

**City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from March 28, 2024**

Members Present: Bill Burney, Bill Ogden, Buck Ballas, and Margaret Rohde-Chair.

Members Absent: Dana Gompers, and Don Jones.

City Staff: Annette Arriaga, Director of Planning & Development, Aaron Croley with HDR Engineering.

Guests: Mario Colina with Probstfeld and Associates.

- 1.) **Call to order:** 6:00 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the July 27th, 2023, regular Planning and Zoning Commission meeting. **Bill Burney** motioned first to approve, and it was seconded by **Buck Ballas**, minutes were unanimously approved.
- 3.) **PUBLIC HEARING/ FINAL PLAT OF PRINCESS PRESERVE /458 OAK LANE:** **Mario Colina** indicated that he was representing the homeowners and asked if anyone had any questions regarding the final plat. No public comments received. **Aaron Croley** with HDR Engineering stated that the plat met all the criteria set by the city and that he had no objections to the final plat and recommended approval.
- 4.) **DISCUSSION OF PUBLIC HEARING/ FINAL PLAT OF PRINCESS PRESERVE/458 OAK LANE:** **Margaret Rohde** asked if Oak Lane was a private street, she also asked about building in the easements. **Mario Colina** stated that the building would be built on piers. **Bill Burney** asked if the bridge would be replaced that was on the property. **Mario Colina** indicated that most likely the bridge would stay the same. **Bill Burney** mentioned that the bridge would have to meet all city criteria. **Aaron Croley** confirmed that all the drainage and all structures on the lot would have to comply to the building and drainage criteria and that they would also have to get Harris County approval on it as well. **Margaret Rohde** entertained a motion to approve the final plat. **Bill Burney** motioned first to approve, and it was seconded by **Buck Ballas**. Final Plat approved for Princess Preserve, 458 Oak Lane.
- 5.) **PUBLIC HEARING/ PRELIMINARY PLAT OF MEMORIAL POINT/PARTIAL RE PLAT NO.1/ 6 MEMORIAL POINT:** **Mario Colina** indicated that he was representing the homeowners and asked if anyone had any questions regarding the preliminary plat. No public comments received. **Aaron Croley** with HDR Engineering stated that the plat met all the criteria set by the city and that he had no objections to the preliminary plat and recommended approval.
- 6.) **PUBLIC HEARING/ PRELIMINARY PLAT OF MEMORIAL POINT/ PARTIAL RE PLAT NO.1/ 6 MEMORIAL POINT:** **Margaret Rohde** asked about the Southern building line. **Mario Colina** indicated that the Southern building line follows the property line and there was no side yard. **Bill Burney** asked about which way the house faces. It appeared that the house faced Piney Point Road. **Mario Colina** stated that the house will face 6 Memorial Point and he indicated that he would correct it on the final plat and make it clear and add the address to the final plat.

Margaret Rohde entertained a motion to approve the preliminary plat. **Bill Burney** motioned first to approve, and it was seconded by **Buck Ballas**. Preliminary plat approved for Memorial Point, Partial Re Plat, 6 Memorial Point.

7.) **PUBLIC HEARING/ PRELIMINARY PLAT OF FOFS MANOR/ 46 STILLFORST STREET:** **Mario Colina** indicated that he was representing the homeowners and asked if anyone had any questions regarding the preliminary plat. No public comments received. **Aaron Croley** with HDR Engineering stated that the plat met all the criteria set by the city and that he had no objections to the preliminary plat and recommended approval.

8.) **DISCUSSION OF PUBLIC HEARING/ PRELIMINARY PLAT OF FOFS MANOR/ 46 STILLFORST STREET:** **Mario Colina** stated that the house had not been demolished. **Margaret Rohde** asked if it was a private street. **Mario Colina** indicated that Stillforest was a private street and that they had an active homeowner association. He indicated that the Stillforest Association has more restrictive setback requirements and the instead of the 50 ft they require 60 ft for the front yard.

Margaret Rohde entertained a motion to approve the preliminary plat. **Bill Burney** motioned first to approve, and it was seconded by **Buck Ballas**. Preliminary plat approved for FOFS Manor, 46 Stillforest Street.

9.) **ADJOURMENT:** Motion to adjourn at 6:16 P.M. Motion made first by **Buck Ballas** and seconded by **Bill Burney**. Motion to adjourn approved.

Date Approved: Thursday, May 23, 2024

Signature of Chairman-Don Jones

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