

ORDINANCE NO. 2018.12.17A

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, IN ACCORDANCE WITH DIVISION 4 OF ARTICLE II OF CHAPTER 74 OF THE CITY'S CODE OF ORDINANCES, ESTABLISHING AND APPROVING ISSUANCE OF A SPECIFIC USE PERMIT FOR THE INSTALLATION OF CERTAIN IMPROVEMENTS ON THE ECCLESIA TRACT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City of Piney Point Village (the "City") finds it to be in the best interest of the health, safety, and welfare of its citizens to approve the following improvements on the Ecclesia Tract subject to certain conditions; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are hereby adopted.

Section 2. The City hereby establishes and approves issuance of a specific use permit, as outlined by the terms of this Ordinance, to permit the installation of the following improvements on the Ecclesia Tract. Such improvements are further identified in a site plan and related specifications, as provided for in Exhibit "A," attached hereto and made a part of this Ordinance. City Council approval of the proposed improvements provided for in this Ordinance is subject to adherence to the site plan and related specifications provided for in Exhibit "A," and other stipulations as stated below:

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.
- b. Drop ceiling removed and insulation added to underside of roof.
- c. Diffuser panels and branch lines for HVAC system in drop ceiling removed and new diffusers installed in trunk line.
- d. No work to electrical or plumbing systems. No change to loads on systems.
- e. No work to exterior of building.
- f. Work to commence upon issuance of demo permit, following SUP approval.

2. New 400 SF Utility Shed

- a. Plumbing for work sink and hose bib. Electrical service for lighting and outlets.
- b. Work to commence upon issuance of building permit, following SUP approval.

3. New Wood Deck

- a. New 20' x 140' wood deck at grade in courtyard between Nursery and Fellowship Hall.
- b. Ipe deck on steel frame and pier piles.
- c. Lower existing courtyard grade, below decking, and slope to area drains.
- d. Green vine walls at west end of courtyard to screen parking.

- e. Demo sidewalk along fellowship and pour new concrete surface flush with deck surface.
- f. Six new deciduous trees planted in courtyard, as approved by the City Urban Forester.
- g. Existing tree in this scope will be preserved, following guidelines provided by the City Urban Forester.
- h. Work will begin in early 2019.

4. New Water Feature

- a. Demo existing planting beds and paving in front of entrance to the Sanctuary and install 30-40 water spray heads with integrated drains, flush with new concrete paving surface. The water feature adds 636 SF of impervious area to the site.
- b. Pumps located in existing brick screen walls.
- c. Existing crepe myrtles will be removed.
- d. Work will begin in Summer 2019.

5. Playground Update

- a. Realign playground enclosure with the new storage shed.
- b. Replace existing playground surface with new permeable material.
- c. Relocate existing playground equipment to fit within the updated enclosure, replace old or damaged equipment on a case by case basis with similar new equipment.

6. Drainage


- a. Prior to the issuance of any building permit, a drainage plan for such improvements must be reviewed and approved by the City; provided, however, if no future improvements are made, Ecclesia will still be required to complete all drainage improvements as provided for in Exhibit "A."
- b. All above stated improvements will be included with any future improvements as part of the overall drainage study related to any such development.

Section 3. Any person who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed (i) \$2,000.00 for violation of any provision that governs fire safety, zoning or public health or sanitation, including dumping of refuse, or (ii) \$500.00 for all other violations. No penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State of Texas. Each day of any violation shall constitute a separate offense.

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Piney Point Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 5. All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED this 17 day of December 2018.



Mark Kobelan
Mayor

ATTEST:

