

Dear Planning and Zoning Commission Members,

The existing Fellowship Hall on Ecclesia's Campus is in need of renovation. 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 be issued for Churches and other places of worship to undertake any construction or renovation work on new or existing buildings.

A previous SUP was approved in December of 2018 which contained several minor campus projects. The only project from the 2018 SUP that was undertaken was work on the existing Fellowship Hall. This scope consisted of asbestos abatement and the removal of the drop ceiling and some interior walls as outlined in the 2018 SUP. That work has been completed. The time period for completing any of the other projects contained in the 2018 SUP has expired.

Ecclesia is now applying for a Special Use Permit to complete a new phase of renovation work on the Fellowship Hall. This scope could only be determined following the abatement and selective interior demolition completed under the 2018 SUP. This is a renovation project only and the application includes no addition or expansion to the existing footprint of the building. No site drainage work is required in the scope of this project. No existing trees will be removed. The majority of the renovation will be limited to 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 on the exterior of the building includes the relamping of exterior safety lights, the removal and replacement of old condenser units, and the re-roofing of the existing roof with similar materials (composite shingle on the gable and a membrane on the low pitch), and adding new insulation to the roof. A detailed scope of work is outlined below.

Exterior Scope

- Retire four old exterior condenser units. Replace with three new units located on west side of building at parking lot where current units are located
- Relamping of the exterior downlights in the roof soffit
- Replace damaged existing shingle and membrane roofing in kind, adding a layer of continuous insulation

Interior Scope

- Replace drywall and base trim throughout.
- New tile in bathrooms
- Install new interior doors
- Install new kitchen work counters, including a sink
- Paint walls and ceiling throughout
- Patch surface of exposed concrete floor at entrance (interior)
- Replace toilets and sinks (2 each) in existing single occupancy bathrooms with new fixtures
- Replace electrical wiring in kitchen to bring it up to current code
- Replace the demolished fluorescent fixtures with new LED lighting fixtures throughout, see lighting plan
- New switching for light fixtures, see electrical plan
- New duplex outlets, see electrical plan
- Install insulated acoustical panels at interior of exposed ceiling
- Install new spiral HVAC ducts, diffusers, and return vents

This renovation project has already been introduced to the City Council and an application has been submitted to the Building Department for permit review. An architectural plan of the Fellowship and the proposed scope is included with this project packet. Ecclesia has notified the neighbors within 200 feet of the extents of the campus with registered return receipt and first-class mail, as required. The notice letter, the list of recipients, and the scans of the registered return receipts are also included with this letter in the project packet.

Long Term Builders is the general contractor on this project. They have completed previous projects on the Ecclesia Campus, so they are familiar with City of Piney Point regulations and guidelines and they will maintain a clean and safe jobsite throughout the course of the renovation.

Questions or concerns please contact Elizabeth Cook, elizabeth@ecclesiahouston.org



ecclesia

houston's

holistic

missional

christian

community

Dear Neighbor,

The existing Fellowship Hall on Ecclesia's Campus is in need of renovation. 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.

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This project is on the agenda for the **next Planning and Zoning meeting, scheduled for Thursday, January 28th, 2021 at 7:00pm**. This meeting may be attended **virtually only** and will be hosted on **ZOOM**. Please find the following Zoom Meeting information to join at the scheduled time.

