



# City of Piney Point Village

7676 WOODWAY DR., SUITE 300  
HOUSTON, TX 77063-1523

TELEPHONE (713) 782-0271  
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## THE CITY OF PINEY POINT VILLAGE SPECIAL COUNCIL MEETING TUESDAY, APRIL 13, 2021 6:30 PM

**NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE WILL HOLD A SPECIAL MEETING ON TUESDAY, APRIL 13, 2021 AT 6:30 P.M. AT CITY HALL, 7676 WOODWAY, SUITE 300, HOUSTON, TEXAS TO DISCUSS THE AGENDA ITEMS LISTED BELOW.**

### **DECLARATION OF QUORUM AND CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

**CITIZENS WISHING TO ADDRESS COUNCIL** - *At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquiries about a subject that is not specifically identified on the agenda, a member of Council or a Staff Member may only respond by giving a statement of specific factual information or by reciting existing policy. The City Council may not deliberate or vote on the matter.*

Piney Point Village is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/8848416839?pwd=WGNPWj82bXdSdUlmSmhGd2l2Z3QwZz09>

Meeting ID: 884 841 6839

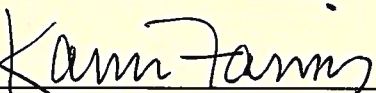
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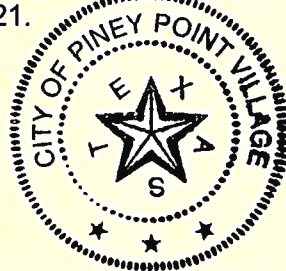
1. Public Hearing – Specific Use Permit – Ecclesia – 325 Piney Point Road Houston, Texas 77024 – Requesting City Council approval relating to a specific use permit which would allow Ecclesia permission to complete certain renovations approved but not completed back in December of 2018, and request permission to allow for a new scope of work to be added for more renovation to the campus. The renovation would be to both the interior and exterior of the building. The interior 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 re-lamping of exterior safety lights, the removal and replacement of old condenser units and the re-roofing of the existing roof and adding new insulation to the roof.
2. Discuss and consider possible action on Ordinance 2021.04.13 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.

3. Public Hearing – Fences and walls in required yards: Matters relating to the discussion and public hearing of an ordinance amending Article IV of Chapter 74, Code of Ordinances of the City of Piney Point Village, Section 245, Supplementary district regulations, by establishing regulations for fences in a side and rear yard adjacent to the street.
4. Discussion of Public Hearing – Fences and walls in required yards: Discuss and consider possible action on Ordinance 2021.04.13.A amending Article IV of Chapter 74, Code of Ordinances of the City of Piney Point Village, Section 245, Supplementary district regulations, by establishing regulations for fences in a side and rear yard adjacent to the street.
5. EXECUTIVE SESSION: The City Council will adjourn into closed executive session pursuant to Section 551.071 of the Texas Government Code (CONSULTATION WITH ATTORNEY), and pursuant to Section 551.074 of the Texas Government Code (PERSONNEL), specifically to deliberate the appointment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator.
6. Consider and take possible action on the items discussed in Executive Session.
7. Adjourn

#### CERTIFICATION

I certify that a copy of the April 13, 2021 agenda of items to be considered by the Piney Point Village City Council was posted in a place convenient to the public in Compliance with Chapter 551, of the Texas Government Code on April 09, 2021.

  
\_\_\_\_\_  
Karen Farris  
City Secretary



In compliance with the Americans with Disabilities act, the City of Piney Point Village will provide for reasonable accommodations for persons attending City Council meetings. This facility is wheelchair accessible and accessible parking spaces are available. To better serve you, your requests should be received 48 hours prior to the meetings. Please contact Karen Farris, City Secretary, at 713-230-8702. The City Council reserves the right to adjourn into a Closed Executive Session at any time under the Texas Government Code, Section 551.071, to consult with an attorney.

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 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. Ecclesia was originally issued a specific use permit on December 17, 2018 (see "Specific Use Ordinance No. 2018.12.17A") to make certain improvements to the existing Fellowship Hall, construct a new utility shed, wood deck and water feature, update playground equipment, and make certain drainage improvements. Out of the projects identified in the original specific use permit Ordinance, only the existing 1-story 4,616 square foot Fellowship Hall underwent asbestos abatement with minor demolition and patch and repair, the drop ceiling was removed, and the diffuser panels and branch lines for the HVAC system in the drop ceiling were removed. The remainder of the items identified in the original specific use permit Ordinance were

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not fully consummated because the building permit was not issued and paid for in a timely manner, and the original specific use permit Ordinance expired.

