

**City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from April 23rd, 2026**

Members Present: Don Jones-Chairman, Chris Dezevallos, Jay Cohen and Tim Jones.

Members Absent: Bill Ogden, Buck Ballas, and Dana Gompers.

City Staff: Annette Arriaga, Building Services Director, Gerson Quevedo, Building Manager and Pablo Ortuno with HDR Engineering.

Guests: Mario Colins with Probsfeld and Associates.

- 1.) **Call to Order:** 6:00 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from March 26th, 2026, regular Planning and Zoning Commission meeting. **Chris Dezevallos** motioned first to approve, and it was seconded by **Jay Cohen**. Meeting minutes were unanimously approved.
- 3.) **Public Hearing/Preliminary Plat Approval/Pine Hill Subdivision/Amending Plat No. 1/ 320 Blalock Road:** **Mario Colina** with Probstfeld and Associates stated that he represented the owners of the property. He indicated that the property is going to face Green Oaks Drive and the setbacks have changed. He also added that the property had a small section of 2,723 sq ft area that cornered the front yard of the lot and that section needed to be fully incorporated into the initial tract of land and the building lines did change to reflect that. **Mario Colina** indicated that the new building lines meet all the setback requirements. **Pablo Ortuno** with HDR Engineering indicated that they had reviewed the preliminary plat and that the plat meets all the requirements of the city.
- 4.) **Discussion of Public Hearing/Preliminary Plat Approval/Pine Hill Subdivision/Amending Plat No. 1/ 320 Blalock Road:** **Don Jones** had no other questions and entertained a motion to approve the preliminary plat of Pine Hill Subdivision for the property listed at 320 Blalock Road. **Jay Cohen** was first to approve, and it was seconded by **Chris Dezevalos**. Preliminary plat of Pine Hill Subdivision approved.
- 5.) **Adjournment:** Motion to adjourn at 6:05 P.M. Motion made first by **Jay Cohen** and seconded by **Tim Jones**. Motion to adjourn approved.

Date Approved: Thursday, May 28th, 2026

Signature of Don Jones-Chairman X_____