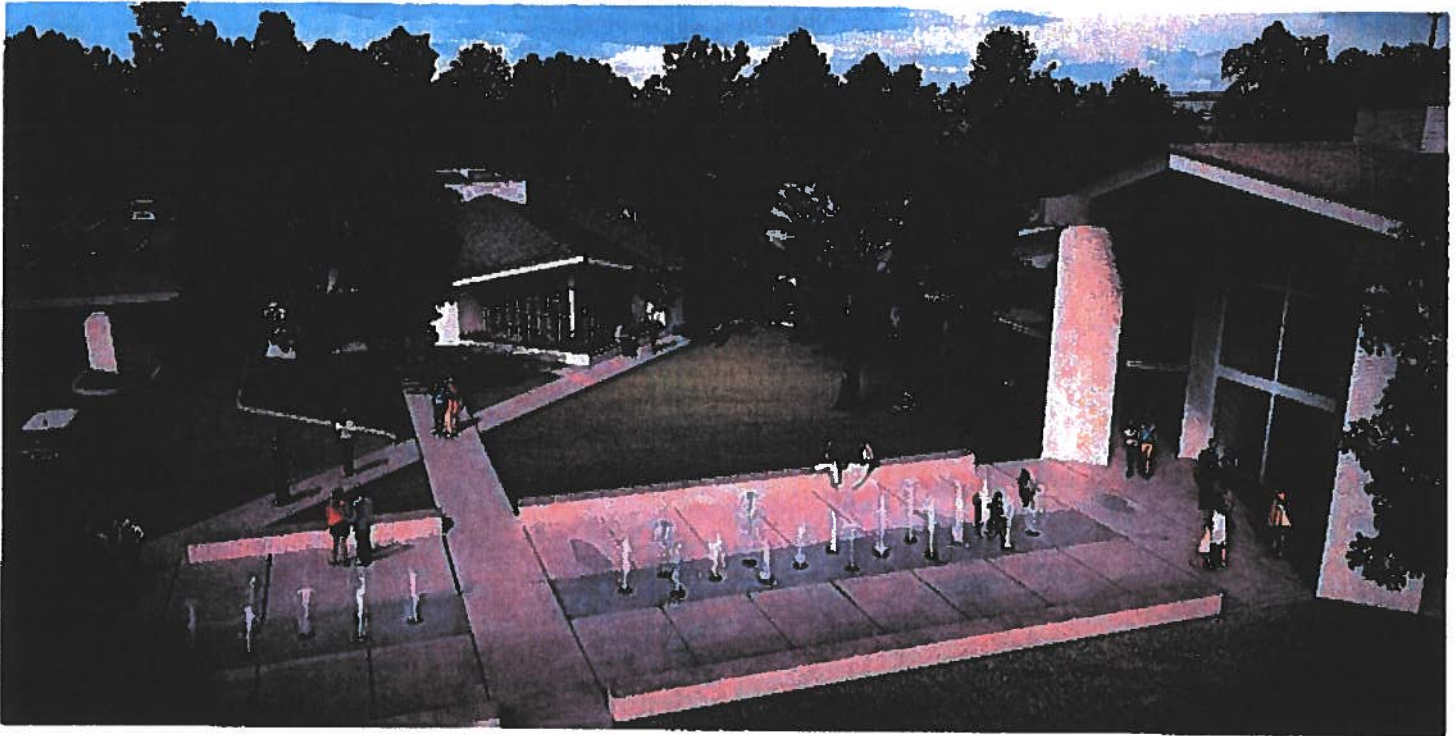


Karen Farris
City Secretary



EXHIBIT "A"

Site Plan and Related Specifications for Proposed Improvements to Ecclesia Tract



ECCLESIA PINEY POINT CAMPUS

NOVEMBER 15 2018

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LETTER TO THE PLANNING AND ZONING COMMISSION

SURVEY

PROPOSED SITE PLAN

DRAINAGE PLAN & CALCULATIONS

NEIGHBOR NOTIFICATION SAMPLE LETTER

NEIGHBOR NOTIFICATION RECIPIENTS

CERTIFIED RECEIPT SCAN

OWNER

**Ecclesia Piney Point Campus
325 Piney Point Road
Houston, TX 77024**

ARCHITECT

**Metalab Studio
20 N. Sampson Street
Houston, TX 77003**

CIVIL ENGINEER

**Jones Carter
6330 West Loop South, Suite 150
Bellaire, TX 77401**

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missional

christian

community

November 15, 2018
Planning and Zoning Commission
City of Piney Point Village
7676 Woodway, Suite 300
Houston, TX 77063

Dear Planning and Zoning Commission Members,

Ecclesia Houston is requesting approval from the Planning and Zoning Commission in accordance with the Piney Point Village Code of Ordinance: Chapter 74-121.-124. This requires that a Specific Use Permit is issued for Churches and other places of worship.

