

MINUTES OF A CITY OF PINEY POINT VILLAGE SPECIAL COUNCIL MEETING AND WORKSHOP ON MONDAY, OCTOBER 7, 2024, AT 6:00 P.M. LOCATED AT 7660 WOODWAY DRIVE, SUITE 593, HOUSTON, TEXAS 77063.

Councilmembers Present: Aliza Dutt, Margaret Rohde, Dale Dodds, Joel Bender, Michael Herminghaus and Jonathan Curth.

City Representatives Present: Bobby Pennington, City Administrator; Tommy Ramsey, Acting City Attorney; Howard Miller, Fire Chief; Brian Croft, Fire Marshal.

Call To Order

At 6:00 p.m., Mayor Dutt declared a quorum and called the meeting to order.

Pledge of Allegiance

The Council led the Pledge of Allegiance to the United States of America Flag.

Citizens Wishing to Address Council

- Charles Houssiere (Arrowwood) requested assistance with the removal of dangerous trees on adjacent private property.
- The Freemans (Piney Point Rd.) requested the next steps from the city attorney on access to the neighboring property on asserted unpermitted work.
- There were no other requests.

Workshop

A. Park Ordinance.

- The council reviewed the proposed additions and revisions as redline changes from the original, including hours, camping, protection of city property, and penalties. Planning and Zoning was reviewed and recommended for City Council approval. The Ordinance does not require a public hearing.
- The council discussed penalty enforcement and its use as a camping deterrent.

B. Generator Ordinance.

- The council acknowledged the need to streamline the process while maintaining appropriate regulations on the placement and operating usage of the equipment. Planning and Zoning has conducted an initial review and considered a proposal for the generator pad to be excluded from the lot calculations.
- The council discussed lot calculations, location, minimum distances from other structures, screening and enclosures, sound attenuation, and carbon monoxide detection requirements.
- The council requested staff analyze the last dozen applications to BOA to determine the exemption approval rate on generator requests. In addition, the council is requesting information on general screening; it was later determined that air units must be screened from the street. The administration is to simplify the generator permit packet into a few manageable steps.
- Planning and Zoning will schedule a public hearing before returning to Council.

C. Building Orientation.

- The City is to consider adopting a "building orientation" ordinance to address issues with the positioning of the "front" of single-family residential buildings. The Planning and Zoning Commission has initially reviewed with no changes to the draft ordinance as presented.

- Planning and Zoning will schedule a public hearing before returning to Council.

D. Outdoor Lighting.

- This is in response to complaints of over-illumination and directional light pollution from outdoor lighting.
- The modification will allow for the quantification of light as a measurement for enforcement. The council would like legal to review before consideration.

E. Permitted Signs.

- An amendment is being proposed to address signage placement on temporary construction fences, as the standard yard sign would be obstructed from view. This is to work with the proposed temporary construction fence requirement.

F. School Zone Ordinance.

- Include additional language that defines the streets within the four proposed school zones and state the locations of school crossings within the proposed school zones.

G. Prohibited Parking.

- MVPD requests no parking on the north side of Smithdale Road from Hedwig Road intersection to Oak Lane for smoother and safer carpooling. The objective is to amend the current ordinance to provide more clarity for better enforcement.

H. Construction & Related Building Activities.

- The council discussed building and construction ordinances need updating in several areas, including construction work hours, parking regulations, and job site requirements.
- Consensus determined no modifications to Sec. 10-1, extended hours' time limitations on building activities.
- Many modifications are items required in the building packet but need to be added to the ordinance for enforcement, similar to the other village ordinances. Construction parking is the main issue that the council would like to address. The council would like legal to review before consideration.

Agenda

1. Consideration and possible action regarding workshop items listed (A-H), including School Zone Ordinance, Prohibited Parking in School Area, Construction & Related Activities, Permitted Signs, Outdoor Lighting, Park Ordinance, Generator Ordinance, and/or Building Orientation.

- Councilmember Herminghaus moved to approve the Park Ordinance as presented under Workshop A. Bender seconded the motion.
AYES: Herminghaus, Dodds, Bender, Rohde and Curth.
NAYS: None.
- The motion carried.

Executive Session

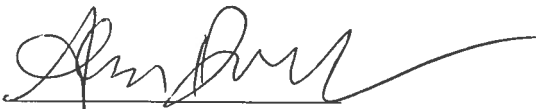
2. Executive meeting pursuant to the provision of Chapter 551, Texas Government Code, in accordance with the authority contained in Section 551.071- Consultation with City Attorney; Section 551.072- Deliberating the lease of real property.

- City Council convened into a closed executive meeting at 8:01 p.m., pursuant to the provision of Chapter 551, Texas Government Code, in accordance with the authority contained in Section 551.072 to deliberate the lease of real property.
 - The City Council reconvened from the closed executive meeting at 8:12 p.m.
3. **Consideration and possible action on items discussed in the Executive Session.**
- There was no formal action taken from the executive session.

Adjournment

- Councilmember Bender made a motion for adjournment, seconded by Councilmember Dodds.
- Mayor Dutt adjourned the meeting at 8:12 p.m.

PASSED AND APPROVED this 28th day of October 2024.



Aliza Dutt
Mayor



Robert Pennington
City Administrator / City Secretary