



# City of Piney Point Village

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

TELEPHONE (713) 782-0271  
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## **PLANNING & ZONING COMMISSION MEETING**

### **Public Hearings**

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

**Thursday, November 19th, 2015**

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 will be provided in the Council Chambers.

### **THE SUBJECTS OF THE MEETING ARE AS FOLLOWS:**

**1.) CALL TO ORDER:**

**2.) MEETING MINUTES:** Matters relating to the approval of meeting minutes from the January 22<sup>nd</sup>, February 19<sup>th</sup>, April 23<sup>rd</sup>, 2015 and July 23<sup>rd</sup>, 2015 regular scheduled meetings.

**3.) PUBLIC HEARING/PRELIMINARY PLAT APPROVAL FOR AN AMENDING PLAT NO 2 OF LOT 1 OF PEBBLES PLACE/ 11401 QUAIL HOLLOW LANE:** Matters relating to the discussion and possible action on a request for a public hearing for a preliminary plat approval for an amending plat of a subdivision being out and part of certain tract of land known as lot 1 of the amending plat of lot 2 of Monday's Place and lot 1 of Pebbles Place, an addition in Harris County, Texas, according to the map or plat thereof as recorded in film code no. 500037 of the map records of Harris County, Texas. Being a plat of 1.0319 acres (44, 951 square feet) located in the John D. Taylor survey, abstract 72. City of Piney Point Village, Harris County, Texas. Reason for amending plat: to revise building setback lines. Owners: Brian and Katherine Thompson. Property address: 11401 Quail Hollow Lane, Houston, Texas 77024.

**4.) DISCUSSION OF PUBLIC HEARING/PRELIMINARY PLAT APPROVAL OF AMENDING PLAT NO 2 OF LOT 1 OF PEBBLES PLACE/11401 QUAIL HOLLOW LANE:** Matters relating to the discussion and possible action on a request for a preliminary plat approval for an amending plat of a subdivision being out and part of certain tract of land known as lot 1 of the amending plat of lot 2 of Monday's Place and lot 1 of Pebbles Place, an addition in Harris County, Texas, according to the map or plat thereof as recorded in film code no. 500037 of the map records of Harris County, Texas. Being a plat of 1.0319 acres (44, 951 square feet)

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- 5.) **PUBLIC HEARING/PRELIMINARY PLAT APPROVAL OF WILLOWICK ESTATE SECTION PARTIAL REPLAT NO 1/ 203 KINKAID SCHOOL DRIVE:** Matters relating to the discussion and possible action on a request for a public hearing for a preliminary plat approval for an amending plat of a subdivision being out and part of certain tract of land known as lot 4, in block 2 of Willowick Estate section, and addition in Harris County, Texas, according to the map or plat thereof as recorded in volume 54, page 67 of the map records of Harris County, Texas. Being a plat of 0.9179 acres (39,984 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 amending plat: to revise building setback lines. Owner: Neil Alan Wizel. Property address: 203 Kinkaid School Drive, Houston, Texas 77024.
- 6.) **DISCUSSION OF PUBLIC HEARING/PRELIMINARY PLAT APPROVAL OF WILLOWICK ESTATE SECTION PARTIAL REPLAT NO 1/ 203 KINKAID SCHOOL DRIVE:** Matters relating to the discussion and possible action on a request for a preliminary plat approval for an amending plat of a preliminary plat approval for an amending plat of a subdivision being out and part of certain tract of land known as lot 4, in block 2 of Willowick Estate section, and addition in Harris County, Texas, according to the map or plat thereof as recorded in volume 54, page 67 of the map records of Harris County, Texas. Being a plat of 0.9179 acres (39,984 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 amending plat: to revise building setback lines. Owner: Neil Alan Wizel. Property address: 203 Kinkaid School Drive, Houston, Texas 77024.
- 7.) **DISCUSSION AND POSSIBLE ACTION OF ZONING ORDINANCES CHANGES AS IT RELATES TO CHAPTER 74-1. DEFINITIONS; 74-212. NON CONFORMING BUILDINGS; 74-244. REGULATIONS; 74-245. SUPPLEMENTARY DISTRICT REGULATIONS.** Matters relating to the discussion and possible action of zoning ordinances changes as it relates to Chapter 74-1. Definitions; specifically to the definition to the 80 percent fence. 74-212. Nonconforming buildings; (b) termination of nonconforming structures. (i) \$300,000.00 or (ii) the appraised value of all improvements on the lot for ad valorem tax purposes as determined by Harris County Appraisal District. 74-244. Regulations; (4) Generator. (c) Area regulations; size of yards. (f) building area. Impervious surface shall be any material applied, to the surface of land which doesn't not permit the permit the natural infiltration or passage of water into the ground. 74-245. Supplementary district regulations. (i) Fences and walls in required yards. (1) Fences, front yard. Thru (5) Replacement of nonconforming fences.

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 Monday, November 16<sup>th</sup>, 2015 at 4:30 p.m. a.m./p.m.

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

If you have any questions, please contact Annette R. Arriaga at 713/782-1757 or 713/782-0271 [hljeofficial@pineypt.org](mailto:hljeofficial@pineypt.org)