



# City of Piney Point Village

7660 WOODWAY DR., SUITE 593  
HOUSTON, TX 77063

TELEPHONE (713) 782-0271  
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## Public Hearings

### PLANNING & ZONING COMMISSION MEETING

**6:00 P.M. Thursday, November 7, 2024**

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PINEY POINT VILLAGE WILL HOLD A REGULAR MEETING ON THURSDAY, NOVEMBER 7TH, AT 6:00 O'CLOCK P.M. AT 7660 WOODWAY DRIVE, SUITE 593, 5<sup>TH</sup> FLOOR, HOUSTON, TEXAS, 77063, TO DISCUSS THE SPECIFIC 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 provided to assist with 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 September 26<sup>th</sup>, 2024, regular Planning and Zoning Commission meeting.

**3.) PUBLIC HEARING/FINAL PLAT APPROVAL OF 675 PINEY POINT RD:** Matters relating to the discussion and possible action on a request for public hearing on a final plat approval from the Planning and Zoning Commission for a subdivision of 1.2886 acres, (56,132 square feet) being a partial replat of lot 1, of Bauer Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in volume 655, page 200 of the deed records of Harris County, Texas. Located in the J.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. Owner: 800 Builders LLC, Property address: 675 Piney Point Road, Houston, Texas 77024. Preliminary plat was approved on August 22<sup>nd</sup>, 2024.

**4.) DISCUSSION OF PUBLIC HEARING/FINAL PLAT APPROVAL OF 675 PINEY POINT RD:** Matters relating to the discussion of the public hearing on a request for a final plat approval from the Planning and Zoning Commission for a subdivision of 1.2886 acres, (56,132 square feet) being a partial replat of lot 1, of Bauer Subdivision, an addition in Harris County, Texas, according to the map or plat thereof as recorded in volume 655, page 200 of the deed records of Harris County, Texas. Located in the J.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. Owner: 800 Builders LLC, Property address: 675 Piney Point Road, Houston, Texas 77024. Preliminary plat was approved on August 22<sup>nd</sup>, 2024.

**5.) PUBLIC HEARING ON PERMITTED SIGNS:** Matters relating to the discussion and possible action on a request for a public hearing on an ordinance of the City of Piney Point Village, Texas, amending Chapter 74, Article V. Section 74-281, Permitted signs of the code of ordinances regarding signs on permitted temporary construction fences.

**6.) DISCUSSION OF PUBLIC HEARING ON PERMITTED SIGNS:** Matters relating to the discussion and possible action on a request for an ordinance of the City of Piney Point Village, Texas, amending Chapter 74, Article V. Section 74-281, Permitted signs of the code of ordinances regarding signs on permitted temporary construction fences.

**7.) PUBLIC HEARING ON BUILDING ORIENTATION:** Matters relating to the discussion and possible action on a request for a public hearing on an ordinance of the City of Piney Point Village, Texas, amending Chapter 74, Article IV, of the code of ordinances by creating a new subsection under section 74-245 Supplementary district regulations regarding the orientation of a building.

**8.) DISCUSSION OF A PUBLIC HEARING ON BUILDING ORIENTATION:** Matters relating to the discussion and possible action on a request for an ordinance of the City of Piney Point Village, Texas, amending Chapter 74, Article IV, of the code of ordinances by creating a new subsection under section 74-245 Supplementary district regulations regarding the orientation of a building.

**9.) PUBLIC HEARING ON OUTDOOR LIGHTING:** Matters relating to the discussion and possible action on a request for a public hearing on an ordinance of the City of Piney Point Village, Texas, amending an ordinance of the City of Piney Point Village, Texas, amending Chapter 74, Article I. Section 74.1 Definitions, and Chapter 74, Article IV., Sections 74-244 (b) Height Regulations, and 74-245 (d) Outdoor lighting.

**10.) DISCUSSION OF PUBLIC HEARING ON OUTDOOR LIGHTING:** Matters relating to the discussion and possible action on a request for an ordinance of the City of Piney Point Village, Texas, amending an ordinance of the City of Piney Point Village, Texas, amending Chapter 74, Article I. Section 74.1 Definitions, and Chapter 74, Article IV., Sections 74-244 (b) Height Regulations, and 74-245 (d) Outdoor lighting.

**11.) PUBLIC HEARING ON STANDBY ELECTRIC GENERATORS:** Matters relating to the discussion and possible action on a request for a public hearing on an ordinance of the City of Piney Point Village, Texas, amending Chapter 74, Article IV. Section 74-244 Regulations of the code of ordinances, regarding generator and building area calculations, and creating a new section 74-247 Standby Electric Generators, regarding the permitting, location, installation and operation of residential standby electric generators.

**12.) DISCUSSION OF PUBLIC HEARING ON STANDBY ELECTRIC GENERATORS:** Matters relating to the discussion and possible action on an ordinance of the City of Piney Point Village, Texas, amending Chapter 74, Article IV. Section 74-244 Regulations of the code of ordinances, regarding generators and building area calculations, and creating a new section 74-247 Standby Electric Generators, regarding the permitting, location, installation and operation of residential standby electric generators.

**13.) PUBLIC HEARING ON THE PLANNING AND ZONING COMMISSION, NUMBER OF MEMBERS FOR A QUORUM:** Matters relating to the discussion and possible action on a request for a public hearing on an ordinance amending Chapter 2, Article II, Division 2, modifying the number of members to the Planning and Zoning Commission under Section 2-57, Modifying the number of members for a quorum to the Planning and Zoning Commission under Section 2-58, and declaring an emergency. To also consider and take action if this should be considered in Chapter 74 as part of the Zoning Ordinance.

**14.) DISCUSSION OF PUBLIC HEARING ON THE PLANNING AND ZONING COMMISSION, NUMBER OF MEMBERS FOR A QUORUM:** Matters relating to the discussion and possible action on a request for an ordinance amending Chapter 2, Article II, Division 2, modifying the number of members to the Planning and Zoning Commission under Section 2-57, Modifying the number of members for a quorum to the Planning and Zoning Commission under Section 2-58, and declaring an emergency. To also consider and take action if this should be considered in Chapter 74 as part of the Zoning Ordinance.

**15.) ADJOURNMENT:**

I, **Annette R. Arriaga** 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 Wednesday, October 30th 2024 at 3:00 o'clock 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)