

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes for
September 26th, 2013

Members Present: Vincent Marino-Chairman, Bernard Branca, and Lenni Burke.

Members Absent: Bill Burney, Charles Peterman, Diane Wege, and Sue Curtis.

City Staff: Annette Arriaga, Director of Planning, Development & Permits and John Peterson w/ HDR Engineering.

Guests: Mario Colina with Probstfeld & Associates, Melissa Rodela with GGC Survey, and Asif Dakri.

D) Call to order: 7:03 P.M.

II.) Meeting Minutes: Meeting minutes approved first by Bernard Branca and seconded by Lenni Burke. Meeting minutes approved.

- 1.) Public Hearing/Final Plat Approval of Carrell Estate/11322 Iris Lee Lane:** A public hearing was conducted and public comments were received by the commission. A resident asked question about the building setback lines and if they were being adjusted at all. Vincent Marino stated no variances had been applied for and the building setback lines appear to meet and comply with the city's zoning ordinances. Staff reviewed the final plat and recommends approval.
- 2.) Discussion of Final Plat Approval of Carrell Estate/11322 Iris Lee Lane:** Vincent Marino stated that we had not received the utility approval letters from both Comcast and AT&T. Vincent had no further comments and entertained a motion for the approval of the Carrell Estate, 11322 Iris Lee Lane subject to receiving the no objections letters from both Comcast and AT&T. Motion made first by Lenni Burke and seconded by Bernard Branca. Final plat approved.
- 3.) Public Hearing/Final Plat Approval of Nina Place Subdivision/22 North Cheska Lane:** A public hearing was conducted and public comments were received by the commission. A resident asked about the building setback lines and if they were being adjusted at all. John Peterson re-verified and reviewed the building set back lines and indicated that they meet the city's current building setback criteria. Staff reviewed the final plat and recommended approval.
- 4.) Discussion of Final Plat Approval of Nina Place Subdivision/22 North Cheska Lane:** Vincent Marino had made comments: in the legend he wanted the wording to be corrected to show the "Planning and Zoning Commission." Also, in the upper left hand corner of the legend he wanted the owner's name to reflect and match the signature block. It should be "Officer of Richard Price Custom Homes Inc; a Texas Corporation." Also there were dots reflected on the survey, which he wanted to be clearly identified as showing the restrictions and the setback lines. The no objection, utility letters from Comcast and AT&T were still missing. Vincent had no further comments and entertained a motion for the approval of Nina Place Subdivision, 22 North Cheska Lane subject to clarification of the building setback lines according to the City of Piney Point Zoning Ordinances; correcting the name of the corporation signing the plat, correcting the name of the commission wording; and obtaining the no objections utility letters from both

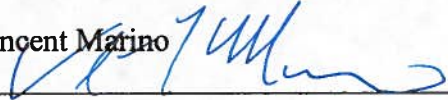
Burke. Final plat approved.

- 5.) **Public Hearing/Preliminary Plat Approval of Anderson Residence/11505 Memorial Drive:** A public hearing was conducted and public comments were received by the commission. A resident asked about the building setback lines if they were being adjusted at all. John Peterson re-verified and reviewed the building setback lines and indicated that they meet the city's building setback criteria. Staff reviewed the preliminary plat and recommended approval.
- 6.) **Discussion of Preliminary Plat Approval of Anderson Residence/11505 Memorial Drive:** Vincent Marino made comments: he asked about the name "Derek Anderson" and that it should appear the same in both signature blocks and the name was misspelled. In the notes, with reference to the City Planning letter dated, May 21st from The American Title Company, he noticed that a City Planning letter dated July 1st from the Texas American Title Company was received, Vincent Marino instructed that the note should reflect the July 1st letter. Vincent had no further comments and entertained a motion for the approval of Anderson Residence, 11505 Memorial Drive subject to the corrections of the City Planning letter date, the name of the title company and the spelling of the name Derek Anderson. Motion made first by Lenni Burke and seconded by Bernard Branca. Preliminary plat approved.
- 7.) **Public Hearing/Preliminary Plat Approval of Cheska Hollow, Lot 2/10 North Cheska Lane:** A public hearing was conducted and public comments were received by the commission. A resident asked a about the building setback lines if they were being adjusted at all. John Peterson re-verified and reviewed the building setback lines and indicated that they do meet the city's building setback criteria. Staff reviewed the preliminary plat and recommended approval.
- 8.) **Discussion of Preliminary Plat Approval of Cheska Hollow, Lot 2/10 North Cheska Lane:** Vincent Marino stated that he would like the plat clarified by having arrows showing where the 50 ft. building setback line begins at the Northern boundary line of Cheska Street. Vincent had no further comments and entertained a motion for the approval of 10 North Cheska Lane, subject to the correction showing the arrows at the building setback line. Motion made first by Bernard Branca and seconded by Lenni Burke. Preliminary plat approved.
- 9.) **Adjournment:** Motion to adjourn at 7:37 P.M. Motion first by Lenni Burke and seconded by Bernard Branca. Motion to adjourn approved.

Date Approved: October 24, 2013

Chair Vincent Marino

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(Required Signature)

Official File Copy