

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from June 23rd, 2022

Members Present: Chair Margaret Rohde, Bill Burney, Bill Ogden, Dana Gompers, and Don Jones

Absent: Buck Ballas

City Staff: Annette Arriaga, Director of Planning, Development, and Permits, David Olson with Olson and Olson, and Aaron Croley P.E with HDR Engineering

City Council: Aliza Dutt

Signed in Guests: Mario Colina with Probstfeld and Associates, Peter Currie, Travis T. Stanford, Jennifer Henrikson, Max Buja, Gary Dunn, David Valerius, Tim and Mary Kate Burgess and Lynn and Bob Murphy

- 1.) **Call to order:** 6:03 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the May 26, 2022, regular Planning and Zoning Commission meeting; Don Jones motioned first to approve, and it was seconded by Bill Burney upon such vote, minutes were unanimously approved.
- 3.) **Public Hearing/Final Plat Approval/Marchmont Subdivision/Amending Plat No.1 /11303 Somerland Way Lane:** Mario Colina stated that he was the applicant, and he was representing the owners and asked if anyone had any questions. **Arron Croley** stated that he looked at the final plat and he indicated that it meets all the city criteria, and he had no objections and recommended approval. No public comments, regarding the final plat of Marchmont.
- 4.) **Discussion of Public Hearing/Final Plat Approval/Marchmont Subdivision/Amending Plat No.1 / 11303 Somerland Way Lane:** There were no additional comments from the Commission members. **Margaret Rohde** entertained a motion to approve. **Bill Burney** was first to approve the preliminary plat and **Don Jones** seconded that motion. Final plat of Marchmont Subdivision approved.
- 5.) **Discussion of lot coverage.** Spring Branch ISD wanted to discuss the proposed lot coverages percentages as it relates to the development of the new Memorial Drive Elementary School. **Jennifer Henrikson** with Stantec Development gave an introduction and wanted to discuss the handout that they prepared on the impervious lot coverages. She indicated that the property is 7.9 acres that measures out to be a total of 347,304 square foot of property. According to the proposed development they would have 69,011 square foot of conditioned air and 13,265 square foot of all unconditioned space which also includes the covered canopies. She indicated that the total building impervious coverage would be 82,276 square foot and the percentages equals to be 23.7% percent of total site coverage. She mentioned they would still be under the 30 % percent of overall main building lot coverage required by city ordinance. Jenifer mentioned the hardscaped areas being:
 - 52,121 sf Roadways and Paving (included Service Yards)
 - 4,431 sf Sidewalks (Uncovered)
 - 1,633 sf Decks and Patios (Uncovered)
 - 15,245 sf Play Area Elements and Track
 - **73,430 sf Total Site Hardscape of Impervious Areas**

She indicated that would equal to 21.2% percent of all the site improvements outside the main structure. She mentioned in summary that the main building would be 82,276 sf that would equal to a total of 23.7 % percent and everything outside the man building would equal to 73,430 sf that would equal to 21.1 % percent with a total of 155,706 sf and that would equal to a total lot coverage amount of 44.8% percent and still under the 50 % percent total lot coverage regulation as required per the Piney Point ordinance.

Jennifer Henrikson added that the new building would be a two-story building with a one in a half building combined. **Dana Gompers** asked about how many students they might have. Jennifer indicated 550 students and she added that they designed the building for that amount specifically. Bill Burney asked if they hired a builder and Jennifer indicated that have and he has been building for several years and has done several schools in the past. No builder name was specified. **Margaret Rohde** asked about the Spring Branch timelines. **Jennifer Henrikson** indicated that they are still going over the costs and budget and they must present that to the Board of Trustees. She indicated that they are hoping to submit to the city sometime in September of 2022. They anticipate at the end of December of 2022 to possibly move students to an offsite location and constructions would be completed and finished and the students would be ready to return to school in the 2025 school year.

Margaret Rohde mentioned previous issues with specific use request in the past and she preented and a handout checklist and passed it out to the Spring Branch ISD team. She went over the list and wanted them to start working with neighbors as soon as possible. Margaret indicated that would help with sensitive issues and concerns that the neighbors might have as it relates to the building, traffic, trees, drainage and lighting etc.

Jennifer Henrikson indicated they have worked in Hunter Creek, Spring Valley, Bunker Hill and the other Villages, and they are very familiar with issues that come up during the project development process. She indicated they would work with the Piney Point community.

Don Jones asked about the trees. **Jennifer Henrikson** indicated that they would save and maintain as many trees as possible. She mentioned that the trees on the Westside of the property and close the property line and they belong to Oak Lane Street. Residents of Oak Lane, **Peter Curry** asked about the new driveway parking areas and wanted the development team to work with them on protecting the existing trees as much as possible in and along the new driveway areas. They want to protect the green space in that area and maybe have the development team shift the driveway a little more to allow for additional green space. **Jennifer Henrikson** indicated they would investigate that possibility. **Peter Curry** mentioned that he wanted to be part of the discussion and design team process as it relates to the trees near and along the new driveway areas. A resident, **Bob Murphy** mentioned that he donated a lot of trees to the school in past and he hopes that the school will work with all the neighbors.

Dana Gompers left at 6:40 p.m.

- 6.) **Adjournment:** Motion to adjourn at 7:05 P.M. Motion made first by **Margret Rohde** and seconded by **Don Jones**. Motion to adjourn approved.

Date Approved on July 28, 2022
Temp Chair of Meeting Don Jones

X Don Jones

(Required Signature)

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