

## City of Piney Point Village

7660 WOODWAY DR., SUITE 460 HOUSTON, TX 77063 TELEPHONE (713) 782-0271

## **PLANNING & ZONING COMMISSION MEETING**

Public Hearing at 6:00 p.m.

Thursday, August 28th, 2025

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PINEY POINT VILLAGE WILL HOLD A REGULAR MEETING ON THURSDAY, AUGUST 28TH, AT 6:00 O'CLOCK P.M. AT 7660 WOODWAY DRIVE, SUITE 460, 4th FLOOR, HOUSTON, TEXAS, 77063, 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 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.) <u>MEETING MINUTES</u>: Matters relating to the approval of minutes from July 24th, 2025, regular Planning and Zoning Commission meeting.
- 3.) PUBLIC HEARING/FINAL PLAT APPROVAL FOR 6 STILLFOREST STREET: Matters relating to discussion and possible action on a request for public hearing on a final plat approval from the Planning and Zoning Commission for a subdivision being out and part of certain 0.9611-acre tract being more commonly known as lot 5 of Stillforest, an unrecorded subdivision in Harris County, Texas. Being a plat of 0.9611 acre, (41,866 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. Reason for plating; to create one single family residential lot, from a tract, in an unrecorded subdivision. Owners; Charles Michael and Kimberly Nettles. Property address: 6 Stillforest Street, Houston, Texas 77024. Preliminary plat approved on July 24th, 2025.
- 4.) <u>DISCUSSION OF PUBLIC HEARING/FINAL PLAT APPROVAL OF 6 STILLFOREST STREET:</u> Matters relating to the discussion and possible action regarding the public hearing on a request for a final plat approval from the Planning and Zoning Commission for a subdivision being out and part of certain 0.9611-acre tract being more commonly known as lot 5 of Stillforest, an unrecorded subdivision in Harris County, Texas. Being a plat of 0.9611 acre, (41,866 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. Reason for plating; to create one single family residential lot from a tract, in an unrecorded subdivision. Owners; Charles Michael and Kimberly Nettles. Property address: 6 Stillforest Street, Houston, Texas 77024. Preliminary plat approved on July 24th, 2025.

### 5.) ADJOURNMENT:

				Permits for the City of Piney Point Village, do hereby certify that the above notice
of the m	eeting of the City of Pin	ey Point Villa	ge was pos	TVESday, august 9+10  2025 at
Texas	Government	Code,	on	Thesday, august 19th, 2025 at
2:1	20 0, Glode	a.m.	/p.m	Ameta Diniaga
				Annette Arriaga/Development Services Prector

## City of Piney Point Village Planning & Zoning Commission Meeting Minutes from July 24<sup>th</sup>, 2025

Members Present: Don Jones - Chairman, Bill Burney, Jay Cohen, Dana Gompers and Tim Jones.

Members Absent: Buck Ballas, Chris Dezevallos and William Ogden.

<u>City Staff</u>: Annette Arriaga, Building Services Director, Gerson Quevedo, Building Manager, and Aaron Croley P.E with HDR Engineering Company.

<u>Guests</u>: Mario Colina P.E with Probsfeld and Associates, Pastor Stuart Bates and Louise Richmond with St. Francis Episcopal Church, Jonathan Williams with Willaims House LLC.