Join Zoom Meeting

<https://us02web.zoom.us/j/88581770796?pwd=ZkpaMjZNMElmWGZLS0VDQ1JhUmpHdz09>

Or Dial in locally by phone for Houston using: 346-248-7799

Meeting ID: 885 8177 0796

Passcode: 589578

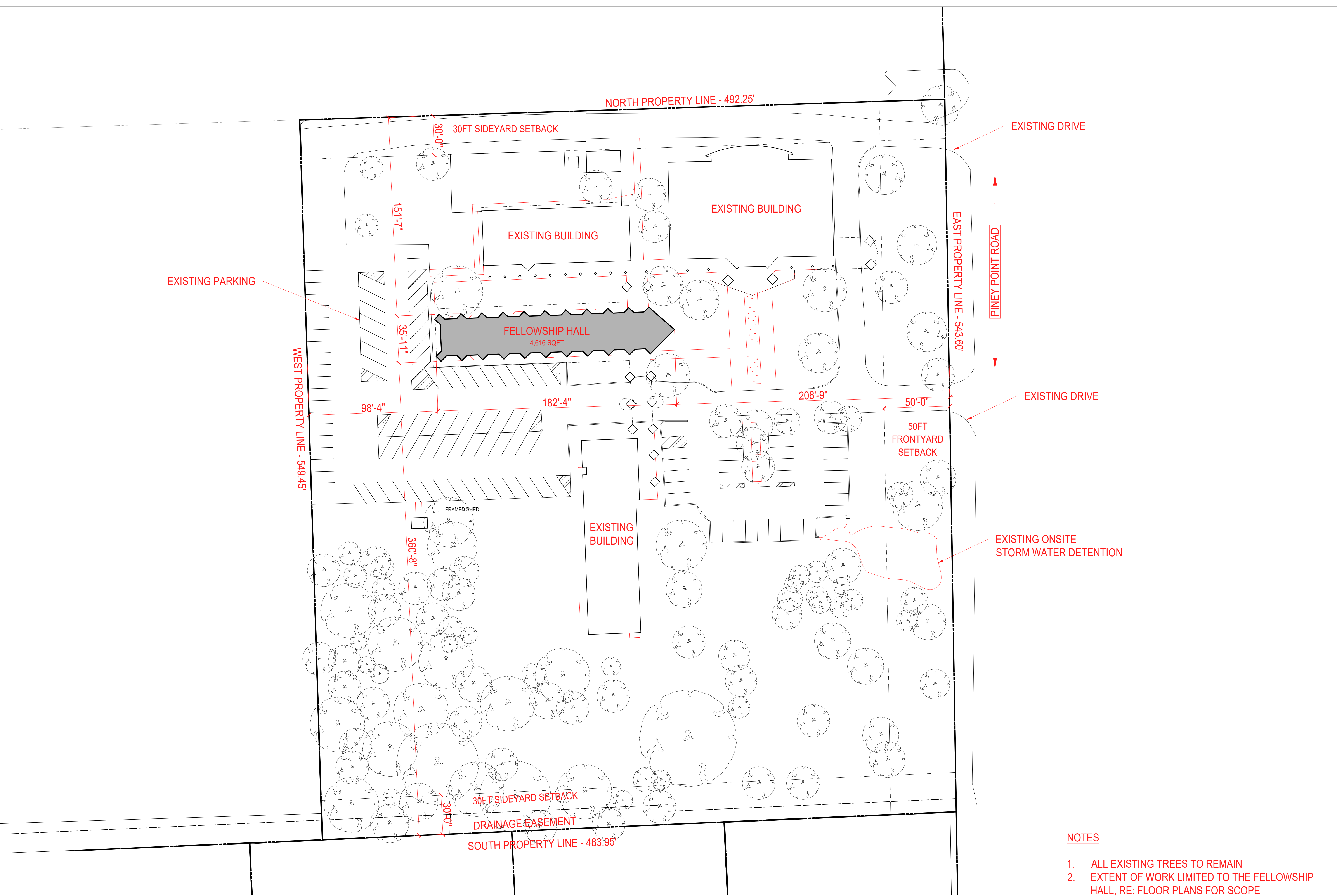
Copies of this letter have been sent by Registered Return Receipt and first-class mail to neighbors within 200' of the Ecclesia campus.

