

City of Piney Point Village
Planning & Zoning Commission Meeting
Minutes from
January 28th, 2021

DRAFT

Members Present: Vincent Marino-Chairman, Bill Burney, Diane Wege and Margaret Rohde.

Members Absent: Charles Peterman and Don Jones.

City Staff: Annette Arriaga, Director of Planning, Development, & Permits and Aaron Croley with HDR Engineering Company.

Council: None.

Guests: Mario Colina with Probstfeld and Associates, Jim Doremus-Minister, Peter Muessig-Architect, Wayne Brown –Campus Pastor with Ecclesia, Grant Johnson, Jaime Fernandez and Susan Marino.

- 1.) **Call to order:** 7:03 P.M.
- 2.) **Meeting Minutes:** Motion for approval of minutes from the October 22, 2020 from the regular Planning and Zoning Commission meeting; approved first by Vincent Marino and seconded by Diane Wege. Upon vote, such minutes were unanimously approved.
- 3.) **Public Hearing/Specific Use Permit/ Ecclesia/325 Piney Point Road Houston, Texas 77024/ Re -New December 2018 SUP and Start New Phase II Renovation:** Jim Doremus gave a brief introduction of the campus team, Peter Muessig-Architect and Wayne Brown-Campus Minister who were in attendance. Peter Muessig started off by saying that back in 2018 they had applied for a Specific Use Permit for a fairly large project. However, they ran into some issues over the years and they never completed a lot of the original scope of work. They had several issues come up, like changes in project leaders, and then dealing with the pandemic. Peter Muessig told the Commission that the original SUP was approved back in December 2018. The project included several different phases and they did not pursue a lot of the original work, but they did do some interior renovation work to the main Fellowship Hall. The only work that was done from the original request was some selective demolition work in the main sanctuary, asbestos abatement, removal of a drop ceiling, interior demo of some partitions, and removal of some ducts and lights. This was completed back in January and February of 2020. During that time, they realized that they needed to do more renovation work to the main Fellowship Hall.

Peter Muessig indicated that in Spring of 2020, Ecclesia decided to apply for another phase of the project, but they were told that they had never paid for the building permit associated with the original Specific Use Permit and that the original Specific Use Permit had expired.

Peter Muessig reiterated that the only work that was done from the original request was some selective demolition work in the main sanctuary, asbestos abatement, removal of a drop ceiling and some interior partitions, and removal of some ducts and lights. This was completed back in January and February of 2020. It was during that time that Ecclesia decided that more renovation work was needed to modernize the Fellowship Hall.

The new Specific Use Permit that Ecclesia is requesting is for the interior and will entail electrical, mechanical and plumbing work, as well as new finishes, painting, lighting, and A/V fixtures. Work that will take place in the exterior of the building includes the re lamping of the exterior safety lights, the removal and replacement of the condenser units, and the re-roofing of the existing roof. There is no expansion of the foot print, no tree removal and no drainage work to be performed per this request.

Vincent Marino asked about the scope of work that was outlined in the original Specific Use Permit. Peter Muessig indicated that there was no exterior work done, and informed the Commission that they will apply for that at another time. Margaret Rohde wanted to confirm that everything that they are doing is listed on the detailed scope of work. Peter Muessig confirmed. Margaret Rohde asked if there was any work done in 2018. Peter Muessig indicated that no work was done in 2018 because it was delayed due to budget and staff changes, so demo work was done later. Annette Arriaga indicated that hardly none of the original scope of work was performed other than some minor interior of the Fellowship Hall, which they did not actually have a building permit for. Margaret Rohde wanted to know what all had been done from the original Specific Use Permit and stated that the original work performed should be referenced in the new Specific Use Permit. Peter Muessig specified what exactly Ecclesia had done to the Fellowship Hall, based on the original Specific Use Permit. He indicated that they had only done some selective demolition work in the main sanctuary, asbestos abatement, removal of a drop ceiling and some demo of the interior partitions, and removal of some mechanical ducts and lights. They have done only demo work and they have not put anything back.

