



# City of Piney Point Village

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

TELEPHONE (713) 782-0271  
FAX (713) 782-0281

## **Public Hearings**

### **PLANNING & ZONING COMMISSION MEETING**

**At 6:00 P.M.**

**Thursday, May 23rd, 2024**

**NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PINEY POINT VILLAGE, WILL HOLD A REGULAR SCHEDULED MEETING ON THURSDAY, MAY 23RD, AT 6:00 O'CLOCK P.M. AT ECCLESIA, 325 PINEY POINT ROAD, HOUSTON, TEXAS, 77024, TO DISCUSS THE AGENDA ITEMS LISTED BELOW:**

**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 accommodation 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 can be provided.**

**THE SUBJECT OF THE MEETING ARE AS FOLLOWS:**

**1.) CALL TO ORDER:**

**2.) MEETING MINUTES:** Matters relating to the approval of minutes from the March 28<sup>th</sup>, 2024 regular session, Planning and Zoning Commission meeting.

**3.) PUBLIC HEARING/FINAL PLAT APPROVAL OF MEMORIAL POINT/ PARTIAL RE PLAT NO. 1 / 6 MEMORIAL POINT:** Matters relating to the discussion and possible action on a request for a public hearing on a final plat approval from the Planning and Zoning Commission on a subdivision being a replat of lot 6 of Memorial Point an addition in the City of Piney Point Village as recorded in volume 164, page 91 of the map records of Harris County, Texas. Being a plat of 0.9521 acres (41,476 square feet). Located in the John D. Taylor survey, abstract 72, City of Piney Point Village, Harris Country, Texas. 1 lot, 1 block, no reserve. Owners: Manish and Manju Rungta. Property address: 6 Memorial Point, Houston, Texas 77024. Reason for platting: To reduce the rear building line from 50 feet to 20 feet. Preliminary plat approved on March 28, 2024.

**4.) DISCUSSION OF PUBLIC HEARING/FINAL PLAT APPROVAL OF MEMORIAL POINT/ PARTAIL RE PLAT NO. 1 / 6 MEMORIAL POINT:** Matters relating to the discussion and possible action on a request for a final plat approval from the Planning and Zoning Commission on a subdivision being a replat of lot 6 of Memorial Point an addition in the City of Piney Point Village as recorded in volume 164, page 91 of the map records of Harris County, Texas. Being a plat of 0.9521 acres (41,476 square feet). Located in the John D. Taylor survey, abstract 72, City of Piney Point Village, Harris Country, Texas. 1 lot, 1 block, no reserve. Owners: Manish and Manju

Rungta. Property address: 6 Memorial Point, Houston, Texas 77024. Reason for platting: To reduce the rear building line from 50 feet to 20 feet. Preliminary plat approved on March 28, 2024,

**5.) PUBLIC HEARING/PRELIMINARY PLAT APPROVAL OF 11 STILLFOREST STREET:** Matters relating to the discussion and possible action on a request for a public hearing on a preliminary plat approval from the Planning and Zoning Commission on a subdivision being out and part of certain 0.9953-acre tract being more commonly known as tract 18 of Stillforest Street, an unrecorded subdivision in Harris County, Texas. Being a plat of 0.9953 acre, (43,357 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. Owners: Chad M. and Megan Smith. Property address: 11 Stillforest Street, Houston, Texas 77024. Reason for platting: To create one single family residential lot in an unrecorded subdivision.

**6.) DISCUSSION OF PUBLIC HEARING/PRELIMINARY PLAT APPROVAL OF 11 STILLFOREST STREET:** Matters relating to the discussion and possible action on a request for a preliminary plat approval from the Planning and Zoning Commission on a subdivision being out and part of certain 0.9953-acre tract being more commonly known as tract 18 of Stillforest Street, an unrecorded subdivision in Harris County, Texas. Being a plat of 0.9953 acre, (43,357 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. Owners: Chad M. and Megan Smith. Property address: 11 Stillforest Street, Houston, Texas 77024. Reason for platting: To create one single family residential lot in an unrecorded subdivision.

**7.) PUBLIC HEARING/PRELIMINARY PLAT APPROVAL / LEVANT HOMES/ 11439 MEMORIAL DRIVE:** Matters relating to the discussion and possible action on a request for a public hearing on a preliminary plat approval from the Planning and Zoning Commission on a subdivision of 1.526 acres (66,475 square feet) of land being lot two (2) of Walden section one, an addition in Harris County, Texas according to the map of plat thereof, recorded in volume 203, page 92 of the map records of Harris County, Texas. Reason for replat: To adjust the building line. 1 lot, 1 block, no reserves. Owner: RSG Development, LLC. Property address: 11439 Memorial Drive, Houston, Texas 77024. Reason for replat: To adjust the building line.

**8.) DISCUSSION OF PUBLIC HEARING/PRELIMINARY PLAT APPROVAL / LEVANT HOMES/ 11439 MEMORIAL DRIVE:** Matters relating to the discussion and possible action on a preliminary plat approval from the Planning and Zoning Commission on a subdivision of 1.526 acres (66,475 square feet) of land being lot two (2) of Walden section one, an addition in Harris County, Texas according to the map of plat thereof, recorded in volume 203, page 92 of the map records of Harris County, Texas. Reason for replat: To adjust the building line. 1 lot, 1 block, no reserves. Owner: RSG Development, LLC. Property address: 11439 Memorial Drive, Houston, Texas 77024. Reason for replat: To adjust the building line.

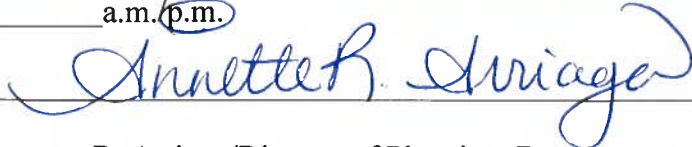
**9.) PUBLIC HEARING/ SPECIFIC USE PERMIT REQUEST ON EXTENDED WORK HOURS/MEMORIAL DRIVE ELEMENTARY SCHOOL/11202 SMITHDALE ROAD:** Spring Branch Independent School District is requesting permission from the Planning and Zoning Commission to extend its city work hours to allow for more work time so, the builder, Marshall Construction can complete the school's crucial timeline for final completion of Memorial Drive Elementary School.

**10.) 10. DISCUSSION OF PUBLIC HEARING/ SPECIFIC USE PERMIT REQUEST ON EXTENDED WORK HOURS/MEMORIAL DRIVE ELEMENTARY SCHOOL/11202 SMITHDALE ROAD:** Spring Branch Independent School District is requesting permission from the Planning and Zoning Commission to extend its city work hours to allow for more work time so,

the builder, Marshall Construction can complete the school's crucial timeline for final completion of Memorial Drive Elementary School.

11.) **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, May 20th @ 1:00 o'clock 2024 at \_\_\_\_\_ a.m./p.m.



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

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