



ECCLESIA PINEY POINT CAMPUS

NOVEMBER 15 2018

INDEX

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



houston's

holistic

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.
 - 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.
 - 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.

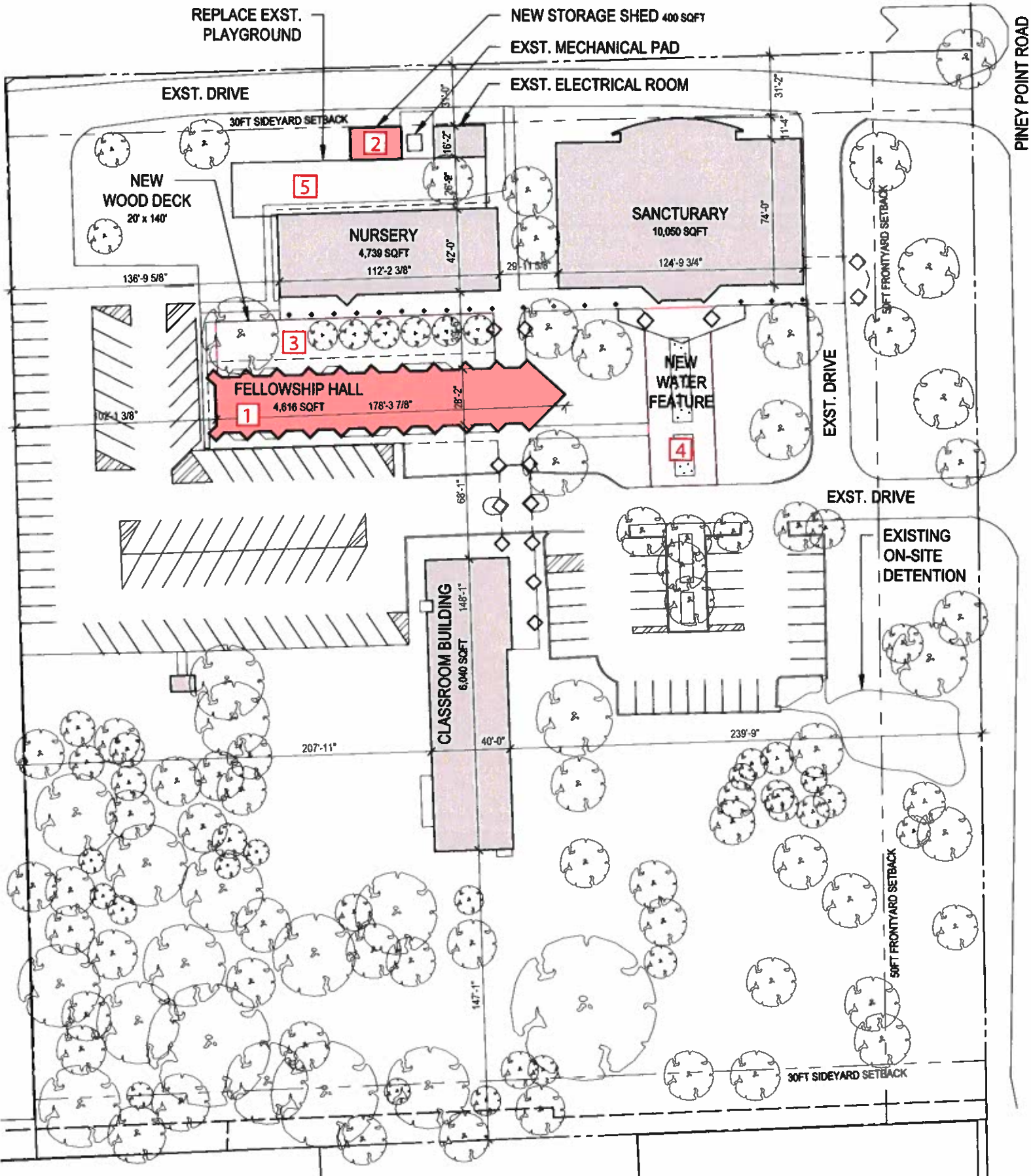
A land survey and a proposed site plan illustrating the locations of these proposed items are included with this letter. The neighbors have been notified with registered and 1st class mail. The notice letter, the list of notice recipients, and the scans of registered return receipts are also included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





IMPERVIOUS

OVERALL PROPERTY: 266,721 SQ. FT.
 EXISTING IMPERVIOUS AREA: 103,413 SQ. FT.
 PROPOSED IMPERVIOUS AREA: 107,249 SQ. FT.
 EXISTING IMPERVIOUS COVER: 38.77%
 PROPOSED IMPERVIOUS COVER: 40.21%