This is the second request Ecclesia will make for the items contained within this SUP. Based on feedback received at the first Planning and Zoning Commission meeting that campus improvement proposals were presented at, on September 27, a few items that have been excluded from the scope, these exclusions include the following: Additional parking, a third driveway, expanded storm water detention, and tree removals due to the additional flatworks.

Ecclesia will submit those excluded items in a future SUP request after further investigation regarding replat, flatwork, drainage design, and landscape design, and addressing related comments from the September meeting.

The Specific Use Permit will include the following:

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 & repair.
 - b. Drop ceiling removed and insulation added to underside of roof.
 - c. Diffuser panels and branch lines for HVAC system in drop ceiling removed and new diffusers installed in trunk line.
 - d. No work to, electrical, or plumbing systems. No change to loads on systems
 - e. No work to exterior of building.
 - f. Work to commence upon issuance of demo permit, following SUP approval.
2. New 400sf Utility Shed
 - a. Plumbing for work sink and hose bib. Electrical service for lighting and outlets.
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3. New Wood Deck
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- d. Green vine walls at west end of courtyard to screen parking
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 - g. Existing tree in this scope will be preserved, following guidelines provided by arborist.
 - h. Begin work in early 2019
4. New Water Feature
- a. Demo existing planting beds and paving in front of entrance to the Sanctuary and install 30-40 water spray heads with integrated drains, flush with new concrete paving surface. The water feature adds 636 sqft of impervious area to the site.
 - b. Pumps located in existing brick screen walls.
 - c. Existing crepe myrtles to be removed
 - d. Begin work in summer 2019
5. Playground Update
- a. Realign playground enclosure with the new storage shed
 - b. Replace existing playground surface with new permeable material
 - c. Relocate existing playground equipment to fit within the updated enclosure, replace old or damaged equipment on a case by case basis with similar new equipment.

A land survey and a proposed site plan illustrating the locations of these proposed items are included with this letter. The neighbors have been notified with registered and 1st class mail. The notice letter, the list of notice recipients, and the scans of registered return receipts are also included with this letter in the project packet.

A civil engineering drainage plan is included and addresses the additional 3,836 sqft impervious area created by the new utility shed, wood deck, and water feature only. Civil engineering drawings are subject to the approval of City of Piney Point.

Ecclesia has notified the neighbors within 200 feet with registered and 1st class mail as required. There was no meet-and-greet hosted for this round of request.

Questions or concerns please contact Emily Ries, emilyries@ecclesiahouston.org



1. The area shown on this map is not to be construed as a warranty of accuracy or a representation of value. It is intended only as a guide to the location of the property.

2. The area shown on this map is not to be construed as a warranty of accuracy or a representation of value. It is intended only as a guide to the location of the property.

