

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from
August 28th, 2014

Members Present: Vincent Marino-Chairman, Diane Wege, Lenni Burke and Sue Curtis.

Members Absent: Bernard Branca, Bill Burney and Charles Peterman.

City Staff: Annette Arriaga, Director of Planning, Development, & Permits and Joe Moore with HDR Engineering Co; and David Olson with Olson and Olson.

Guests: Mario Colina with Probsfeld and Associates, Brian Thompson with Thompson Custom Homes, Gerald Grissom with Brown and Gay Engineering, John Pitman and Gene Werlin with the Kinkaid School.

1.) **Call to order:** 7:11 P.M.

2.) **Meeting Minutes:** Motion for approval of minutes for the June 26th, 2014 Planning and Zoning Commission meeting was made by Sue Curtis, and seconded by Lenni Burke. Upon vote, such minutes were unanimously approved.

3.) **Public Hearing/Final Plat of Mika Place/11441 Memorial Drive and 11440 Walden Lane/2 Lots into one Single Family Lot:** A public hearing was conducted and no public comments were received by the Commission. Staff recommended approval.

4.) **Discussion of Public Hearing/Final Plat of 11441 Memorial Drive and 11440 Walden Lane/2 Lots into one Single Family Lot:** Vincent Marino indicated that all previous comments had been addressed and he had no further comments as it related to the preliminary plat. Vincent Marino made a motion to approve the final plat of Mika Place. Motion made first by Diane Wege and seconded by Sue Curtis. Final plat approved.

5.) **Public Hearing/Preliminary Plat of Amending Plat No. 2 of Lot 1 of Pebbles Place/11401 Quail Hollow Lane:** A public hearing was conducted and no public comments were received by the commission. Staff recommended approval.

6.) **Discussion of Public Hearing/Preliminary Plat of Amending Plat No. 2 of Lot 1 of Pebbles Place/11401 Quail Hollow Lane:** Vincent Marino had a question about the building setback lines. He wanted to know which building lines were being removed. Vincent Marino made a motion to approve the preliminary plat subject to a revised preliminary plat indicating which building set back lines were being removed. Motion made first by Diane Wege and seconded by Sue Curtis. Preliminary plat approved.

7.) **Public Hearing/Preliminary Plat of Rice Manor/110 Radney Road:** A public hearing was conducted and no public comments were received by the commission. Staff recommended approval.

8.) **Discussion of Public Hearing/Preliminary Plat of Rice Manor/110 Radney Road:** Vincent Marino had a question about note 12, where it talks about the City Planning Letter that should be Texas American Tile Company, and the date of the title commitment, it shows a different date. He wanted the date to be double checked. In the description of the property on the right hand side, at the bottom of the plat, the wording should be corrected. The wording indicates that there are two certain tracts. It should reflect the wording as; *also being that same certain tract of land conveyed to Omar H. Simonds, Jr.* So, that there is no confusion. Vincent Marino made a motion to approve the

preliminary plat of Rice Manor subject to the corrections of the name of the title company in note 12. Correction of the date of the title commitment, if an error. In the description in the legend, adding the words *being that*, between the words *also* and *same certain*. So, that it is clear that it reads; also *that same certain tract of land conveyed to Oman H. Simonds*. Motion made first by Sue Curtis and seconded by Lenni Burke. Preliminary plat approved.

9.) **Public Hearing/Preliminary Plat of The Kinkaid School/201 Kinkaid School Drive:** Gerald Grissom with Brown and Gay Engineers was representing the preliminary plat for the Kinkaid School. Gene Werlin spoke and indicated that the Kinkaid School is combining the existing campus with the Milby tract to use both lots for educational purposes and to only have one tract. David Olson indicated that it will be an accurate reflection of what is out there today. As to future improvements on the lot, the Kinkaid School will come back to the Planning and Zoning Commission for a specific use permit. David Olson indicated that he recommends changing some language on the plat for clarification. First instead of there being two tracts, all will be Reserve A. With reference to Note 34, which was in the old plat, when the Milby tract was still residential, David Olson indicated that it is not necessary. In Note 41, David Olson had different language that he prefers. He wanted the Note to read; *...by the City Council through the specific use permit process provided for in an Ordinance 2014.06.30A adopted by the City Council on July 28th, 2014, and after such dedication of easement is recorded with the Harris County Clerk's office;* and the wording continues on. Staff recommended approval.

10.) **Discussion of Public Hearing/Preliminary Plat of The Kinkaid School/201 Kinkaid School Drive:** Vincent Marino had a question about the various easements shown on the plat with blank recorded information. He wanted to know if they would be reflected correctly on the final plat. David Olson indicated that they would be reflected on the final plat before final plat approval. In the legal description, the first three lines, still refers to Reserve B, and there is no Reserve B. David Olson indicated that everything should be removed that is in parenthesis as reference to both Reserve A and B. Vincent Marino asked about how the property drains. Gerald Grissom showed him how the property will drain according to the engineers who performed the drainage study, which was Walter P. Moore. Vincent asked about the encumbrance certificates on page 2 of 3, where it talks about the Kinkaid School, it should be the Kinkaid School Inc; Vincent Marino made a motion to approve the Kinkaid School preliminary plat subject to the corrections as follows; (1) to remove the word un restricted in front of Reserve A on all pages of the plat. (2) Note 34 to be deleted. (3) Note 41 to be revised to add, *the drainage easements referenced as 30 foot drainage easement, recorded at HCCF No. 2014, (recorded date) may be abandoned and relocated by a dedication of easement instrument only after being formally approved by the City Council through the specific use permit process provided for in an Ordinance 2014.06.30A, adopted by the City Council on July 28th, 2014, and after such dedication of such easement is recorded with the County Clerk in Harris County Real Property Records.* (4) Vincent Marino added that on page 2, the owner's name should read the Kinkaid School Inc. (5) The correction of the legal description on page 3 of the plat, to delete references to Reserve B. (6) In the first paragraph, in the legal description to remove the material in parenthesis so that the Reserve B does not appear nor the word restrictive in front of any wording. Motion made first by Vincent Marino and seconded by Diane Wege. Preliminary plat approved.

11.) **ADJOURNMENT:** Motion to adjourn at 8:00 P.M. Motion made first by Diane Wege and seconded by Lenni Burke. Motion to adjourn approved.

Date Approved on September 25th, 2014

Chairman Vincent Marino X


(Required Signature)

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