

**City of Piney Point Village  
Planning & Zoning Commission Meeting  
Minutes from November 7<sup>th</sup>, 2024**

**Members Present:** Bill Ogden, Buck Ballas, Chris Dezevallos, Dana Gompers and Jay Cohen.

**Members Absent:** Don Jones-Chairman.

**City Staff:** Annette Arriaga, Director of Planning, Development and Permits, Bobby Penington, City Administrator and Aaron Croley with HDR Engineering.

**City Council Members:** Mayor Aliza Dutt, City Council Margaret Rohde and City Attorney David Olson with Olson and Olson.

**Guests:** Resident Dan Mark and Mario Colina with Probstfeld and Associates.

- 1.) **Call to Order:** 6:00 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from September 26<sup>th</sup>, 2024, regular Planning and Zoning Commission meeting. **Jay Cohen** motioned first to approve, and it was seconded by Chris Dezevallos, minutes were unanimously approved.
- 3.) **PUBLIC HEARING/FINAL PLAT OF 675 PINEY POINT ROAD:** **Mario Colina** with Probstfeld and Associates stated that he represented the owners, and he asked if anyone had any questions in regard to the final plat. No public comments were received by the commission. Arron Croley stated they had reviewed the final plat of 675 Piney Point Road and that it met all the platting requirements of the city and he recommended approval.
- 4.) **DISCUSSION OF PUBLIC HEARING/FINAL PLAT OF 675 PINEY POINT ROAD:** No other comments from the Commission. **Buck Ballas** made a motion to approve the final plat of 675 Piney Point Road. **Dana Gompers** was first to approve, and it was seconded by **Bill Ogden**. Final plat of 675 Piney Point Road, approved.
- 5.) **PUBLIC HEARING ON PERMITTED SIGNS:** **Margaret Rohde** stated that the permitted signs and the request to change the language in the sign ordinance is that, the new temporary construction fencing ordinance would now require builders to install temporary construction fencing around the front of the construction site, and the new sign ordinance would now allow for real estate and for sale signs to be placed on the temporary fencing where before it would be typically placed in the ground. **Margaret Rohde** indicated that there had been meetings about the proposed changes and that staff recommended approval.
- 6.) **DISCUSSION OF PUBLIC HEARING ON PERMITTED SIGNS:** No other comments discussed by the Commission, **Buck Ballas** made a motion to approve, City of Piney Point Village, Texas, amending Chapter 74, Article V. Section 74-281, **Permitted Signs**, regarding permitted signs on construction fences.  
  
**Bill Ogden** was first to approve, and it was seconded by **Chris Dezevallos**. Amended sign ordinance passed.
- 7.) **PUBLIC HEARING ON BUILDING ORIENTATION:** **Margaret Rohde** stated that this only comes up on corner lots and the city wanted to make sure that the building orientation should be

uniform with the rest of the houses. She mentioned that this wouldn't affect platting or the request to change the building lines she added that the issue that came about when the architect orientated the house to face a side yard off of Smithdale when the front yard was Dana Lane but visually it appeared that the front yard was the side yard with a garage and the front elevation of the house was facing Smithdale. She indicated that the house would appear to be closer than it actually is.

- 8.) **DISCUSSION OF PUBLIC HEARING ON BUILDING ORIENTATION:** **Chris Dezevallos** stated that if the house had a Dana Lane address, then it should front Dana Lane. **David Olson** mentioned to the commission that we aren't in the business to tell people which direction their house should face and added that a lot of the properties have active restrictive covenants and that we should rely on the plats. **John Cohen** mentioned that this was an issue in West University Place. **Margaret Rohde** felt that this was a good step toward defining it and this draft came from the City of Bunker Hill and the same language is used.