- 1.) Call to order: 7:03 P.M.
- 2.) <u>Meeting Minutes:</u> Motion for approval of minutes from June 26<sup>th</sup>, 2025. Motion made by Jay Cohen and seconded by Bill Burney. Upon such vote, the minutes were unanimously approved.
- 3.) Public Hearing/Preliminary Plat Approval/ 6 Stillforest Street: Mario Colina with Probsfeld and Associates stated that he represents the owners of the property and asked if anyone had any questions regarding the property. No public comments were received. Aaron Croley with HDR Engineering indicated that they have reviewed the preliminary plat and it meets the cities criteria and recommends approval.
- 4.) Discussion of Public Hearing/Preliminary Plat Approval of Stillforest Street: Don Jones mentioned that the front yard setback was more than the city requirement of 50 ft, that the new house setback for 6 Stillforest Street would be 60 ft. Don Jones asked about the 40 ft easement and asked Aaron how that was measured. Aarron Croley stated that the setbacks are measured from the roadway easement to the building line. Don Jones wanted Mario Colina to add a dimensional line to the 60 ft building line from the roadway easement. Also, the date on the preliminary plat needed to be corrected to July 24th, 2025, it showed 2024. Don Jones entertained a motion to approve the preliminary plat subject to the corrections. Dana Gompers was first to approve, and it was seconded by Jay Cohen. Preliminary plat approved for 6 Stillforest Street.
- 8.) Public Hearing/St Francis Episcopal Church/Request for Specific Use Permit for Courtyard Renovations/345 Piney Point Road, Houston, Texas 77024. Louise Richmond gave a summary of the proposed courtyard improvements to the Planning and Zoning Commission. She discussed the there would be partial demolition and rework of the existing sidewalks, and that they would be adding pavers. She added that new benches and a new sculpture with a cross would be added to the courtyard and that the sculpture would have backlit lighting feature. They would add outdoor landscape lighting and replace two electrical poles with two new electrical poles. She added that they would be removing trees but adding additional trees and they will modify the existing irrigation system. Jonathan Williams, the landscape designer, added that the work area square footage for the courtyard was approximately 9500 square feet and that all the work would be in the courtyard area, and no new drainage would be required. He added that they would be removing an existing gravel area of 196 square feet and would plant back grass. He indicated that six trees would be removed, and they would plant back 8 additional trees. New lighting would be all LED lighting, and all lighting would be all low voltage. The project would take about twelve weeks to complete once permitted.

**Don Jones** made entertained a motion to recommend to the Piney Point Village, City Council to approve the Specific Use Permit request for St Francis Episcopal Church for the courtyard improvements. Motion made first by **Bill Burney** and seconded by **Jay Cohen**.

**6.)** ADJOURNMENT: Motion to adjourn at 7:20 p.m. Motion made first by Bill Burney and seconded by Dana Gompers. Motion to adjourn approved.

Chairman Don Jones	
(Required Signature)	
Official File Copy	

515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

August 13, 2025

Planning & Zoning Commission City of Piney Point Village 7660 Woodway, Suite 460 Houston, TX 77063

## **ATTENTION: PLANNING & ZONING COMMISSION**

On behalf of our clients, CHARLES M. NETTLES AND KIMBERLY NETTLES, Probstfeld & Associates, Inc. respectfully requests a hearing AUGUST 28, 2025 at 6:00 PM at the City of Piney Point Village, 7660 Woodway, Suite 460, Houston, Texas, 77063. We are seeking approval for the following:

## FINAL PLAT OF 6 STILLFOREST

A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.9611 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOT 5 OF STILLFOREST, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS,

BEING A PLAT OF 0.9611 ACRE, (41,866 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY,
ABSTRACT 72, CITY OF PINEY POINT VILLAGE,
HARRIS COUNTY, TEXAS.

I LOT I BLOCK NO RESERVE

REASON FOR PLATTING:
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM
TRACT IN AN UNRECORDED SUBDIVISION

HCAD: 0410280080005

AT: 6 Stillforest Street, Piney Point Village LGL: TR 5, Stillforest U/R, Abst. 72 JD Taylor

Please find attached a copy of the FINAL PLAT. If you have any questions or concerns, please feel free to contact me at 281.829.0034.

Sincerely,

MARIO F. COLINA, P.E.

Jano of

Probstfeld & Associates, Inc.

Attachments: Copy of FINAL PLAT



August 7, 2025

Mr. Don Jones, Chairman
Planning and Zoning Commission
City of Piney Point Village
7660 Woodway, Suite 460
Houston, Texas 77063

Re: On-Going Services

Final Plat Review of 6 Stillforest Street - First Submittal

Piney Point Village, Texas HDR Job No. 10420850

Dear Mr. Jones:

We have reviewed the final plat for the above referenced address. The plat appears to meet all requirements set forth in the City ordinances. Therefore, we recommend that the Planning and Zoning Commission approve the final plat contingent upon the following:

• The Registered Professional Land Surveyor of Record must sign the Final Plat before it is presented before the Planning and Zoning Commission.

If you have any questions, please feel free to contact us.

Sincerely,

HDR Engineering, Inc.

Aaron Croley, P.E., CFM

Project Engineer

cc: Annette Arriaga - City of Piney Point Village

J287409, all in Harris County.

