

**WORK SESSION
FEBRUARY 2, 2026
2:30 P.M.**

The Town of Pine Mountain held a work session on Monday, February 2, 2026, at 2:30 P.M. in the Town Hall.

High Density Development in Town

On March 10, 2025, Town Council approved a special use permit for Dallas Mill Road and Oak Avenue (Map 056B-184A) for Shiloh Investment Properties. At that time, it was approved for 12 lots with a minimum size of a quarter acre. The homes will be between 1,200 and 1,350 SF.

On August 18, 2025, Mr. Taylor Griffin (with Bee Smart Builders, LLC) presented a new layout of property with approximately 11 lots. At that time, the council approved Mr. Griffin to proceed with the project.

On August 25, 2025, the Final Plat was signed and recorded at the Harris County Superior Court Clerk's office. It was discovered at that time the property should've been rezoned to residential zoning code.

At this work session after much discussion with River Valley Regional Commission, Harris County Community Development, and the Town's Attorney, it was recommended that the Town rezone the property with Mr. Griffin's approval.

Mayor Mullins stated, she has an issue with the size of the homes not being what was approved by council at the time of the application.

Mr. Pound stated that the homeowners would not be able to get a mortgage if it is zoned C-2.

Mr. Oliver and Mr. Dunlap attempted to contact Mr. Griffin but could not get in touch with him at this time.

The work session ended at approximately 3:09 P.M.

Mr. Griffin called back and Mr. Oliver asked him if he could come to the Town Hall to discuss the zoning issue and he did at approximately 3:20 P.M. and Mayor Mullins reconvened the work session. Mr. Gibson, Town's Attorney, asked Mr. Griffin if he had an issue with the Town rezoning the property to R-3? Mr. Griffin said at this time he didn't have an issue with homes 1-8 but would need to think about the homes that face Highway 27. At this time no recommendations have been made. Mr. Griffin will contact Mr. Gibson later this week. At that time, the Attorney will let the Mayor and Council know his decision and then Council can schedule a meeting to discuss and approve Mr. Gibson to move forward if that's what needs to happen.

The work session ended at approximately 3:54 P.M.

Please see attached for those attending.

Betsy Sivell
Betsy Sivell
Town Clerk

[Signature], James W. Trott, Jr.

[Signature], Stokeley Pound

[Signature], Curtis Bray

_____ not in attendance _____, Frankie Mabry

_____ not in attendance _____, Thomas E. Scott