**Buck Ballas** made a motion to approve, 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.

**Chris Dezevallos** was first to approve, and it was seconded by **Dana Gompers**. Building orientation passed.

- 9.) **PUBLIC HEARING ON OUTDOOR LIGHTING:** **Margaret Rohde** discussed the outdoor lighting ordinance and wanted to make sure that the revised draft would include definitions such as footcandles, lamps, light trespass, and luminaire. She added that the term, yard would be changed to outdoor. She mentioned in section (d) Outdoor Lighting, number (1) Permit required, that a permit would be required for all residential new construction and substantial remodel for any outdoor lighting. She stated that this would control the glare, the spotlights shining into backyards, the size and intensity of the lights. The ordinance specifies the nuisance and the enforcement of lighting, and it also lists seasonal lighting, and it discusses the Specific Use Permits and its lighting. **Margaret Rohde** indicated that staff, legal, has reviewed the final draft of the ordinance.

- 10.) **DISCUSSION OF PUBLIC HEARING ON OUTDOOR LIGHTING:** **Buck Ballas** made a motion to approve City of Piney Point Village, Texas, amending Chapter 74, Article I, Section 74.1 Definitions, and Chapter 74, Article IV., Section 74-244 (b) Height Regulations, and 74-245 (d) Outdoor Lighting.

**Jay Cohen** was first to approve, and it was seconded by **Dana Gompers**. Outdoor Lighting passed.

- 11.) **PUBLIC HEARING ON STANDBY ELECTRIC GENERATORS:** **Margaret Rohde** gave a brief discussion on standby generators and indicated that the generator ordinance has been the most discussed. Staff have had several meetings and workshops on it. She indicated that we should be going off the recommended manufacture specifications for the distances for generators. She indicated that generator should not be less than 18 inches from any structure, 10 ft from the side and rear yard and 3 ft from vegetation and following all manufacture requirements. She wants to get something on the books so residents have more of an option to install a generator and not have to seek a variance. **Margaret Rohde** has asked Annette Arriaga about some of the items that were most difficult, and she indicated the area calculations form, that a lot of people have trouble figuring out the area calculations for the property and it took just way too long. **Margaret Rohde** indicated that 50 sq ft wouldn't be that much to have the area calculation form requirement removed from the process. **Margaret Rohde** discussed air flow restrictions and wanted to make some changes to the draft. **Dan Mark** stated that the last draft he reviewed from city council was not the draft he was reviewing and presented at the Planning and Zoning meeting. He did not want to recommend the version of the draft that had changed. **Margaret Rohde** indicated that they have

had additional workshops meetings to discuss and that when the changes were made. **Margaret Rohde** indicated that staff recommend approval.

- 12.) **DISCUSSION OF STANDBY GENERATORS:** The Commission discussed air flow and air flow restrictions, vegetation, and NFPA regulations and manufacture recommendations. **Jay Cohen** mentioned that the draft version of the generator ordinance presented was not what the Commission had agreed to at the last meeting, he indicated that the generator location should be 5 ft from the structure.

**Buck Ballas** made a motion to approve 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.

**Jay Cohen** opposed. Dana Gompers was first to approve, and it was seconded by **Chris Dezevallos**. Standby Electric Generators approved.

- 13.) **PUBLIC HEARING ON THE PLANNING AND ZONING COMMISSION, NUMBER OF MEMBERS FOR A QUORUM:** **David Olson** discussed that this general deals with the Zoning Commission members and the number of members for a quorum and for the purpose of conducting a regular meeting, the total number would be three members. David indicated that this would be going before the city council along with the other proposed ordinances and this was just added language to be 5 members and 3 alternates for the Planning and Zoning Commission.

- 14.) **DISCUSSION OF PUBLIC HEARING ON THE PLANNING AND ZONING COMMISSION, NUMBER OF MEMBERS FOR A QUORUM:** **Buck Ballas** made a motion to approve City of Piney Point Village, Texas, 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 if this should be in Chapter 74 as part of the Zoning Ordinance. All agreed that would be a good idea.

**Dana Gompers** was first to approve, and it was seconded by **Chris Dezevallos**. Number of members for a quorum approved.

- 15.) **Adjournment:** Motion to adjourn at 8:45 P.M. Motion made first by **Bill Ogden** and seconded by **Dana Gompers**. Motion to adjourn approved.

Date Approved: Thursday, January 23<sup>rd</sup>, 2025

Signature of Don Jones-Chairman X \_\_\_\_\_