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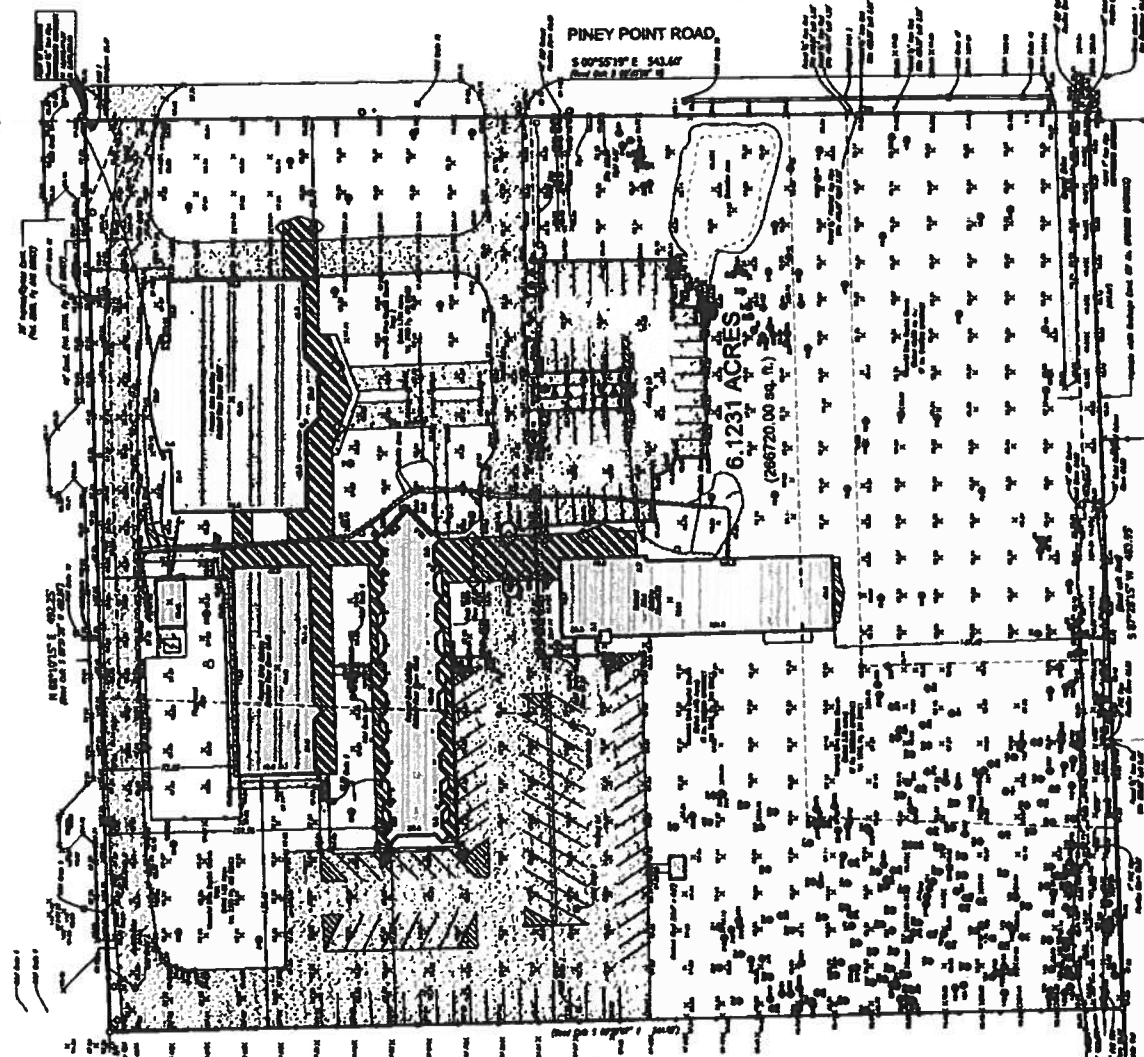
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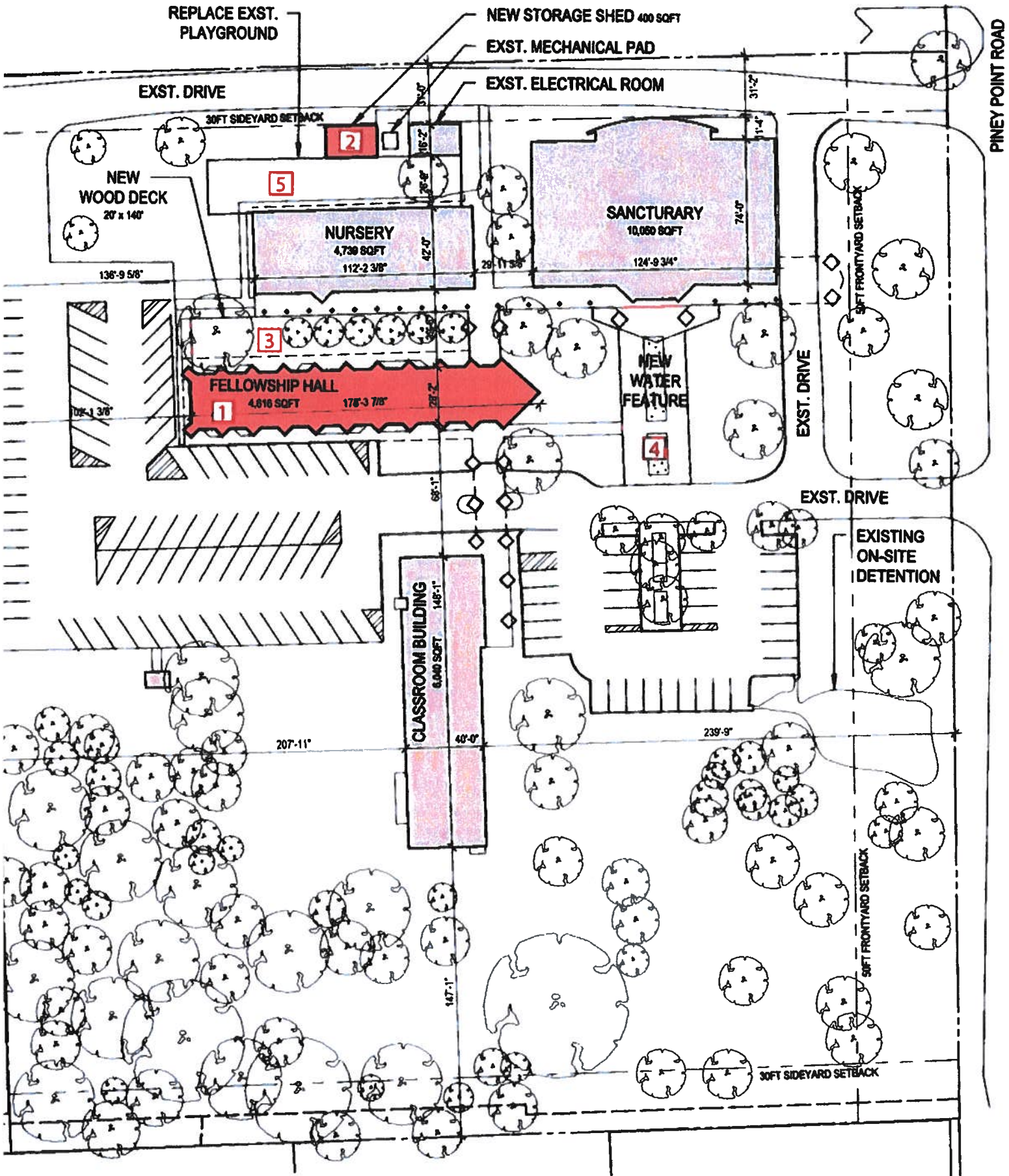
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16. The area shown on this map is not to be construed as a warranty of accuracy or a representation of value. It is intended only as a guide to the location of the property.