Questions or concerns please contact Elizabeth Cook, elizabeth@ecclesiahouston.org



List of Neighbors to Ecclesia's Campus

Name	Address			
<i>Within 200 Feet</i>	<i>Street</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
St. Francis Episcopal Church	335 Piney Point Road	Houston	TX	77024
Dorothy Sumner	342 Piney Point Road	Houston	TX	77024
Lawrence & Mary Whalley	5 Carsey Lane	Houston	TX	77024
<i>Neighbor</i>	11318 Williamsburg Drive	Houston	TX	77024
<i>Aaron & Dana Bubela</i>	11319 Williamsburg Drive	Houston	TX	77024
Michael & Sandra Cooper	11502 Raintree Circle	Houston	TX	77024
Michael Herminghaus & Sabine Linden	11506 Raintree Circle	Houston	TX	77024
Matthew & Deborah Kemple	11510 Raintree Circle	Houston	TX	77024
Ron & Leanne Coben	11520 Raintree Circle	Houston	TX	77024



- NOTES**
1. ALL EXISTING TREES TO REMAIN
 2. EXTENT OF WORK LIMITED TO THE FELLOWSHIP HALL, RE: FLOOR PLANS FOR SCOPE
 3. NO SQUARE FOOTAGE TO BE ADDED
 4. EXISTING PARKING, SIDEWALKS AND PAVING TO REMAIN AS IS



ECCLESIA PINEY POINT
 325 Piney Point Road
 Houston, TX 77024

SUP APPLICATION

Issue Date	Description
JULY 2020	P&Z MEETING

Seal/Registration

NOT FOR CONSTRUCTION

Sheet Title: **SITE PLAN**

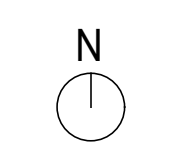
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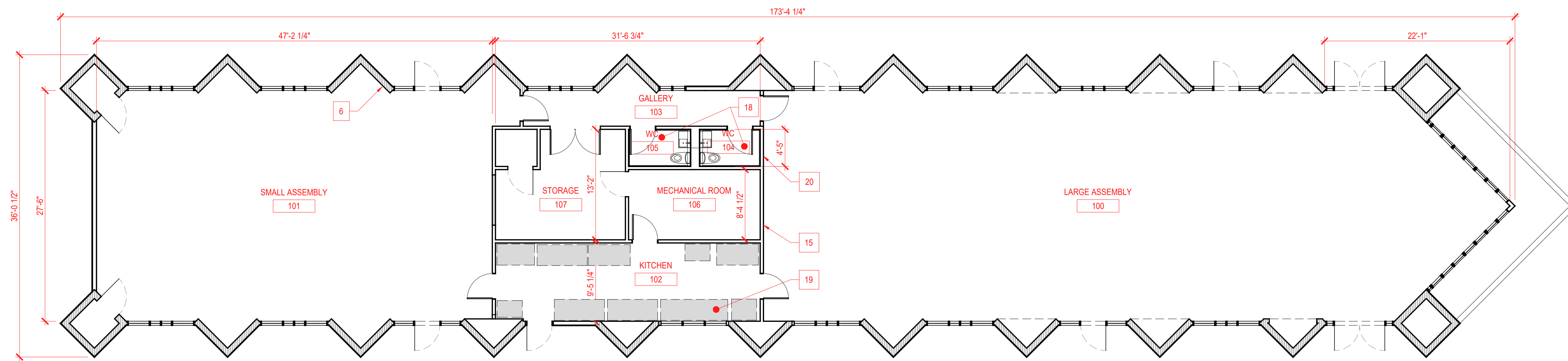
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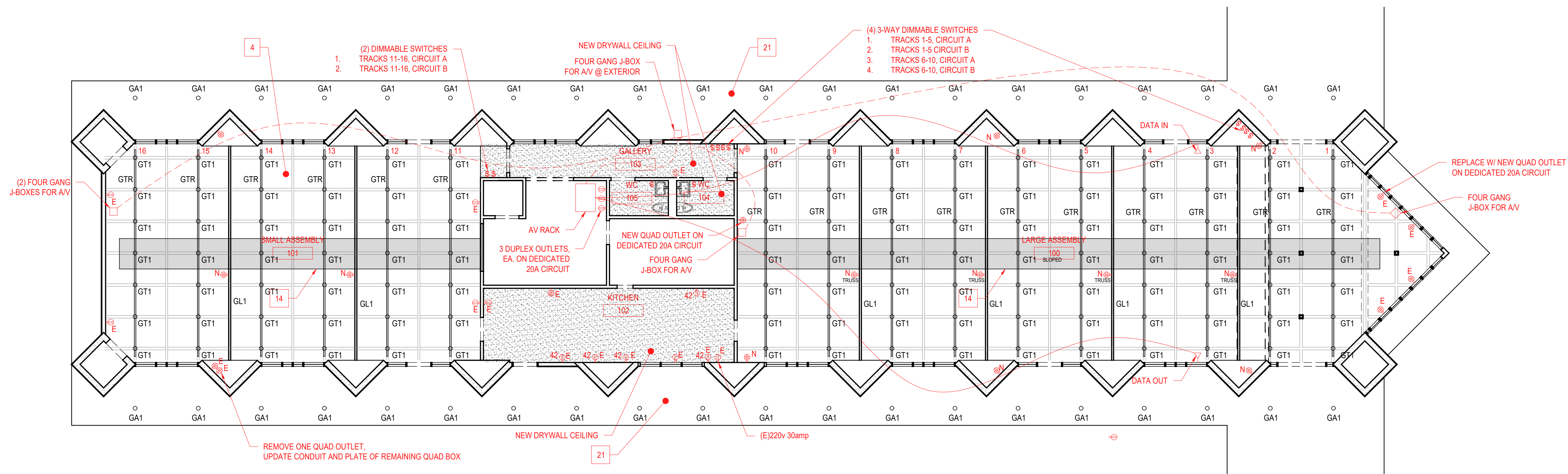
Checked by: _____

