

ORDINANCE NO. \_\_\_\_\_

**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 DEMOLITION OF CERTAIN IMPROVEMENTS, CONSTRUCTION OF A NEW PARISH HALL FACILITY AND RELATED IMPROVEMENTS, AS WELL AS CERTAIN DRAINAGE IMPROVEMENTS, TREE REPLACEMENT AND PLANTING, FLATWORK, DRIVEWAY REPLACEMENT, PLAYGROUND EQUIPMENT RELOCATION, AND A NEW MONUMENT SIGN, ALL ON THE ST. FRANCIS EPISCOPAL SCHOOL 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.**

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**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 St. Francis Episcopal School 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 demolition of certain improvements, construction of a new Parish Hall facility and related improvements, as well as certain drainage improvements, tree replacement and planting, flatwork, driveway replacement, playground equipment relocation, and a new monument sign (collectively called the "Improvements") on the St. Francis Episcopal School Tract. Such Improvements are further

described under the Project (Parish Hall, Related Improvements, and other Improvements) description below, as well as identified in the Detailed Scope of Work and Plans attached hereto as **Exhibit A** and made a part of this Ordinance hereof. City Council approval of the proposed Improvements provided for in this Ordinance is subject to adherence to the specifications provided for in this Ordinance, obtaining applicable building permits, and other conditions provided for below:

The Project (Parish Hall, Related Improvements and other Improvements)

1. The demolition portion of the project will include the removal of approximately 33,000 square feet of impervious site flatwork, trees, buildings and associated mechanical, electrical and plumbing work.
2. Construction of a new Parish Hall facility that will be a two-story, approximately 24,000 square foot building, and will be 34.5 feet in height. The first floor will be approximately 15,000 square feet and will consist, consisting of a Parish Hall, kitchen, nursery, Guild, vestibule, reception area, offices for the Rector, Music Director, and church staff, restrooms, one elevator, and dedicated storage and electrical spaces. The second floor will be approximately 9,000 square feet and will consist of volunteers, meeting rooms, restrooms, and dedicated storage and electrical spaces for education, guild room, storage, and restrooms. The new Parish Hall will be 34.5 feet in height and will have 4 HVAC Units and 1 Exhaust Fan Unit on the roof of said building that will be screened with a 6-foot parapet unit. The new HVAC Units will be quieter, with a noise level not to exceed 50 decibels during daytime hours (7am – 9pm) and 40 decibels during nighttime hours (9pm – 7am), and more efficient than the existing HVAC units. The second story of the new Parish Hall will be improved with ten (10) large windows facing north; these windows will be covered with film to prevent light from escaping the second floor at night and prevent people inside the building from seeing outside. Regardless, lighting will not be allowed on the second floor after 10 pm. The new building will be ADA compliant, use the latest building codes, fire sprinkled, constructed with new Type II fire resistive materials, and be energy efficient for electrical, plumbing, air conditioning and heating. The distance between the proposed Parish Hall facility and South Cheska property lines is 84.1 feet; contained within that 84.1 feet is a 30-foot greenbelt starting at the South Cheska property line. The new Parish Hall will have defined separation between the school and church facilities, in order to meet new security and safety requirements.

3. Additional drainage calculations have been added for lots along South Cheska when creating the drainage plan for the Property.
4. A tree disposition plan was submitted and approved by the City. The tree work on site will consist of tree preservation and the removal of trees. 31 trees are scheduled to be removed and 204 qualified new trees will be planted on the property.
5. The addition of 25,941 square feet of impervious flatwork, including the construction of a new concrete parking and driveway at the north end of the campus (21,564 square feet) to replace the existing asphalt drive and new sidewalks (4,377 square feet) adjacent to the new Parish Hall addition.
6. The existing playground equipment will be relocated south to be outside of the 30-foot greenbelt; drainage and reestablishment of the greenbelt was were taken into account with this relocation. The playground equipment will have bark mulch as its filler, which will sit directly on the ground. This material is considered impervious for purposes of lot coverage. Overall lot coverage shall not exceed 49.95 percent of the total lot.
7. There will be a new St. Francis Episcopal monument sign to replace the existing wooden sign. The new sign will be 4 feet tall by 14 feet -in width (56 square feet), and constructed with a masonry to match existing and cast stone.
8. The new Parish Hall construction has been scheduled to start right after school is out in May 2022. The traffic plan for when school starts has been designed by the school with help from off duty traffic policy officers in conjunction with the church's construction schedule and location. As needed, Ecclesia Church can provide a carpool queuing area.

**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 \$2,000.00 per offense. 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 \_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Mark Kobelan  
Mayor

**ATTEST:**

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Karen Farris  
City Secretary

**Exhibit A**

**Detailed Scope of Work and Plans**