15. Plat reflects revised building set back lines that are more restrictive than the ones on restrictive covenants as filed in Volume 1706, Page 673 of the Deed Records & and in Clerk's File No. J287409, all in Harris County.

## **NOTES ON EXISTING PIPELINES**

There are existing pipelines or pipeline easements within this subdivision.

# FINAL PLAT OF 6 STILLFOREST

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## 1 LOT 1 BLOCK NO RESERVE

**REASON FOR PLATTING:** 

TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM TRACT IN AN UNRECORDED SUBDIVISION

## **OWNER:**

CHARLES MICHAEL NETTLES AND KIMBERLY NETTLES

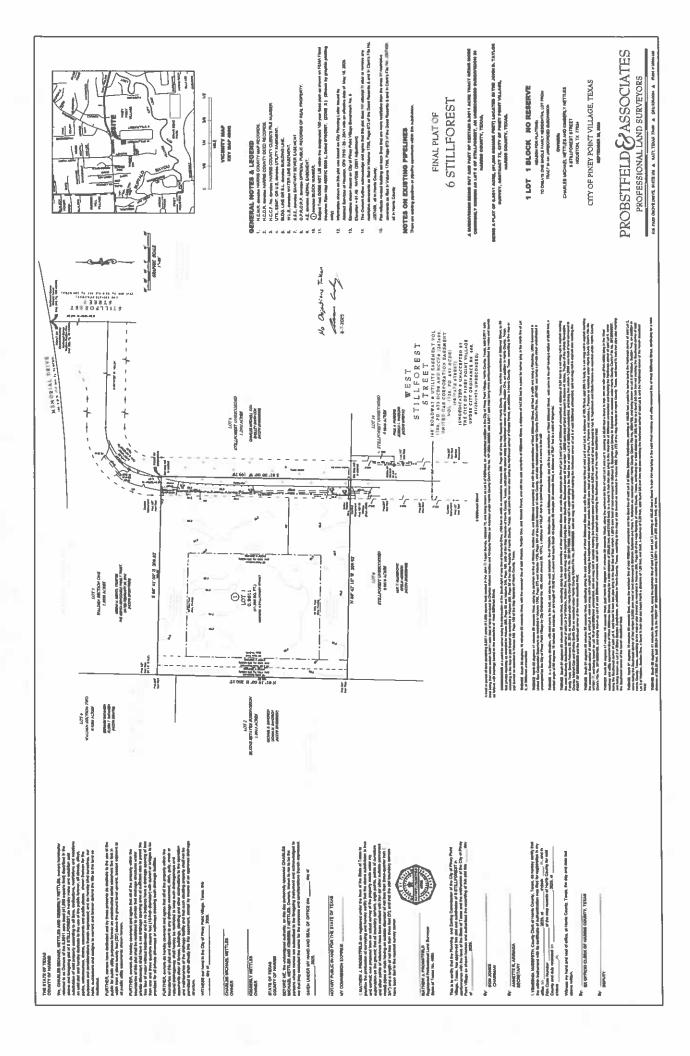
6 STILLFOREST STREET

HOUSTON, TX 77024

CITY OF PINEY POINT VILLAGE, TEXAS

AUGUST 28, 2025

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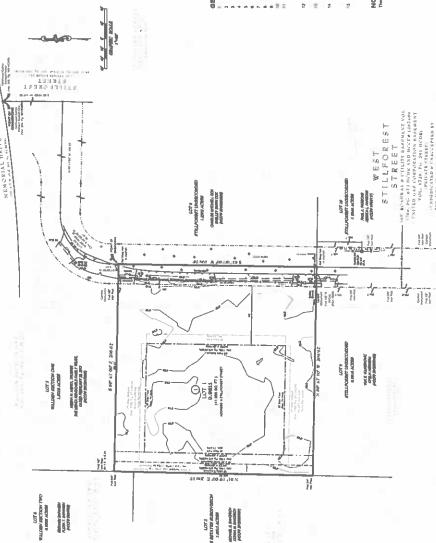
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6 STILLFOREST

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CITY OF PINEY POINT VILLAGE, TEXAS