Project No.: ECC-002

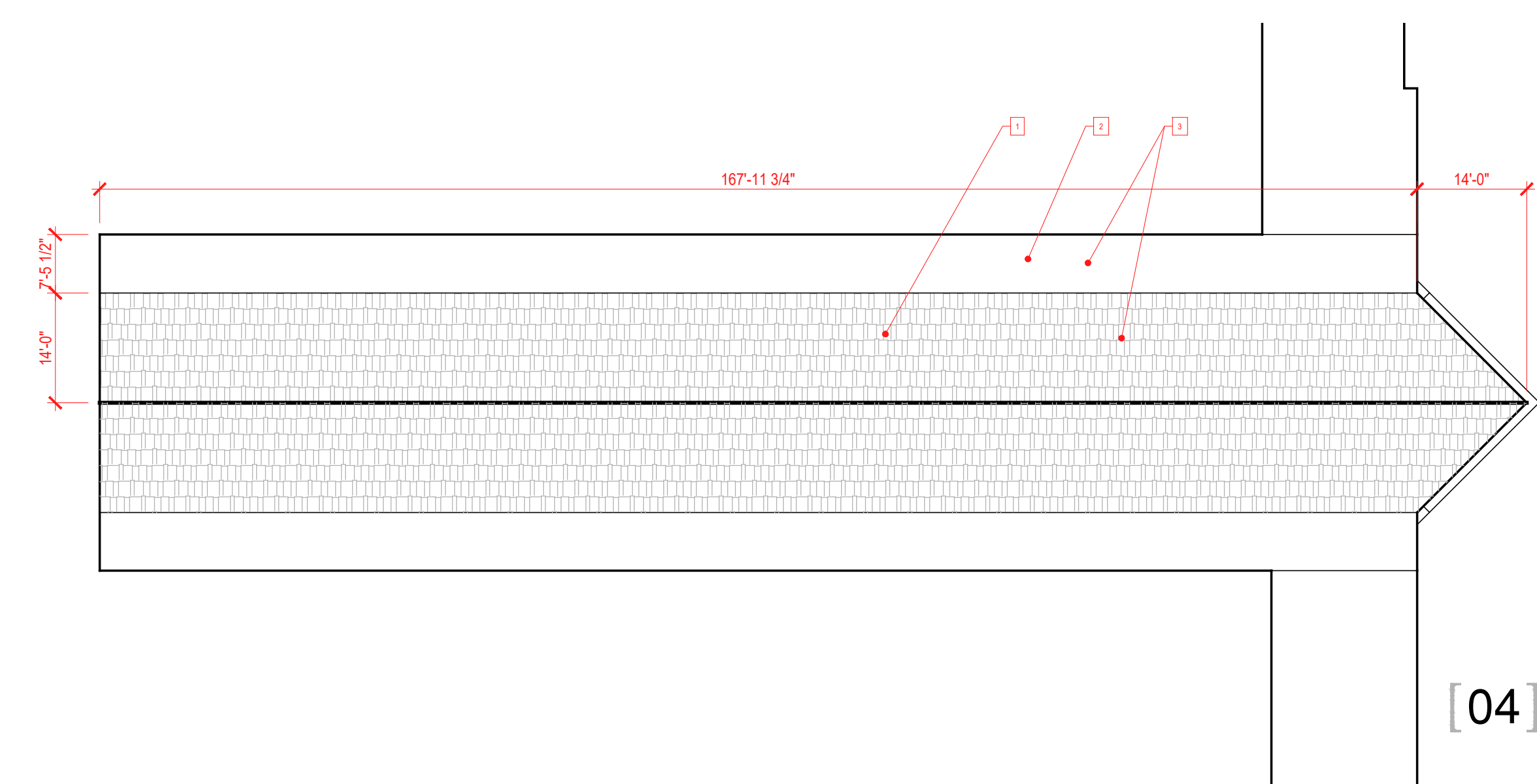




