



# City of Piney Point Village

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

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## NOTICE OF THE CITY OF PINEY POINT VILLAGE PLANNING & ZONING COMMISSION MEETING THURSDAY, FEBRUARY 19TH, 2015

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF PINEY POINT VILLAGE WILL HOLD A MEETING ON THURSDAY, FEBRUARY 19TH, 2015 AT 7:00 P.M. AT CITY HALL, 7676 WOODWAY, SUITE 300, HOUSTON, TEXAS, 77063. TO DISCUSS THE AGENDA ITEMS LISTED BELOW.

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

- I. **CALL TO ORDER:**
- II. **MEETING MINUTES:** Matters relating to approval of the meeting minutes from the January 22nd, 2015. Planning and Zoning Commission meeting.
  - 1.) **PUBLIC HEARING/FINAL PLAT APPROVAL OF PILEGGE FAMILY ESTATE/ 410 PINE NEEDLE DRIVE:** Matters relating to the discussion and possible action on a request for a public hearing for a final plat approval from the Planning and Zoning Commission for a subdivision being out and part of a tract of land being known as lot 3 of Smithdale Manor, an unrecorded addition in Harris County, Texas, and being that same certain tract of land conveyed to Agnes R. Stanley, trustee of the Stanley Family Living Trust as recorded under Harris County Clerk's File No. 20140196020, Harris County, Texas. Being a plat of 0.9215 acres (40,142 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 platting: to create one single family residential lot in an unrecorded subdivision. Owner: Finkskelstein Partners, LTD. Property address: 410 Pineneedle Drive, Houston, Texas 77024. Preliminary plat approved on January 22<sup>nd</sup>, 2015.
  - 2.) **DISCUSSION OF PUBLIC HEARING/FINAL PLAT APPROVAL OF PILEGGE FAMILY ESTATE/ 410 PINE NEEDLE DRIVE:** Matters relating to the discussion and possible action on a request for a final plat approval from the Planning and Zoning Commission for a subdivision being out and part of a tract of land being known as lot 3 of

Smithdale Manor, an unrecorded addition in Harris County, Texas, and being that same certain tract of land conveyed to Agnes R. Stanley, trustee of the Stanley Family Living Trust as recorded under Harris County Clerk's File No. 20140196020, Harris County, Texas. Being a plat of 0.9215 acres (40,142 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 platting: to create one single family residential lot in an unrecorded subdivision. Owner: Finkskelstein Partners, LTD. Property address: 410 Pineneedle Drive, Houston, Texas 77024. Preliminary plat approved on January 22<sup>nd</sup>, 2015.

- 3.) **PUBLIC HEARING/FINAL PLAT APPROVAL OF RADNEY PLACE/ 101 RADNEY ROAD:** Matters relating to the discussion and possible action on a request for a public hearing for a final plat approval from the Planning and Zoning Commission for a subdivision being out and part of a tract of land conveyed to Charles R. Gregg and Marilyn M. Gregg as recorded under Harris County Clerk's File No. D783112 of the deed records of Harris County, Texas. Being a plat of 3.6873 acres (160,618 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 platting: to create one single family residential lot in an unrecorded subdivision. Owner: James Michael and Susanne Johnson Maida. Property address: 101 Radney Road, Houston, Texas 77024. Preliminary plat approved on January 22<sup>nd</sup>, 2015.
  
- 4.) **DISCUSSION OF PUBLIC HEARING/FINAL PLAT APPROVAL OF RADNEY PLACE/ 101 RADNEY ROAD:** Matters relating to the discussion and possible action on a request for a public hearing for a final plat approval from the Planning and Zoning Commission for a subdivision being out and part of a tract of land conveyed to Charles R. Gregg and Marilyn M. Gregg as recorded under Harris County Clerk's File No. D783112 of the deed records of Harris County, Texas. Being a plat of 3.6873 acres (160,618 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 platting: to create one single family residential lot in an unrecorded subdivision. Owner: James Michael and Susanne Johnson Maida. Property address: 101 Radney Road, Houston, Texas 77024. Preliminary plat approved on January 22<sup>nd</sup>, 2015.
  