PROBSTFELD&ASSOCIATES
PROFESSIONALIAND SURVEYORS AND PARES SANTE DESTREAS A LATT. TEXAS TRUE & CONSTRUCTION & STEEL OF SANTE DESTRUCTION



## MEMORIAL VILLAGES WATER AUTHORITY

8955 GAYLORD DRIVE, HOUSTON, TEXAS 77024-2903 PH: 713-465-8318 FAX: 713-465-8387

July 31, 2025

City of Piney Point Village Planning & Zoning Commission 7676 Woodway Dr., Suite 300 Houston, Texas 77063

VIA FAX No. 713-782-3178

Charles Micheal Nettles and Kimberly Nettles C/O Probstfeld & Associates 515 Park Grove Drive Katy, Texas 77450

VIA Email: mario@probstfeld.com

Re: Letter of No Objection for Final Plat of Lot 5 Stillforest

1 Lot, 1 Block, No Reserve, aka 6 Stillforest, Piney Point Village, Texas

## Dear Commissioners:

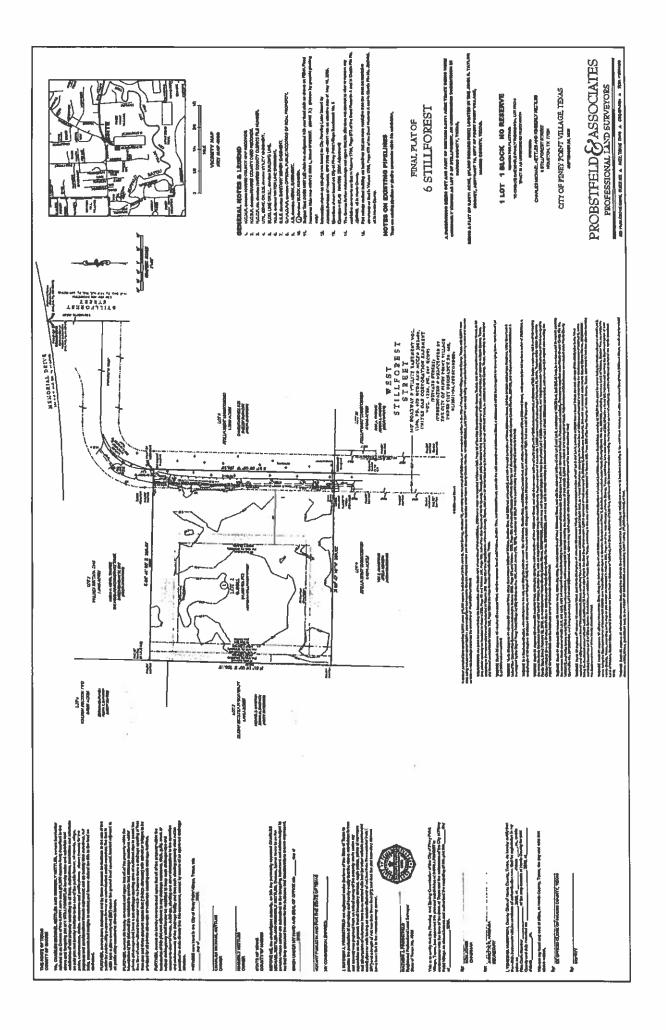
Memorial Villages Water Authority (the "Water Authority") has reviewed the proposed **Final** Plat of the above referenced single family residential lot in the City of Piney Point Village. In our review, we have determined that the proposed Plat will not adversely affect either the existing sanitary sewer system or existing water system that serve property along Stillforest nor the existing services to this proposed lot as this property is currently served with water and sewer service. Should a new residence be proposed on this lot, the owners are required to obtain a "Letter of Water and Sewer Availability" from the Water Authority prior to obtaining a building permit.

If you have any questions, you may reach me at 713-465-8318.

Sincerely,

Trey Cantu General Manager

Cc: Customer file





David Mertz AT&T Texas 14575 Presidio Square Blvd, Room 135 Houston, Texas, 77083 Tel: 832-350-2227 David.Mertz@att.com

August 4, 2025

Mario Colina Probstfeld & Associates 515 Park Grove Dr Katy, Texas 77450 Phone: 281-829-0034

Fax: 281-829-0233

Dear Mr. Colina,

AT&T has no objection to the re-plat of the property located at 6 Stillforest St, Houston Texas 77024, as shown on the Final plat dated September 25, 2025 from Probstfeld & Associates.