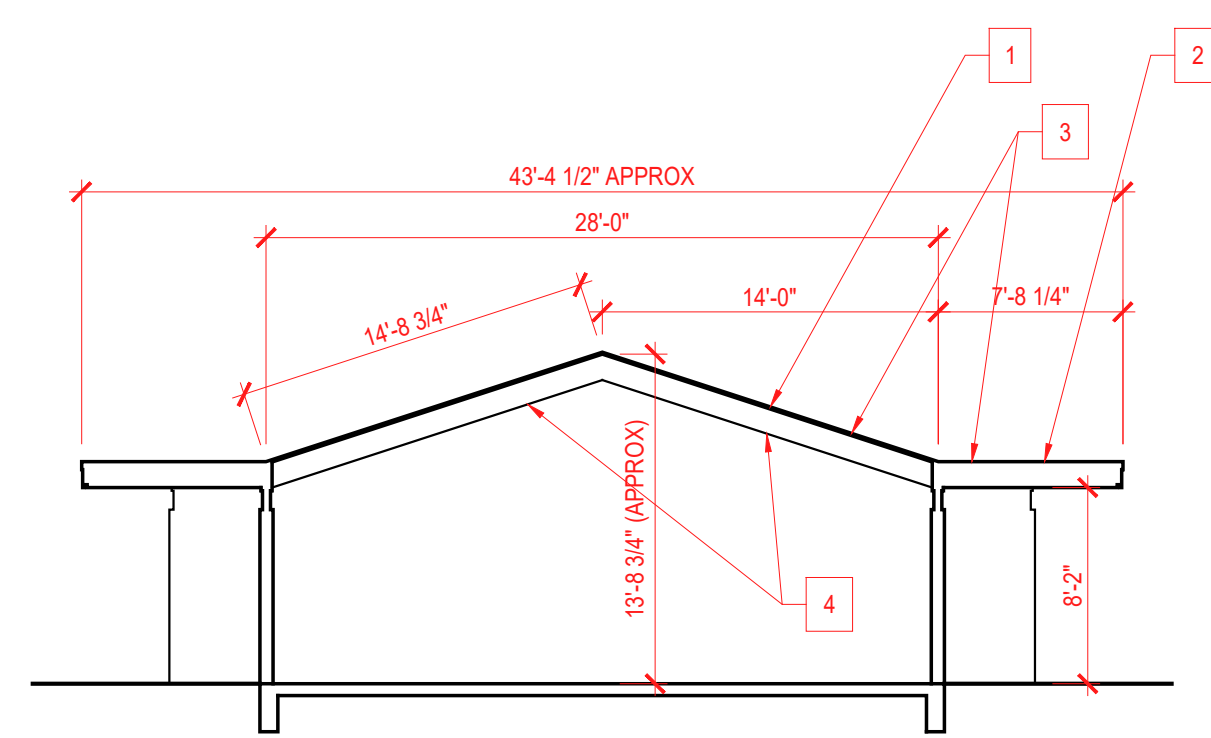
[03] FLOOR PLAN
SCALE: 1/8" = 1'-0"