Vincent Marino read off of the original Specific Use Ordinance No. 2018.12.17A to confirm what work has not been performed; there are six items.

- 1.) Existing Fellowship Hall Patch and Repair
 - a.) The existing 1 story 4,616 SF Fellowship Hall will undergo asbestos abatement with minor demolition and patch and repair. **(DONE)**
 - b.) Drop ceiling removed **(DONE)** and insulation added to underside of roof. **(NOT DONE)**
 - c.) Diffuser panels and branch lines for HVAC system in drop ceiling removed **(DONE)** and new diffusers installed in trunk line. **(NOT DONE)**
 - d.) No work to electrical or plumbing systems. No change to loads on systems. **(SAME)**
 - e.) No work to exterior of building. **(SAME)**
 - f.) Work to commence upon issuance of demo permit, following SUP approval. **(NOT DONE)**
- 2.) New 400 SF Utility Shed. **(NOT DONE)**
- 3.) New Wood Deck. **(NOT DONE)**
- 4.) New Water Feature. **(NOT DONE)**
- 5.) Playground Update. **(NOT DONE)**
- 6.) Drainage. **(NOT DONE)**

Margaret Rohde asked Peter Muessig where the AC Units are located. He indicated that the AC Units are located in the rear of the building facing the sports fields of St. Francis. There are currently 4 units, but they are replacing them with 3 units. Margaret asked if the AC units would be screened and Peter Muessig indicated that they can't be seen from street side, but that if it's an issue they can take that into consideration. Margaret Rohde asked about the timeline and Peter Muessig indicated that, once approved, it will take at least 2 to 3 months considering the suppliers schedules, but the roof will be the first thing that they start with. Vincent Marino asked about the permit cost and Annette Arriaga indicated that it was a little over \$1,000.00 plus dollars.

- 4.) **Discussion of Public Hearing/ Specific Use Permit/ Ecclesia/325 Piney Point Road Houston, Texas 77024/ Re -New December 2018 SUP and Start New Phase II Renovation:** Vincent Marino made a motion to recommend approval of the issuance of the Specific Use Permit as referenced in the Ecclesia letter submitted to the Planning and Zoning Commission, subject to the new Specific Use Ordinance referring to the fact that not all of the original Specific Use Permit was fully consummated, as the building permit was not issued and paid for in a timely manner. Vincent Marino also suggested referencing what items were completed in the original ordinance. All of item 1a was done and part of items 1b and 1c were done, but everything else in that previous ordinance was not done. Vincent made a motion first to approve and Bill Burney seconded that motion.