Sincerely,

## David Mertz

David Mertz Manager Engineering Design

## MARIO COLINA, P.E.

From:

MARIO COLINA, P.E.

Sent:

Tuesday, July 29, 2025 1:48 PM

To:

design\_support@comcast.com

Subject:

6 Stillforest Street - 6 STILLFOREST

**Attachments:** 

6 Stillforest Street ~ FINAL PLAT OF 6 STILLFOREST - 7-28-25.pdf

To whom It may concern,

On behalf of our clients, **CHARLES MICHAEL NETTLES AND KIMBERLY NETTLES**, I would like to request a review of the attached **FINAL PLAT** and request a "**NO OBJECTION LETTER**" in order to receive approval from the Planning & Zoning Commission in the City of Piney Point Village, 7660 Woodway, Suite 460, Houston, TX 77063.

HCAD: 0410280080005

FOR: CHARLES & KIMBERLY NETTLES

AT: 6 Stillforest Street ~ City of Piney Point Village

LGL: TR 5, Still Forest U/R ~ ABST 72 • JD TAYLOR (.96 ACRE)

**REASON FOR PLAT:** To create one single family residential lot from tract in unrecorded subdivision.

It is important to receive a **No Objection Letter** as soon as possible. If possible, I would appreciate receiving via email. If not, would appreciate by mail or fax 281.829.0233.

Please feel free to call or email if you have any questions or comments.

## Let me know if I can be of any further service!

## MARIO COLINA, P.E. mario@probstfeld.com



## MARIO COLINA, P.E.

From:

MARIO COLINA, P.E.

Sent:

Tuesday, July 29, 2025 1:45 PM

To:

Plat.Review.TX@centerpointenergy.com

Subject:

6 Stillforest Street - 6 STILLFOREST

**Attachments:** 

6 Stillforest Street ~ FINAL PLAT OF 6 STILLFOREST - 7-28-25.pdf

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AT: 6 Stillforest Street ~ City of Piney Point Village

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Please feel free to call or email if you have any questions or comments.

Let me know if I can be of any further service!

MARIO COLINA, P.E. mario@probstfeld.com



6 STILLFOREST STREET - PINEY POINT VILLAGE

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515 PARK GROVE DRIVE ▲ SUITE 102 ▲ KATY, TEXAS 77450 ▲ 281.829.0034 ▲ 281.829.0233 FAX

August 13, 2025

DAS MICKY N & ANDREA **4 RADNEY ROAD EST** 

To Whom It May Concern:

On behalf of our clients, CHARLES M. NETTLES AND KIMBERLY NETTLES, we respectfully invite you to join the Planning and Zoning Commission's hearing at 6:00 P.M. on AUGUST 28, 2025, at the City of Piney Point Village, 7660 Woodway, Suite 460, Houston, Texas 77063. We are seeking approval for the following:

### **FINAL PLAT OF** 6 STILLFOREST

A SUBDIVISION BEING OUT AND PART OF CERTAIN 0.9611 ACRE TRACT BEING MORE COMMONLY KNOWN AS LOT 5 OF STILLFOREST, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS,

BEING A PLAT OF 0.9611 ACRE, (41,866 SQUARE FEET) LOCATED IN THE JOHN D. TAYLOR SURVEY, ABSTRACT 72, CITY OF PINEY POINT VILLAGE, HARRIS COUNTY, TEXAS.

I LOT I BLOCK NO RESERVE

**REASON FOR PLATTING:** TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT FROM TRACT IN AN UNRECORDED SUBDIVISION

HCAD: 0410280080005

AT: 6 Stillforest Street, Piney Point Village LGL: TR 5, Stillforest U/R, Abst. 72 JD Taylor

Please find attached a copy of the FINAL PLAT. If you have any questions or concerns, please feel free to contact me at 281.829.0034.

Sincerely,

MARIO F. COLINA, P.E.

Probstfeld & Associates, Inc.

Attachments: Copy of FINAL PLAT

A copy of the plat and all required items are on file at the City of Piney Point Village and will be available for review by August 22nd at City's website.





	U.S. Postal Service <sup>™</sup> CERTIFIED MAIL <sup>®</sup> RECE	EIPT
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