[02] REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



[04] ROOF PLAN
SCALE: 1/16" = 1'-0"



[01] SECTION
SCALE: 1/8" = 1'-0"

KEYED SCOPE OF WORK

- ROOF/CEILING**
1. REPLACE EXISTING ASPHALT SHINGLE ROOF WITH SIMILAR
 2. REPLACE EXISTING MEMBRANE ROOF WITH SIMILAR
 3. ADD EPS, RIGID INSULATION TO EXTERIOR OF EXISTING ROOF DECKING
 4. INSTALL FABRIC WRAPPED, INSULATED ACOUSTICAL PANELS IN CEILING COFFERS THROUGHOUT LARGE AND SMALL ASSEMBLY SPACES
- WALLS**
5. INSTALL NEW SHEETROCK THROUGHOUT BUILDING TO REPLACE THE EXISTING WATER DAMAGED SHEETROCK THAT HAS BEEN REMOVED.
 6. PAINT INTERIOR EXPOSED BRICK
 7. PAINT WALLS AND CEILING
 8. INSTALL NEW INTERIOR DOORS PER PLAN AND SCHEDULE. NO EXTERIOR DOOR TO BE REPLACED
 9. NEW TILE IN RESTROOMS
- TRIM**
10. NEW BASEBOARDS THROUGHOUT. 1X6 POPLAR, PAINTED
 11. NEW INTERIOR DOOR CASING AND TRIM THROUGHOUT. 1X4 POPLAR, PAINTED
- FLOOR**
12. PATCH ROUGH SECTION OF EXPOSED CONCRETE FLOOR AT EAST OF BUILDING
 13. POLISH CONCRETE FLOORS THROUGHOUT
- HVAC**
14. INSTALL NEW SPIRAL DUCT AND SUPPLY VENTS IN LARGE ASSEMBLY AND SMALL ASSEMBLY.
 15. RELOCATE INTERIOR RETURN VENTS
 16. REMOVE CONDENSER UNIT FROM COURTYARD
 17. REPLACE TWO EXISTING CONDENSER UNITS AT WEST END OF BUILDING ADJACENT TO PARKING SPACES
- PLUMBING**
18. REMOVE ALL EXISTING FIXTURES AND ACCESSORIES FROM TWO BATHROOMS AND REPLACE WITH SIMILAR. SEE ENLARGED BATHROOM PLANS AND ELEVATIONS FOR NEW FIXTURES AND FINISHES.
 19. REMOVE AND REPLACE EXISTING SINK AND ICE MAKER IN THE KITCHEN AND PROVIDE PLUMBING CONNECTIONS AS NEEDED
- ELECTRICAL**
20. RELOCATE EXISTING ELECTRICAL PANEL TO MECHANICAL ROOM
 21. RELAMP EXTERIOR CAN LIGHTS (GA1)
 22. REPLACE UTILITY LIGHTING IN STORAGE WITH NEW LED FIXTURES
 23. REPLACE UTILITY LIGHTING IN KITCHEN WITH NEW LED FIXTURES
 24. ONE DECORATIVE FIXTURE IN EACH BATHROOM, TWO TOTAL
 25. THREE DECORATIVE FIXTURES IN ENTRANCE HALL



CONSULTANTS

ECCLESIA PINEY POINT
325 Piney Point Road
Houston, TX 77024

SUP APPLICATION

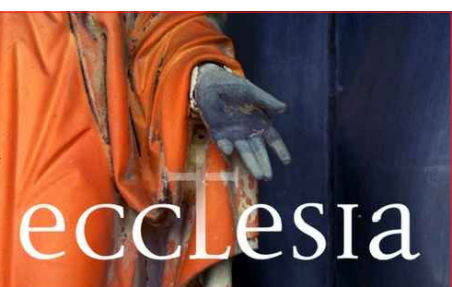
Issue Date	Description
JULY 2020	P&Z MEETING

