



# City of Piney Point Village

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

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## **PLANNING & ZONING COMMISSION MEETING**

### **Public Hearings**

**At 7:00 P.M.**

**Thursday, July 28th, 2016**

**If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary at 713-782-0271 or 713-782-1757 in advance of the meeting. Reasonable accommodations will be made to assist your participation in the meeting. The City offices are wheelchair accessible from the front entrance and specially marked parking spaces are available in the southwest parking area. Special seating will be provided in the Council Chambers.**

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

**1.) CALL TO ORDER:**

**2.) MEETING MINUTES: Matters relating to the approval of meeting minutes from the June 23rd, 2016 regular scheduled meeting.**

**3.) Public Hearing on Specific Use Permit Request from the Kinkaid School/201 Kinkaid School Drive: A specific use permit request from the Kinkaid School, located 201 Kinkaid School Drive, Houston, Texas 77024, within the City of Piney Point Village. The Kinkaid School is requesting approval from the Planning and Zoning Commission on several specific use permit requests as it relates to Chapter 74, 121. Purpose thru 151. Required. Consideration by Planning and Zoning Commission. The Planning and Zoning Commission will hold a public hearing and will discuss all related matters as it relates to the following (14) items listed below;**

*The specific use items requested are as followed;*

- 1.) Relocation of the permanent ravine within a structured underground pipe system into a detention/compensatory pond approximately 13.5 acre / FT in capacity. Will include the construction of a gravel service drive 14 FT. wide extending from the West Entry Drive to the detention/compensatory pond. Specific placement of the structured pipe, gravel service drive and easement to be between 52 FT and 82 FT of the Kinkaid/Stillforest property line in order to best preserve existing trees/landscaping.**
- 2.) An outdoor artificial turf baseball field with 300 FT outfield boundary barrier wall, and 24 FT tall netting along the 1<sup>st</sup> and 3<sup>rd</sup> base line.**
- 3.) Eight (8) hardscape tennis courts with dimensions of approximately 115 FT by 480 FT with 24 FT netting.**
- 4.) A landscape buffer/viewing hill 480 FT long and approximately 9 FT tall.**

- 5.) A property line fence between Kinkaid and Stillforest, 6 FT black vinyl per the Stillforest/Kinkaid agreement.
- 6.) A multi-purpose artificial turf practice field approximately 290 FT by 180 FT.
- 7.) Relocation of the existing Security Kiosk/Guard House.
- 8.) Relocation of the existing digital sign.
- 9.) Realignment of the existing main entry drives to include four (4) 12 FT wide lanes.
- 10.) A new west entry and 24 FT wide concrete drive, including a wrought iron gate and fence on the San Felipe property line.
- 11.) A concrete right hand turn lane approximately 130 Ft in length along San Felipe.
- 12.) A detention pond approximately 3.5 acre FT in size situated on the northern end of the west campus adjacent to the west entry drive and main entry drive.
- 13.) Demolition of the existing "Milby House Structures and Swimming Pool" on the west campus property.
- 14.) Landscaping to include trees, shrubs, grass and irrigation in that area identified as the "62 FT landscape buffer" starting at the Stillforest/Kinkaid property line.

**4.) Discussion of Public Hearing on a Specific Use Permit Request from the Kinkaid School/201 Kinkaid School Drive:**

The Kinkaid School is requesting approval from the Planning and Zoning Commission on several specific use permit requests as it relates to the following (14) items listed below;

- 1.) Relocation of the permanent ravine within a structured underground pipe system into a detention/compensatory pond approximately 13.5 acre / FT in capacity. Will include the construction of a gravel service drive 14 FT. wide extending from the West Entry Drive to the detention/compensatory pond. Specific placement of the structured pipe, gravel service drive and easement to be between 52 FT and 82 FT of the Kinkaid/Stillforest property line in order to best preserve existing trees/landscaping.
- 2.) An outdoor artificial turf baseball field with 300 FT outfield boundary barrier wall, and 24 FT tall netting along the 1<sup>st</sup> and 3<sup>rd</sup> base line.
- 3.) Eight (8) hardscape tennis courts with dimensions of approximately 115 FT by 480 FT with 24 FT netting.
- 4.) A landscape buffer/viewing hill 480 FT long and approximately 9 FT tall.
- 5.) A property line fence between Kinkaid and Stillforest, 6 FT black vinyl per the Stillforest/Kinkaid agreement.
- 6.) A multi-purpose artificial turf practice field approximately 290 FT by 180 FT.
- 7.) Relocation of the existing Security Kiosk/Guard House.
- 8.) Relocation of the existing digital sign.
- 9.) Realignment of the existing main entry drives to include four (4) 12 FT wide lanes.
- 10.) A new west entry and 24 FT wide concrete drive, including a wrought iron gate and fence on the San Felipe property line.
- 11.) A concrete right hand turn lane approximately 130 Ft in length along San Felipe.
- 12.) A detention pond approximately 3.5 acre FT in size situated on the northern end of the west campus adjacent to the west entry drive and main entry drive.
- 13.) Demolition of the existing "Milby House Structures and Swimming Pool" on the west campus property.
- 14.) Landscaping to include trees, shrubs, grass and irrigation in that area identified as the "62 FT landscape buffer" starting at the Stillforest/Kinkaid property line.

5.) **Public Hearing on City Ordinances as it relates to Chapter 74-1. Definitions; 74-212. Non-conforming buildings; 74-244. Regulations; 74-245. Supplementary District Regulations; 74-280 Exceptions and Exemptions.** A public hearing is being conducted on the proposed city ordinances as it relates to Chapter 74, City of Piney Point Village, Zoning Ordinances and all related matters.

6.) **Discussion of Public Hearing on City Ordinances as it relates to Chapter 74-1. Definitions; 74-212. Non-conforming buildings; 74-244. Regulations; 74-245. Supplementary District Regulations; 74-280 Exceptions and Exemptions.** A discussion of the public hearing is being conducted on the proposed city ordinances as it relates to Chapter 74, City of Piney Point Village, Zoning Ordinances and all related matters.

7.) **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 Monday, July 25th, 2016 at 9:00 a.m. a.m./p.m.

  
Annette R. Arriaga/Director of Planning, Development & Permits

If you have any questions, please contact Annette R. Arriaga at 713/782-1757 or 713/782-0271  
e-mail; [bldgofficial@pinevpt.org](mailto:bldgofficial@pinevpt.org)