- 5.) **PUBLIC HEARING/FINAL PLAT APPROVAL OF MOODY ESTATES/11415 TAYLORCREST AND 5 DERHAM PARC:** Matters relating to the discussion and possible action on a request for a public hearing for a final plat approval from the Planning and Zoning Commission for a subdivision being A 2.2897 acre (99,742 square feet) tract of land situated in the John D. Taylor survey, abstract No. 72, being a re plat a portion of lot 1, of the Bauer subdivision, according to the map or plat thereof recorded in volume 655, page 200, of the Harris County deed records, and being all of lot 5, of Derham Parc, according to the map or plat thereof, recorded in volume 346, page 42,

of the map records of Harris County, Texas. 1 lot, 1 block, no reserves. Reason for platting to create 1 single family residential lot. Property address: 11415 Tylorcrest will be combined to 5 Derham Parc, Houston, Texas 77024. Preliminary plat approved on January 22<sup>nd</sup>, 2015.

6.) **DISCUSSION OF PUBLIC HEARING/FINAL PLAT APPROVAL OF MOODY ESTATES/11415 TAYLORCREST AND 5 DERHAM PARC:**

Matters relating to the discussion and possible action on a request for a final plat approval from the Planning and Zoning Commission for a subdivision being A 2.2897 acre (99,742 square feet) tract of land situated in the John D. Taylor survey, abstract No. 72, being a re plat a portion of lot 1, of the Bauer subdivision, according to the map or plat thereof recorded in volume 655, page 200, of the Harris County deed records, and being all of lot 5, of Derham Parc, according to the map or plat thereof, recorded in volume 346, page 42, of the map records of Harris County, Texas. 1 lot, 1 block, no reserves. Reason for platting to create 1 single family residential lot. Property address: 11415 Tylorcrest will be combined to 5 Derham Parc, Houston, Texas 77024. Preliminary plat approved on January 22<sup>nd</sup>, 2015.

7.) **PUBLIC HEARING/SPECIFIC USE PERMIT REQUEST APPROVAL/ AMENDMENT TO THE SPECIFIC USE PERMIT ISSUED TO THE KINKAID SCHOOL FOR THE PARKING GARAGE/201 KINKAID SCHOOL DRIVE:**

Matters related to the discussion and possible action on a request for a public hearing for the approval of a specific use permit from the Planning and Zoning Commission for an amendment to allow for the parking garage, which was previously approved by the Planning and Zoning Commission and City Council, to be moved twenty-five (25) feet to the west. This shift will provide increased space between the existing stadium bleachers, which will allow for a garage design that is safer for drivers, a sidewalk for pedestrians, and a fire lane that is located farther away from the existing stadium.

8.) **DISCUSSION OF THE PUBLIC HEARING/SPECIFIC USE PERMIT/ REQUEST APPROVAL/ AMENDMENT TO THE SPECIFIC USE PERMIT ISSUED TO THE KINKAID FOR THE PARKING GARAGE/201 KINKAID SCHOOL DRIVE:**

Matters related to the discussion and possible action on a request for a specific use permit from the Planning and Zoning Commission for an amendment to allow for the parking garage, which was previously approved by the Planning and Zoning Commission and City Council, to be moved twenty-five (25) feet to the west. This shift will provide increased space between the existing stadium bleachers, which will allow for a garage design that is safer for drivers, a sidewalk for pedestrians, and a fire lane that is located farther away from the existing stadium.

9.) **PUBLIC HEARING/SPECIFIC USE PERMIT/ REQUEST APPROVAL/ FOR THE INSTALLATION OF A TEMPORARY SURFACE PARKING LOT/201 KINKAID SCHOOL DRIVE:**

Matters related to the discussion

and possible action on a request for a public hearing for the approval of a specific use permit from the Planning and Zoning Commission to allow for the installation of a temporary surface parking lot of approximately 19,880 square feet, which will provide sixty-six (66) parking spaces in the area north of the proposed parking garage. This parking lot, which will be removed once the parking garage is complete, will compensate for spaces that will be displaced during the parking garage construction and address concerns expressed by the Fire Department about possible increased congestion on campus during the construction period.