Seal/Registration

NOT FOR CONSTRUCTION

Sheet Title
FELLOWSHIP REFURBISHMENT PLANS

Scale: 1/8" = 1'-0"
Date: 08/07/2019
Drawn by: PM
Checked by: PM
Project No.: ECC-002



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ECCLESIA PINEY POINT

325 Piney Point Road
Houston, TX 77024

SUP APPLICATION

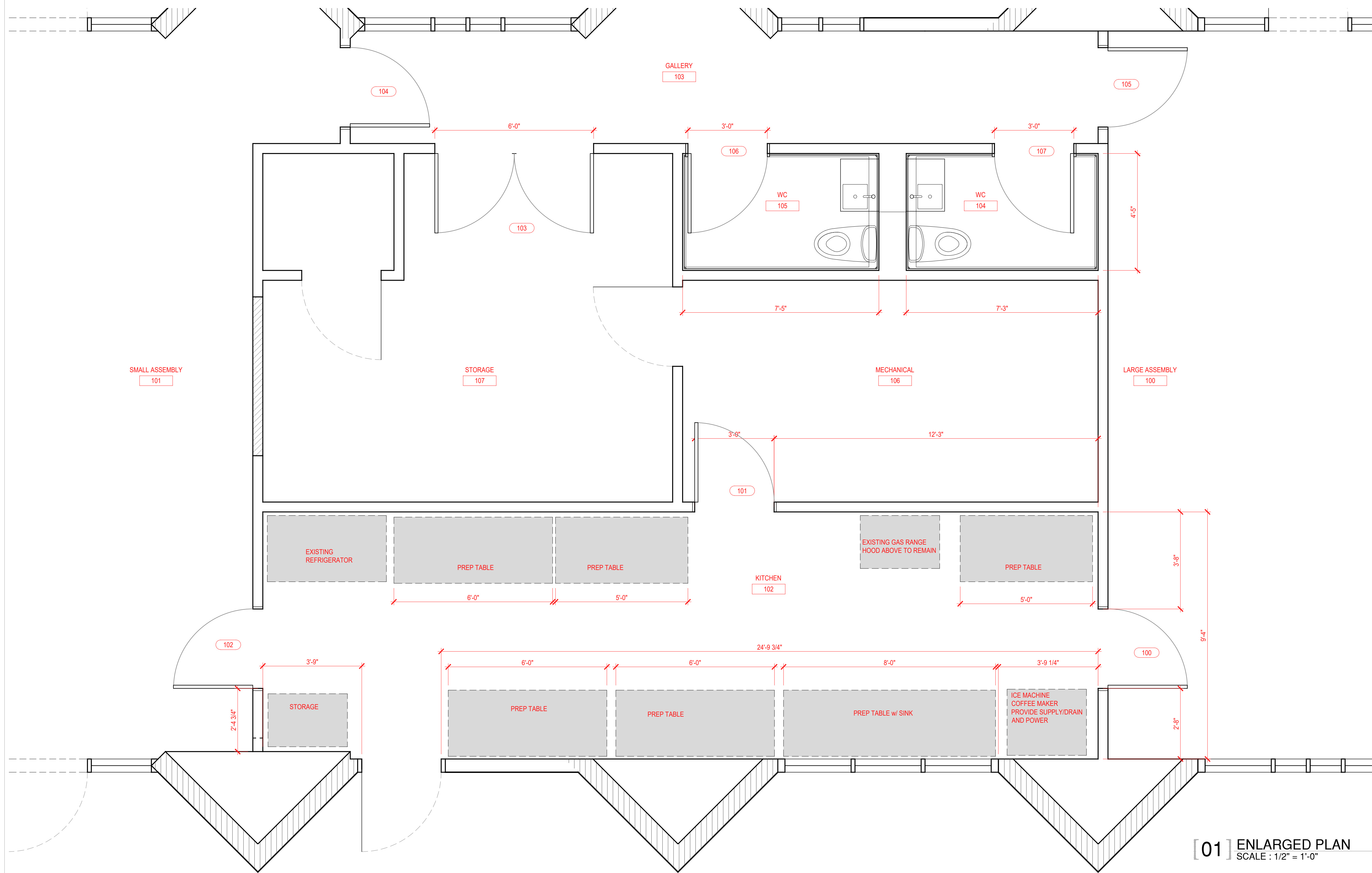
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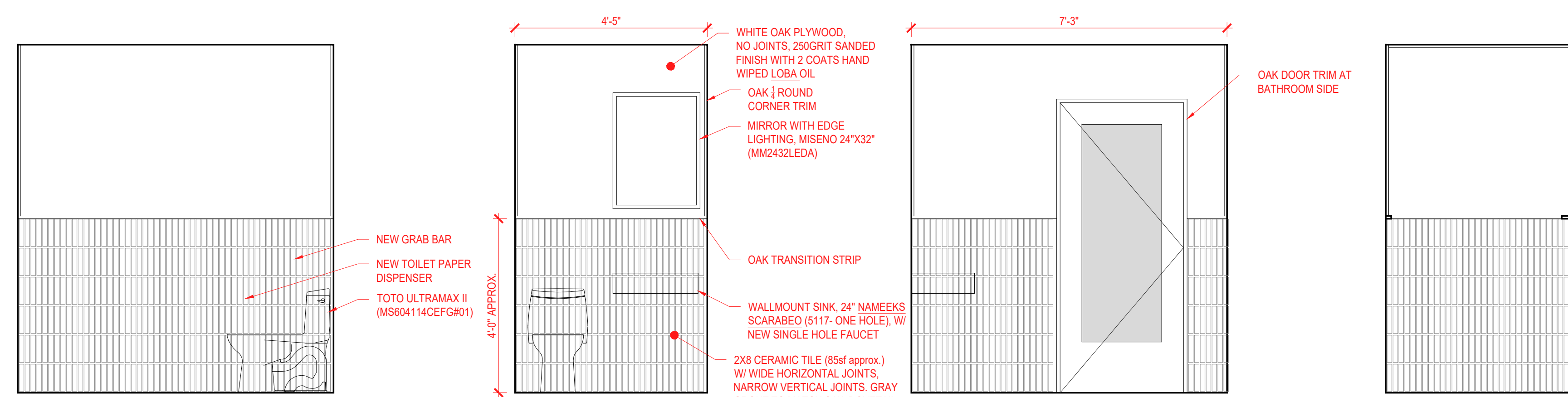
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REFURBISHMENT PLANS