- 5.) **Public Hearing/Final Plat/ of Thompson Piney Point Reserve/11315 Smithdale Road:** Mario Colina was representing the applicant and owner and was able to answer any questions anyone might have in regards to the final plat. City engineer, Aaron Croley, stated that he had no objections to the final plat presented.
- 6.) **Discussion of Public Hearing/Final Plat/ of Thompson Piney Point Reserve/11315 Smithdale Road:** Vincent Marino had no other comments. Vincent entertained a motion to approve the final plat and the motion was seconded by Margaret Rohde. Final plat of Thompson Piney Point Reserve was approved.
- 7.) **Public Hearing/Final Plat/ of Radney Oaks Estates Sec 2/Amending Plat No.1/ 121 Radney Road:** Mario Colina was representing the applicant and owner and was able to answer any questions anyone might have in regards to the final plat. City engineer, Aaron Croley, had no objections to the final plat presented. Vincent Marino asked if the elevations would be on the final plat. Mario Colina indicated that yes, the contour lines would be shown on the final plat that will be recorded. The contour lines are at one foot intervals and there are a lot of elevations for this property. Vincent Marino wanted to know where the access was for the lot. Mario Colina indicated that it is on the North East corner. Margaret Rohde wanted to know if there was a house on the lot and wanted to know how do they access the property. Mario Colina indicated that they have a small bridge to access and cross over to the property.
- 8.) **Discussion of Public Hearing/Final Plat/ of Radney Oaks Estates Sec 2/Amending Plat No.1/ 121 Radney Road:** Vincent Marino had no other comments. Vincent entertained a motion to approve the final plat and the motion was seconded by Margaret Rohde. Final plat of Radney Oaks Estates, Section 2, and Amending Plat No. 1 was approved.
- 9.) **Public Hearing/Preliminary Plat/ JRE and CSE Estates/218 Millbrook Street:** Mario Colina was representing the applicant and owner and was able to answer any questions anyone might have in regards to the preliminary plat. City engineer, Aaron Croley, had no objections to the preliminary plat presented. Vincent Marino asked about the setback lines on the Western side and he also wanted to know which set back line will be shown on the plat. Mario Colina indicated that the 50 ft. setback line will be shown as per the City of Piney Point requirements. Vincent Marino wanted to verify that the South boundary line setback shows 25.5, but Mario Colina indicated that the correct setback for the side yards will be 30 ft., per the City of Piney Point requirements. Vincent Marino asked Mario Colina about the vicinity map that was shown on the plat, but that was shown incorrectly. Mario Colina pulled out his key map and verified that it should show East on Memorial and the vicinity map should be corrected to reflect that.
- 10.) **Discussion of Public Hearing/Preliminary Plat/ JRE and CSE Estates/218 Millbrook Street:** Vincent Marino had no other comments. Vincent entertained a motion to approve the preliminary plat of JRE and CSE Estates, subject to only show the correct building set back lines on the final plat and that the vicinity map, located in the upper right hand corner, to reflect Memorial Drive and not San Felipe. Motion was seconded by Margaret Rohde. Preliminary plat of JRE and CSE Estates approved.
- 11.) **Public Hearing/Preliminary Plat/Damani Estate/210 Merrie Way Lane:** Per Mario Colina, the applicant has withdrawn their application. No action taken.
- 12.) **Discussion of Public Hearing/Preliminary Plat/Damani Estate/210 Merrie Way Lane:** Per Mario Colina, the applicant has withdrawn their application. No action taken.
- 13.) **Public Hearing/Preliminary Plat/Avinish Holdings/245 Merrie Way Lane:** Mario Colina was representing the applicant and owner and was able to answer any questions anyone might have in regards to the preliminary plat. City engineer, Aaron Croley, had no objections to the preliminary plat presented. Bill Burney asked if they were going to be applying for a variance for the front yard setback. Mario Colina indicated that they would be going before the board at some point, but

the house has not been demolished. Bill Burney asked if all the houses were at 35 ft. and Mario Colina indicated that at least 65 percent of the street is, and over the last twenty years all the houses have been built at 35 feet. Bill Burney indicated that he wanted to make sure that all the houses lined up. Mario Colina stated that this house would be lined up with the rest of them. Vincent Marino asked if a Board of Adjustment meeting date had been set and Mario Colina indicated that no date has been set yet and there is a house on the property that still needs to be demolished. Bill Burney asked about the existing house set back and what was the current house setback? Mario Colina indicated the home that is there now is 39 ft. from the street.

14.) **Discussion of Public Hearing/Preliminary Plat/Avinish Holdings/245 Merrie Way Lane:**

Margaret Rohde asked about a notation in regards to a retaining wall that is shown. She wanted to know if that is what the home owner association put up. Mario Colina indicated that there is a small swell on the lot, but he doesn't know if that wall will remain since it will be new development. Vincent Marino had no other comments. Vincent entertained a motion to approve the preliminary plat of Avinish Holdings, subject to the variance being approved by the Board of Adjustment motion was seconded by Bill Burney. Preliminary plat of Avinish Holdings approved.

15.) **Adjournment:** Motion to adjourn at 7:51 P.M. Motion made first by Vincent Marino and seconded by Diane Wege. Motion to adjourn approved.

Date Approved on February 25th, 2021
Chairman Vincent Marino

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(Required Signature)

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