**10.) DISCUSSION OF THE PUBLIC HEARING/SPECIFIC USE PERMIT/ REQUEST APPROVAL/ FOR THE INSTALLATION OF A TEMPORARY SURFACE PARKING LOT/201 KINKAID SCHOOL DRIVE:**

Matters related to the discussion and possible action on a request for a specific use permit from the Planning and Zoning Commission to allow for the installation of a temporary surface parking lot of approximately 19,880 square feet, which will provide sixty-six (66) parking spaces in the area north of the proposed parking garage. This parking lot, which will be removed once the parking garage is complete, will compensate for spaces that will be displaced during the parking garage construction and address concerns expressed by the Fire Department about possible increased congestion on campus during the construction period.

**11.) PUBLIC HEARING/SPECIFIC USE PERMIT/ REQUEST APPROVAL/ FOR THE CONSTRUCTION OF A CLASSROOM AND REPLACEMENT DINING BUILDING/ 201 KINKAID SCHOOL DRIVE:**

Matters related to the discussion and possible action on a request for a public hearing for the approval of a specific use permit from the Planning and Zoning Commission to allow for the demolition of the current cafeteria building and the construction of a two-story, 26,000 square foot building on its existing footprint, which is located to the west of the Middle School and to the south of the Katz Performing Arts Center. The first floor will feature a full service kitchen/servery and café style dining for up to 500 students. The second floor will include learning environments/classrooms for middle school students and offices. The building will include screened rooftop air conditioning/mechanical equipment.

**12.) DISCUSSION OF PUBLIC HEARING/SPECIFIC USE PERMIT/ REQUEST APPROVAL/ FOR THE CONSTRUCTION OF A CLASSROOM AND REPLACEMENT DINING BUILDING/ 201 KINKAID SCHOOL DRIVE:**

Matters related to the discussion and possible action on a request for a specific use permit from the Planning and Zoning Commission to allow for the demolition of the current cafeteria building and the construction of a two-story, 26,000 square foot building on its existing footprint, which is located to the west of the Middle School and to the south of the Katz Performing Arts Center. The first floor will feature a full service kitchen/servery and café style dining

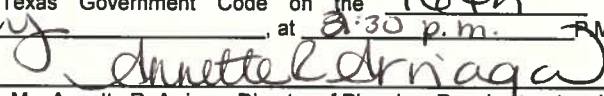
for up to 500 students. The second floor will include learning environments/classrooms for middle school students and offices. The building will include screened rooftop air conditioning/mechanical equipment.

**13.) PUBLIC HEARING/SPECIFIC USE PERMIT/ REQUEST APPROVAL/ FOR THE INSTALLATION OF A TEMPORARY KITCHEN/ BUILDING/ 201 KINKAID SCHOOL DRIVE:** Matters related to the discussion and possible action on a request for a public hearing for the approval of a specific use permit from the Planning and Zoning Commission to allow for the installation of a temporary kitchen, which will consist of two buildings to be placed between the Lower School and Katz Performing Arts Center and which will be utilized during the 2015-2016 school year while the new kitchen is under construction.

**14.) DISCUSSION OF PUBLIC HEARING/SPECIFIC USE PERMIT/ REQUEST APPROVAL/ FOR THE INSTALLTION OF A TEMPORARY KITCHEN/ 201 KINKAID SCHOOL DRIVE:** Matters related to the discussion and possible action on a request for a public hearing for the approval of a specific use permit from the Planning and Zoning Commission to allow for the installation of a temporary kitchen, which will consist of two buildings to be placed between the Lower School and Katz Performing Arts Center and which will be utilized during the 2015-2016 school year while the new kitchen is under construction.

**15.) ADJOURNMENT:**

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 the 16th day of Monday, February, at 2:30 p.m. P.M. 2015.

  
Ms. Annette R. Arriaga, Director of Planning, Development and Permits

In compliance with the Americans with Disabilities act, the City of Piney Point Village will provide for reasonable accommodations for persons attending City Council meetings. This facility is wheelchair accessible and accessible parking spaces are available. To better serve you, your requests should be received 48 hours prior to the meetings. Please contact Ms. Annette Arriaga, at 713-782-1757 or by fax 713-782-3178. E-Mail [blgdgofficial@pineypt.org](mailto:blgdgofficial@pineypt.org).