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[01] ENLARGED PLAN
SCALE : 1/2" = 1'-0"



[02] TYPICAL BATHROOM ELEVATIONS
SCALE : 1/2" = 1'-0"

DOOR SCHEDULE

PAINT ALL DOORS TO MATCH 2ND FLOOR OF CLASSROOM BUILDING

#	TYPE	SIZE			DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	SWING	HRDWR GROUP*	NOTES
		HEIGHT	WIDTH	THK							
Type A - Flush Panel with wood frame and trim											
100	A	6'-8"	3'-0"		Birch	Painted	Wood	Painted	LHR		
101	A	6'-8"	3'-0"		Birch	Painted	Wood	Painted	LH		
102	A	6'-8"	3'-0"		Birch	Painted	Wood	Painted	RHR		
103	A	6'-8"	6'-0"		Birch	Painted	Wood	Painted	LH/RH		Door Pair
Type B - Full lite glazing with wood frame and trim											
104	A	6'-8"	3'-0"		Birch w/ Glass	Painted	Wood	Painted	RH		Satin Glass Finish
105	A	6'-8"	3'-0"		Birch w/ Glass	Painted	Wood	Painted	RHR		Satin Glass Finish
106	A	6'-8"	3'-0"		Birch w/ Glass	Painted	Wood	Painted	RH		Applied frosted film on both sides of glazing
107	A	6'-8"	3'-0"		Birch w/ Glass	Painted	Wood	Painted	LH		Applied frosted film on both sides of glazing

VERIFY DIMENSIONS PRIOR TO ORDERING