NOTE

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



PROPOSED SITE PLAN

SCALE: 1/8" = 1' - 0"
 DATE: 10/29/2018



**PINEY POINT CAMPUS
DRAINAGE PLAN &
CALCULATIONS**

225 PINEY POINT BOULEVARD, HOUSTON, TX 77056



JONES CARTER
 Texas Board of Professional Engineers Registered No. 7-437
 6200 West Loop South, Suite 200 - Houston, TX 77047 - 773.7733
 SCALE: AS SHOWN
 DATE: 11/10/2016
 DRAWN BY: JCS
 CHECKED BY: JCS
 APPROVED BY: JCS

SHEET NO. 8 OF 8

**TEXAS 11 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!**
 www.texas11.com
 1-800-368-8777

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

NOTICE: THE INFORMATION CONTAINED HEREON IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED AND IS SUBJECT TO PROSECUTION TO THE FULL EXTENT OF THE LAW.

DESIGN BASIS:
 1. DESIGN FOR 100-YEAR FLOOD PROTECTION.
 2. DESIGN FOR 100-YEAR WIND PROTECTION.
 3. DESIGN FOR 100-YEAR HURRICANE PROTECTION.
 4. DESIGN FOR 100-YEAR TYPICAL WIND PROTECTION.
 5. DESIGN FOR 100-YEAR TYPICAL HURRICANE PROTECTION.
 6. DESIGN FOR 100-YEAR TYPICAL TYPHOON PROTECTION.
 7. DESIGN FOR 100-YEAR TYPICAL TROPICAL STORM PROTECTION.
 8. DESIGN FOR 100-YEAR TYPICAL TROPICAL DEPRESSION PROTECTION.
 9. DESIGN FOR 100-YEAR TYPICAL TROPICAL LOW PROTECTION.
 10. DESIGN FOR 100-YEAR TYPICAL TROPICAL DISTURBANCE PROTECTION.

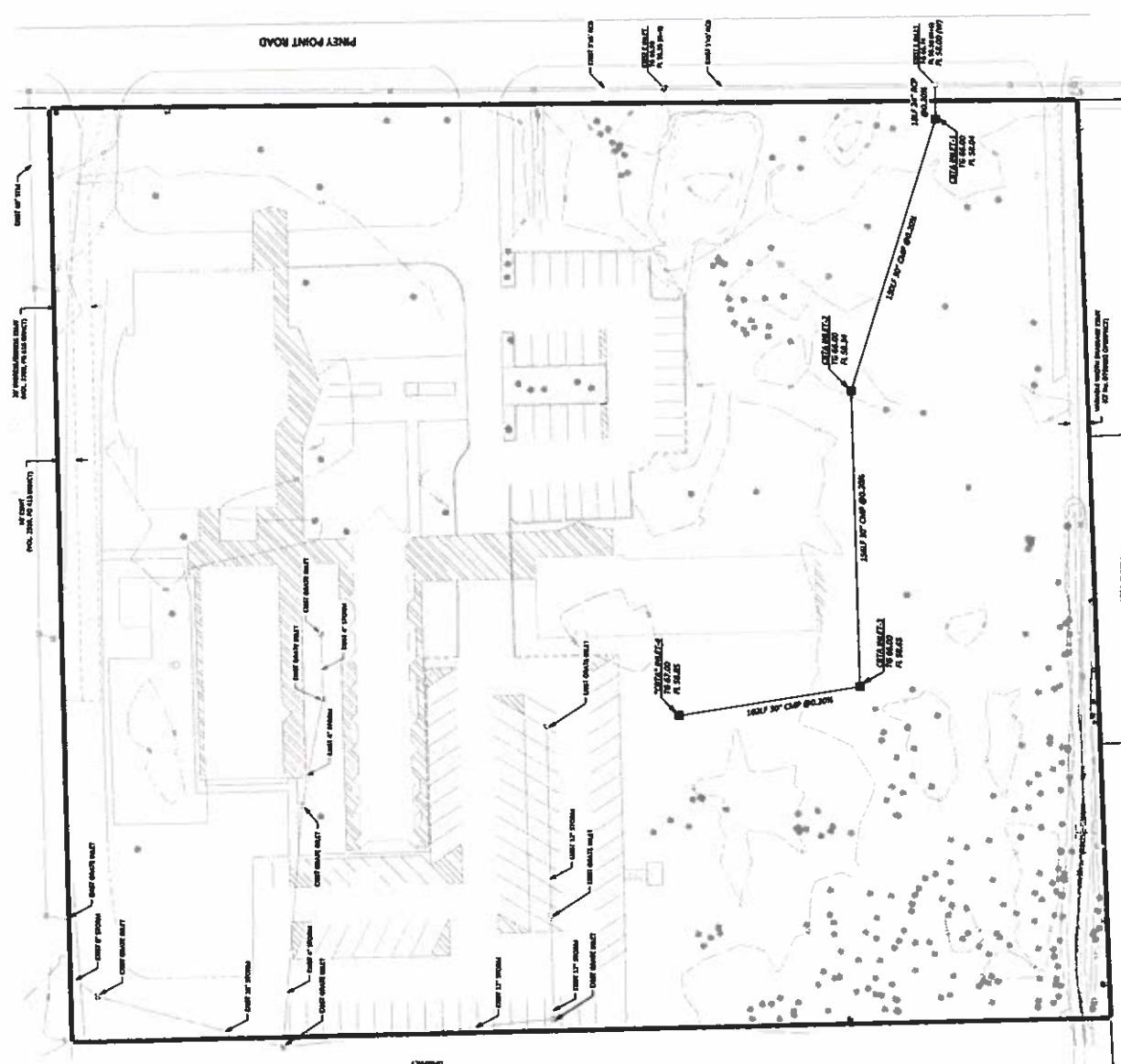
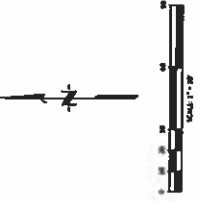
LEGEND

