachers. Other work to include a request for demolition of Harrison House and Upper School and to allow for temporary buildings. A request for new fencing, driveway, flatwork, walkways, sidewalks, colonnades, new drainage, removal and replanting of trees, interior and exterior lighting and new mechanical units and equipment on top of both the new Upper School and Lower School/Administration building. Applicant: The Kinkaid School. Property address: 201 Kinkaid School Drive, Houston, Texas 77024.

**7.) 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 Thursday, February 17th, 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](mailto:bldgofficial@pineypt.org)**