17. The area shown on this map is not to be construed as a warranty of accuracy or a representation of value. It is intended only as a guide to the location of the property.



IMPERVIOUS

OVERALL PROPERTY: 206,721 SQ. FT.
 EXISTING IMPERVIOUS AREA: 103,413 SQ. FT.
 PROPOSED IMPERVIOUS AREA: 107,248 SQ. FT.
 EXISTING IMPERVIOUS COVER: 38.77%

NOTE

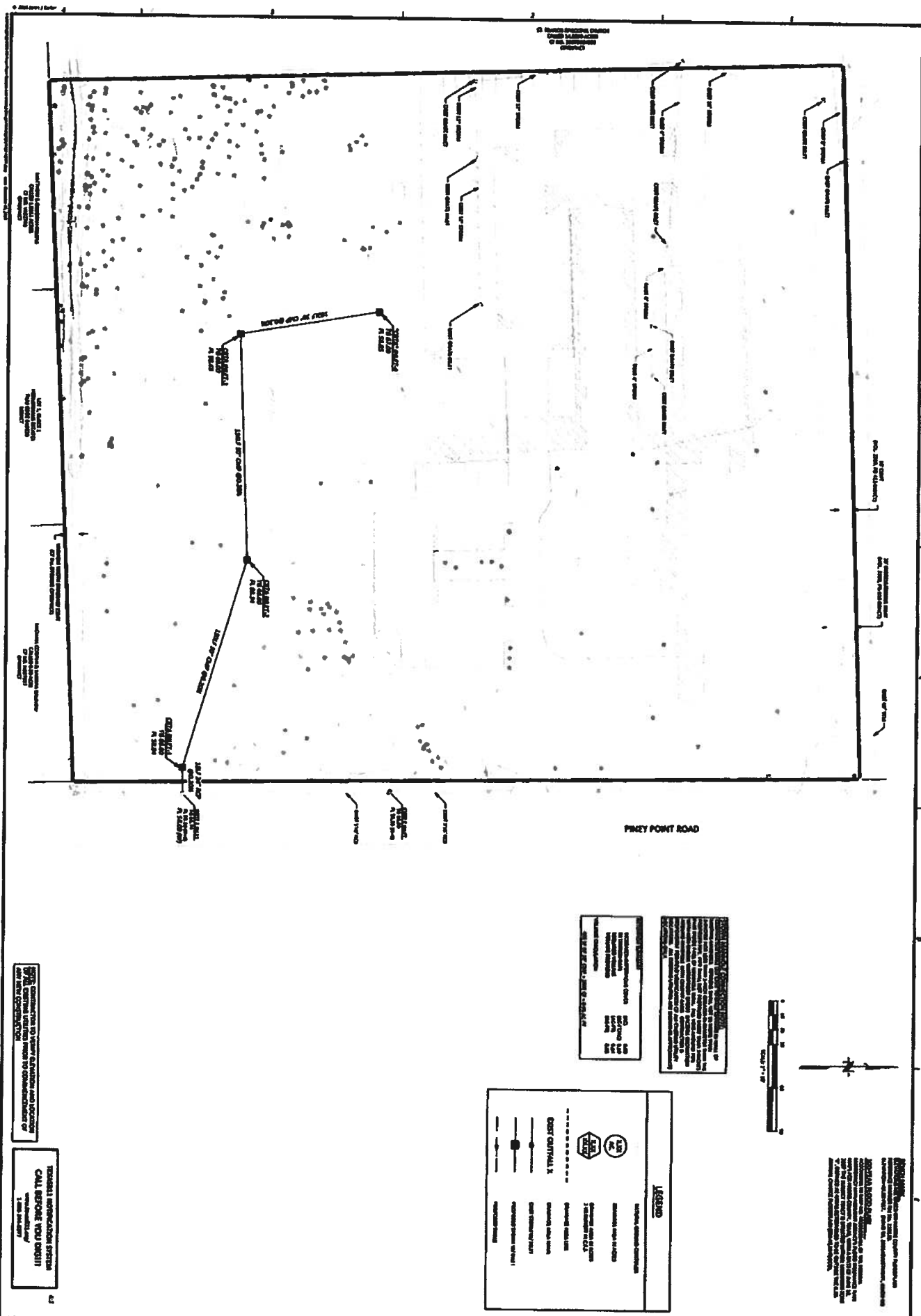
ALL PARKING AND TREE CONDITION REMAIN AS EXISTING WITH THIS SCOPE OF WORK

[METALAB]

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



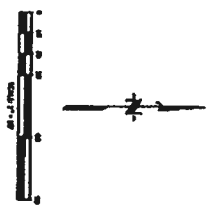


THIS DRAWING IS TO BE USED FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ENGINEERING OR ARCHITECTURAL SERVICES. CONSULT YOUR DESIGN PROFESSIONAL FOR MORE INFORMATION.

FOR MORE INFORMATION PLEASE CALL BEFORE YOU DESIGN
www.jonescarter.com
1-800-368-2222

NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND THE TEXAS STATE CODES.
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LEGEND:



REVISIONS:
 1. 11/15/2010: Initial Design
 2. 11/15/2010: Final Design
 3. 11/15/2010: Construction Documents

300 PINEY POINT ROAD, HOUSTON, TX 77058
PINEY POINT CAMPUS
DRAINAGE PLAN & CALCULATIONS



JONES CARTER
 Texas Board of Professional Engineering Registration No. F-028
 6200 West Loop South, Suite 200 - Dallas, TX 75248 • 214.737.2222

SCALE: AS SHOWN DESIGNED BY: [Name]
 DATE: November 2010 CHECKED BY: [Name]
 JOB NO.: J-2010-000-02 DRAWING NO.: 001

| No. | Date | REVISIONS | App. |
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Ecclesia Westside
325 Piney Point
Houston, TX 77024

October 30, 2018

Dorothy Sumner
342 Piney Point Road
Houston, TX 77024

Dear Dorothy Sumner,

Ecclesia Houston is requesting approval from the Planning and Zoning Commission in accordance with the **Piney Point Village Code of Ordinance: Chapter 74-121.-124**. This requires that a Specific Use Permit is issued for Churches and other places of worship.

