

City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes for  
May 24<sup>th</sup>, 2012

**Members Present:** Vincent Marino-Chairman, Charles Peterman and Diane Wege.

**Members Absent:** Bill Burney, Bernard Branca, Lenni Burke and Sue Curtis

**City Staff:** Annette Arriaga, David Olson w/ Olson & Olson, John Peterman w/ Claunch & Miller-HDR.

**Guests:** Stephen Andrews with Studio Met Architects, Que Tranvan, Gene Werlin w/ the Kinkaid School, James Lair, and Vance Ulgh with St. Francis Episcopal Day School, Joseph Liles, Trent Perez, Jim and Gladys Taylor, Jannann Pittman with Jackson & Ryan Architects, Judy Krehel, and Shahla Rejaie.

I) **Call to order:** 7:08 P.M.

II.) **Meeting Minutes:** Meeting minutes for the January 26, 2012 approved. Motion made first by Vincent Marino and second by Diane Wege. Meeting minutes approved.

- 1.) **Public Hearing/Preliminary Plat/11333 Iris Lee Lane:** A public hearing was conducted and no public comments were received by the commission.
- 2.) **Preliminary Plat Approval/Discussion of 11333 Iris Lee Lane:** A public hearing was conducted and no public comments were received by the Commission. Staff has no objections and recommends approval. Vincent asked if the old house had been demolished and if so that it needed to be removed from the survey. Motion made first by Vincent Marino and second by Diane Wege. Final plat approved subject to correction of the structure being removed from the final plat survey.
- 3.) **Public Hearing/the Kinkaid School/Specific Use Permit Request/Shade Arbors over the Field Bleachers:** A public hearing was conducted and no public comments were received by the commission.
- 4.) **Specific Use Permit Approval/The Kinkaid School/Discussion of Shade Arbors Over the Field Bleachers:** A public hearing was conducted and no public comments were received by the commission. Gene Werlin spoke on behalf of the Kinkaid School and stated that the shade arbors are going to be built over the existing bleachers located in the multi purpose field and the shade arbors would help with the direct sun as people attend the games. No objections from staff. Staff recommends approval. Motion made by first by Vincent Marino, to grant the specific use permit for the shade arbors to be installed over the existing field bleachers. Diane Wege seconds that motion. Specific Use permit granted to The Kinkaid School.
- 5.) **Public Hearing/St. Francis Episcopal Day School/Specific Use Permit Request/Roadway Improvements to South Piney Point Road:** Jannane Pittman spoke on behalf of St. Francis. She indicated that the St. Francis is proposing a new private school for 230 pre-kindergarten students. The primary point of access would be the driveway that intersects South Piney Point Road. The proposed development would generate at least 184 vehicles in the morning and 196 vehicles in the afternoon peak periods. The traffic would be limited to multiple bus traffic to and from the main St. Francis campus. Residents and adjacent City of Houston neighbors asked about the traffic volume being increased due to the new school development. They also asked if a traffic study had been done. Jannane Pittman indicated that a traffic study had not been done and the plans still had not been signed off by the City of Houston.

6.) **Specific Use Permit Approval/St. Francis Episcopal Day School/Discussion of Roadway Improvements to South Piney Point Road:** Diane Wege asked about the trees on South Piney Road and how they would be affected. Jannane Pittman indicated that they are working on getting information on the metes and bounds to determine to whom the trees belong. David Olson indicated that the metes and bounds would help on making sure that the cities existing infrastructure such as drainage would not be directly impacted. Vincent Marino asked about the traffic study. David Olson indicated that we would have to require one. Vincent Marino made a motion to not make a recommendation at this time until a traffic study has been done. Diane Wege seconds the motion.

7.) **Adjournment:** Motion to adjourn at 7:35 P.M. Motion first by Diane Wege and Second by Charles Peterman.

**Date Approved: August 30<sup>th</sup>, 2012**

Chairman Vincent Marino

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(Required Signature) **Official File Copy**