

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.

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

**Guests:** 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.) **Meeting Minutes:** 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. **Aaron 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 24<sup>th</sup>, 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.
- 5.) **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.

Date Approved on August 28<sup>th</sup>, 2025.  
Chairman Don Jones

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(Required Signature)

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