This is the second request Ecclesia will make for the items contained within this SUP. Based on feedback received at the first Planning and Zoning Commission meeting that campus improvement proposals were presented at, on September 27th, a few items that have been excluded from the scope, these exclusions include the following: Additional parking, a third driveway, expanded storm water detention, and tree removals due to the additional flatworks.

Ecclesia will submit those excluded items in a future SUP request after further investigation regarding replat, flatwork, drainage design, and landscape design, and addressing related comments from the September meeting.

This Specific Use Permit will only include the following:

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 & repair.
 - b. Drop ceiling removed and insulation added to underside of roof.
2. **New 400sf Utility Shed**
 - a. The edge of the shed aligns with the existing electrical room, which sits 31' from the property line, outside of the 30' side yard setback.
3. **New Wood Deck**
 - a. New 20' x 140' wood deck built in courtyard between Nursery and Fellowship Hall.
 - b. Six new deciduous trees planted in courtyard.
 - c. Existing tree in this scope will be preserved, following guidelines provided by arborist.
 - d. Begin work in early 2019

4. New Water Feature

- a. Demo existing planting beds and paving in front of Sanctuary and install 30-40 water spray heads with integrated drains, flush with new concrete paving surface.
- b. Pumps located in existing brick screen walls.
- c. Existing crepe myrtles to be removed
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- a. Realign playground enclosure with the new storage shed
- b. Replace existing playground surface with new permeable material
- c. Relocate existing playground equipment to fit within the updated enclosure, replace old or damaged equipment on a case by case basis with similar new equipment.

6. Drainage

- a. The drainage plan design by civil engineer will only need to address the additional 3,836 sqft of impervious area created by the new utility shed, wood deck, and water feature. Additional drainage is minimum, and can be integrated into existing drainage system without additional detention.

A site plan illustrating the locations of these proposed items is included with this letter.

The only plants being removed at this phase are four Crepe Myrtles that fall into the extent of the new water feature, which is located toward the center of the campus and away from the edge of the street. Crepe Myrtles are not counted as a qualifying tree species per City of Piney Point requirement. They are not included in an official tree survey and therefore their removal does not tally against the qualified tree count or density requirement.

You are invited to attend the hearing on the Special Use Permit before the Planning and Zoning Commission Thursday, November 15, 2018, at 7:00pm at the following address:

Piney Point City Hall
7676 Woodway Drive, Suite 300
Houston, TX 77063

A Compliant Board Packet will be available for review at Piney Point City Hall during normal business hours, as well as online (www.cityofpineypoint.com) in the Planning and Zoning Section, from Monday-Thursday, November 12-15, 2018.

Questions or concerns please contact Emily Ries at, emilyries@ecclesiahouston.org



ECCLESIA PINEY POINT NEIGHBOR NOTIFICATION

November 2018

| Name | Street | City | State | Zip | |
|-------------------------------------|--------------------------|-------------|--------------|------------|-------------------------------------|
| Dorothy Sumner | 342 Piney Point Road | Houston | TX | 77024 | Sent certified and 1st class letter |
| George Carmichael | 11319 Williamsburg Drive | Houston | TX | 77024 | Sent certified and 1st class letter |
| Lawrence & Mary Whalley | 5 Carsey Lane | Houston | TX | 77024 | Sent certified and 1st class letter |
| Matthew & Deborah Kemple | 11510 Raintree Circle | Houston | TX | 77024 | Sent certified and 1st class letter |
| Michael & Sandra Cooper | 11502 Raintree Circle | Houston | TX | 77024 | Sent certified and 1st class letter |
| Michael Herminghaus & Sabine Linden | 11506 Raintree Circle | Houston | TX | 77024 | Sent certified and 1st class letter |
| Pawan & Alka Agarwal | 11318 Williamsburg Drive | Houston | TX | 77024 | Sent certified and 1st class letter |
| Ron & Leanne Coben | 11520 Raintree Circle | Houston | TX | 77024 | Sent certified and 1st class letter |
| St. Francis Episcopal Church | 335 Piney Point Road | Houston | TX | 77024 | Sent certified and 1st class letter |