

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from
August 27th, 2020

Members Present: Vincent Marino-Chairman, Bill Burney, Don Jones, and Margaret Rohde.

Members Absent: Charles Peterman and Diane Wege.

City Staff: Annette Arriaga, Director of Planning, Development, & Permits, and Aaron Croley with HDR Engineering Company.

City Council: No members present.

Guests: Mario Colina with Probstfeld and Associates and Mike Humphries.

Virtual Zoom Hearing ID: Meeting ID: 819 9004 1920 Phone Houston +1 346 248 7799
Password: 032550.

- 1.) **Call to order:** 7:03 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the June 18, 2020. Motion made by Vincent Marino and seconded by Don Jones. Upon vote, such minutes were unanimously approved.
- 3.) **Public Hearing/Preliminary Plat/Thompson Piney Point Reserve/11315 Smithdale Road:** Staff reviewed the preliminary plat and had no objections. No resident comments were received by the commission.
- 4.) **Discussion of Public Hearing/Preliminary Plat /Thompson Piney Point Reserve/ 11315 Smithdale Road:** Vincent Marino asked about the lien holder, which was mentioned in the city planning letter. Mario Colina indicated that he always shows it on the final plat. Vincent Marino commented about the South side of the property and Mario Colina indicated that the resident sold the 5 feet prior to the preliminary plat being done. Vincent Marino made a motion to approve the preliminary plat of the Thompson Piney Point Reserve. Margaret Rohde seconded that motion. Preliminary plat approved.
- 5.) **Public Hearing/Preliminary Plat/Radney Oaks Estates, Sec 2/Amending Plat No.1/ 121 Radney Road:** Staff reviewed the preliminary plat and had no objections. No resident comments were received by the commission.
- 6.) **Discussion of Public Hearing/Preliminary Plat/Radney Oaks Estates, Sec 2/Amending Plat No.1/ 121 Radney Road:** Vincent Marino asked if the property was vacant. Mario Colina stated that it was and that the resident just decided to combine both properties. Vincent Marino asked about the lien holder, which was mentioned in the city planning letter. Mario Colina indicated that he always shows it on the final plat. Don Jones asked about the flood boundary lines. Mario Colina mentioned that the areas are shown on the preliminary plat shaded by X and AE and that the survey does make reference to the flood zones. Vincent Marino made a motion to approve the preliminary plat of Radney Oaks Estates, Sec 2. Don Jones seconded that motion. Preliminary plat approved.
- 7.) **Public Hearing/Preliminary Plat/Jamestown Addition/ Amending Plat No. 1/ 11302 Jamestown Road:** Staff reviewed preliminary plat and had no objections. Mario Colina indicated that the resident of 11302 Jamestown purchased 11306 Jamestown after the house was

already built. They wanted to combine and plat both properties to make a much larger lot. By platting the other lot, the side yard setback would change from the original 25.3 to a 30 ft. setback. But, in order to complete the platting process, they would have to go before the Board of Adjustment for approval. Mario Colina stated the Board of Adjustment approved the variance for the setback to remain at 25.3.

8.) **Discussion of Public Hearing/Preliminary Plat/Jamestown Addition/ Amending Plat No. 1/ 11302 Jamestown Road:** Margaret Rohde asked about the building set back lines that are on the preliminary plat. Mario Colina discussed the building lines and how they change after platting and how the center line will go away and the property will be one lot. Mario Colina stated that he showed all of the original building lines so they could see how the building lines were done previously prior to platting. Margaret Rohde also asked about the front yard setback, it shows 30 ft. Mario Colina indicated that this lot is on a cul-de-sac and the front yard setback is 25 ft. per the city's requirements, but this lot had a restrictive covenant, so he showed the 30 ft. only. Vincent Marino indicated that the city's front yard setback of 25 ft. should be shown on the preliminary plat and that the preliminary plat should be cleaned by removing all the other original building lines shown prior to platting. Vincent Marino made a motion to approve the preliminary plat of Jamestown Addition, No. 1, subject to the corrections of removing all the other lot lines shown prior to platting and to add the 25 ft. front yard setback. Don Jones seconded that motion. Preliminary plat approved.

9.) **ADJOURNMENT:** Motion to adjourn at 7:40 P.M. Motion made first by Vincent Marino and seconded by Don Jones. Motion to adjourn approved.

Date Approved on September 24th, 2020
Chairman Vincent Marino

(Required Signature)

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