

City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes from July 28th, 2022

**Members Present:** Bill Burney, Buck Ballas, and Don Jones -Chaired Meeting

**Absent:** Bill Ogden, Dana Gompers and Margaret Rohde.

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

**Signed in Guests:** Mario Colina with Probstfeld and Associates, and Matt Brazzel - Spring Branch ISD.

**Oak Lane Residents:** Lynn Murphy, Tim Burgess, and Trent Carlyle.

- 1.) **Call to order:** 6:03 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the June 23<sup>rd</sup>, 2022, regular Planning and Zoning Commission meeting; Bill Burney motioned first to approve, and it was seconded by Buck Ballas, minutes were unanimously approved.
- 3.) **Public Hearing/Final Plat Approval/Final Plat of Sezonov Estate/11311 Piney Point Circle:** Mario Colina stated that he was the applicant, representing the owners and he 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.
- 4.) **Discussion of Public Hearing/Final Plat Approval/Final Plat of Sezonov/11311 Piney Point Circle:** There were no additional comments from the Commission members. Don Jones entertained a motion to approve. Buck Ballas motioned first to approve the final plat and Bill Burney seconded that motion. Final plat of Sezonov Estate approved by the Commission.
- 5.) **Public Hearing/Memorial Drive Elementary School/Preliminary Plat Approval/ Spring Branch ISD/ 11202 Smithdale Road:** Matt Brazzel discussed the preliminary plat as designed as it related to meeting the criteria of the city since the property had never been recorded. He mentioned that the building set back lines are not changing and that the building lines currently meet the city criteria.

Residents on Oak Lane wanted to know of the construction timeline, wanted to discuss the new driveway plan and layout, and wanted to discuss how they can protect and preserve the existing trees along the Oak Lane drive area as much as possible.

Bill Burney indicated that this item on the agenda was just for preliminary plat purposes and that they were not discussing the overall project.

Spring Branch ISD indicated that they hired a forester, and they are working on meeting with the neighbors to discuss the layout of the driveway. Spring Branch indicated that they have designed the proposed school around the trees in hopes to protect as many trees as possible.

Bill Burney mentioned that the big-ticket items would be the demolition, traffic, lighting, trees, drainage and keeping the streets clean.

Buck Ballas asked about the student capacity. Spring Branch indicated that the proposed plan would be for 550 students. They mentioned that the current student size doesn't meet the current school standards.

Don Jones asked about how many students per classroom they would have. Spring Branch indicated that they would have 22 to 25 per classroom.

Bill Burney asked about fencing and Spring Branch indicated that they would fence the property with an iron fence and have a black mesh for screening.

Spring Branch indicated that they would schedule a separate meeting with the Oak Lane residents separately as it related to the tree issues and concerns along Oak Lane Drive.

6.) **Discussion of Public Hearing/Memorial Drive Elementary School/Preliminary Plat Approval/ Spring Branch ISD/ 11202 Smithdale Road:** There were no additional comments from the Commission members. Don Jones entertained a motion to approve. Bill Burney motioned first to approve the preliminary plat and Buck Ballas seconded that motion. Preliminary plat for Spring Branch ISD approved by the Commission.

7.) **Adjournment:** Motion to adjourn at 6:45 P.M. Motion made first by Bill Burney and seconded by Buck Ballas. Motion to adjourn approved.

Date Approved on September 22, 2022  
Chair of Meeting Margaret Rohde

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(Required Signature)

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