1. 12" DIA. 10' SPACING
 2. 12" DIA. 20' SPACING
 3. 12" DIA. 30' SPACING
 4. 12" DIA. 40' SPACING
 5. 12" DIA. 50' SPACING
 6. 12" DIA. 60' SPACING
 7. 12" DIA. 70' SPACING
 8. 12" DIA. 80' SPACING
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 9. 12" DIA. 90' SPACING
 10. 12" DIA. 100' SPACING

GENERAL NOTES:
 1. ALL UTILITIES TO BE LOCATED AND DEPTH MEASURED PRIOR TO CONSTRUCTION.
 2. ALL UTILITIES TO BE PROTECTED BY 18" CONCRETE SURROUND.
 3. ALL UTILITIES TO BE MARKED WITH RED PAINT AND FLAG.
 4. ALL UTILITIES TO BE MARKED WITH REFLECTOR STAKES.
 5. ALL UTILITIES TO BE MARKED WITH SURFACE MARKING.
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REVISIONS



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
- 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.

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Michael Herminghaus &
Sabine Linden**

11506 Raintree Circle
Houston, TX 77024

2. Article Number
(Transfer from service label)

7018 0360 0001 5266 1248

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Address
 B. Received by (Printed Name) C. Date of Delivery 11-3
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pawan & Alka Agarwal

11318 Williamsburg Drive
Houston, TX 77024

2. Article Number
(Transfer from service label)

7018 0360 0001 5266 1262

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Address
 B. Received by (Printed Name) C. Date of Delivery 11-3
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Lawrence & Mary Whalley

5 Carsey Lane
Houston, TX 77024

2. Article Number
(Transfer from service label)

7018 0360 0001 5266 1286

PS Form 3811, July 2013

Domestic Return Receipt

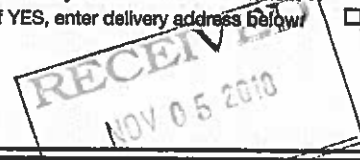
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 If YES, enter delivery address below: No

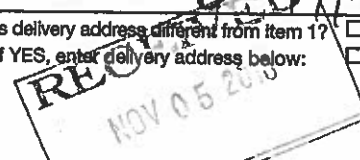
3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
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4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> <i>R. Wang</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address	
	B. Received by (Printed Name)	C. Date of Delivery 11-3
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Dorothy Sumner 342 Piney Point Road Houston, TX 77024		
3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) 7018 0360 0001 5266 1316		
PS Form 3811, July 2013 Domestic Return Receipt		



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
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1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Matthew & Deborah Kemple 11510 Raintree Circle Houston, TX 77024		
3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) 7018 0360 0001 5266 1293		
PS Form 3811, July 2013 Domestic Return Receipt		



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	B. Received by (Printed Name)	C. Date of Delivery 11-3
1. Article Addressed to:	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
Michael & Sandra Cooper 11502 Raintree Circle Houston, TX 77024		
3. Service Type <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery		
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		
2. Article Number (Transfer from service label) 7018 0360 0001 5266 1309		
PS Form 3811, July 2013 Domestic Return Receipt		

