

City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes from  
September 26<sup>th</sup>, 2019

**Members Present:** Vincent Marino-Chairman, Bill Burney, Charles Peterman, Diane Wege, Don Jones, and Margaret Rohde.

**Members Absent:** Bill Burney and Sue Curtis.

**City Staff:** Annette Arriaga, Director of Planning, Development, & Permits, John Moore with HDR Engineering Company and David Olson with Olson and Olson.

**Guests:** Sheila Rowley, Taneesa Morris and Pete Ed Garrett with Studio Red Architects, Curt Wissmiller with St. Francis Episcopal School.

1.) **Call to order:** 7:03 P.M.

2.) **Meeting Minutes:** Motion for approval of minutes from the February 28, 2019. Motion made by Vincent Marino and seconded by Charles Peterman. Upon vote, such minutes were unanimously approved.

3.) **Public Hearing/Specific Use Permit Request/St Francis Episcopal School/335 Piney Point Road, Houston, Texas 77024/Interior Renovation of Kindergarten Pod, Library and Resource Area:** No resident comments were received by the commission. Annette Arriaga indicated that all staff had reviewed, approved and signed off on the construction drawings and had no objections as it relates to the interior renovation project for the Kindergarten Pod, Resource Center and Library. David Olson stated that he had drafted the ordinance and asked if anyone had any questions. Margaret Rohde asked if they happen to make a change during the construction process and realize that something else is needed to be done would that require them to come back to Planning and Zoning. David Olson indicated that it would require them to do so. Especially if it was a substantial change. Diane Wege also wanted to thank Mr. Ed Garrett for doing such an outstanding job on the detailed description of work and also mentioned that she liked that the architect indicated what wasn't changing as well. Diane Wege stated that it was very understandable and well done. Margaret Rohde also mentioned they would not be increasing student enrollment. David Olson indicated it was done intentionally to let the Commission know that they were not be increasing the existing student capacity. The information is helpful. Margaret Rohde stated that even if they are not increasing the foot print but they have an extra class room and may want to increase the volume would that also require them to come back before the Commission. David Olson indicated that they would have to come back and ask permission. City council does have an interest in school increased capacity, parking and drainage. David Olson indicated that this would apply to all the schools and churches in Piney Point. Any increased volume would require another specific use permit.

Ed Garrett went over the presentation of the interior remodel of the Kindergarten Pod, Library and Resource Center. Vincent Marino asked when they would be starting. Ed Garrett stated they would start during the Christmas holidays.

4.) **Discussion of Public Hearing/Specific Use Permit Request/St Francis Episcopal School/335 Piney Point Road, Houston, Texas 77024. /Interior Renovation of Kindergarten Pod, Library and Resource Area:** Vincent Marino indicated that he went over the draft ordinance that David Olson had prepared and he had a comment on page one at the bottom of the draft in the section that started off with; City Council approval of the proposed improvements provided for in this Ordinance is subject to adherence to the Site Plan, Kindergarten Pod Floor Plans, and Library/Resource Center Floor Plans (lower School), and he would like to add , *and obtaining*

applicable building permits. The insert should go after Exhibit "A." and then it will read, and obtaining applicable building permits and other stipulations as stated below.

Vincent Marino made a motion to approve the issuance of a Special Use Permit utilizing the ordinance that was drafted and presented to the Commission with the following modifications. On the last line of the first page: as related specifications provided for in Exhibit "A" and after that add; *and obtaining applicable building permits.* Diane Wege seconded the motion. The Commission voted all in favor.

- 5.) **ADJOURNMENT:** Motion to adjourn at 7:25 P.M. Motion made first by Vincent Marino and seconded by Don Jones. Motion to adjourn approved.

Date Approved on June 18, 2020  
Chairman Vincent Marino

*Vincent Marino*

(Required Signature)

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