**Section 2.** The City hereby establishes and approves issuance of a new 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. Fellowship Hall Exterior Renovations

- a. 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.
- b. Relamping of the exterior downlights in the roof soffit.
- c. Replace damaged existing shingle and membrane roofing in kind, adding a layer of continuous insulation.

2. Fellowship Hall Interior Renovations

- a. Replace drywall and base trim throughout.
- b. New tile in bathrooms.
- c. Install new interior doors.
- d. Install new kitchen work counters, including a sink.
- e. Paint walls and ceiling throughout.
- f. Patch surface of exposed concrete floor at entrance (interior).

- g. Replace toilets and sinks (2 each) in existing single occupancy bathrooms with new fixtures.
- h. Replace electrical wiring in kitchen to bring it up to current code.
- i. Replace the demolished fluorescent fixtures with new LED lighting fixtures throughout, see lighting plan.
- j. New switching for light fixtures, see electrical plan.
- k. New duplex outlets, see electrical plan.
- l. Install insulated acoustical panels at interior of exposed ceiling.
- m. Install new spiral HVAC ducts, diffusers, and return vents.

**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 \_\_\_\_ day of \_\_\_\_\_ 2021.

ATTEST:

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

\_\_\_\_\_  
Karen Farris  
City Secretary

**EXHIBIT "A"**

**Site Plan and Related Specifications for Proposed Improvements to Ecclesia Tract**

**ORDINANCE NO. 2021.04.13**

**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.**

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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 Ecclesia Tract subject to certain conditions; now, therefore,

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

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- f. Patch surface of exposed concrete floor at entrance (interior).

- g. Replace toilets and sinks (2 each) in existing single occupancy bathrooms with new fixtures.
- h. Replace electrical wiring in kitchen to bring it up to current code.
- i. Replace the demolished fluorescent fixtures with new LED lighting fixtures throughout, see lighting plan.
- j. New switching for light fixtures, see electrical plan.
- k. New duplex outlets, see electrical plan.
- l. Install insulated acoustical panels at interior of exposed ceiling.
- m. Install new spiral HVAC ducts, diffusers, and return vents.

**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 13th day of April 2021.

ATTEST:

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

\_\_\_\_\_  
Karen Farris  
City Secretary

EXHIBIT "A"

Site Plan and Related Specifications for Proposed Improvements to Ecclesia Tract

Dear City Council Members,

The existing Fellowship Hall on Ecclesia's Campus is in need of renovation. Ecclesia Houston is requesting approval from the City Council 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. The Planning and Zoning Commission granted approval for the SUP at their January 2021 meeting. We are now asking City council to review the submitted SUP application for approval.

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](mailto:elizabeth@ecclesiahouston.org)



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

AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 74 OF THE CODE OF ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, TEXAS, BY DELETING PARAGRAPH (3) OF SUBSECTION (i) OF SECTION 74-245 IN ITS ENTIRETY AND ADDING A NEW PARAGRAPH (3) OF SUBSECTION (i) OF SECTION 74-245, ESTABLISHING REGULATIONS FOR FENCES, SIDE AND REAR YARD ADJACENT TO A STREET; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION; AND PROVIDING FOR SEVERABILITY.

\* \* \* \* \*

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

**Section 1.** That Paragraph (3) of Subsection (i) of Section 74-245 be deleted in its entirety and a new Paragraph (3) of Subsection (i) of Section 74-245 be added to provide as follows:

**“Article IV. – DISTRICT REGULATIONS**

\* \* \*

**Sec. 74-245 – Supplementary district regulations.**

\* \* \*

- (i) *Fences and walls in required yards.* No fence or freestanding fence-type wall shall be permitted in any required yard except as specifically authorized below:

\* \* \*

- (3) *Fences, side and rear yard adjacent to a street.* Fences may be constructed within a required side or rear yard adjacent to a street if such fence does not exceed ~~six-eight~~ feet in height above the natural grade of the lot at the lot line adjacent to such fence, and the fence is either (i) an 80 percent fence, or (ii) an authorized wooden fence with landscaping from a City approved landscaping plan and placed on the side of the

fence adjacent to the street. The property owner is responsible for maintaining the fence and the landscaping in accordance with the City approved landscaping plan, including, but not limited to, removing and replacing any dead landscaping or other landscaping that does not comply with the City approved landscaping plan. The property owner is also responsible for removing and replacing the landscaping from the street and associated right-of-way if the City has to perform work in the right-of-way encumbered by such landscaping. The City's Building Official shall be responsible for ensuring compliance with this Section, and shall identify and give notice of any deficiencies or other deviations from a City approved landscaping plan. Failure of the property owner to maintain the fence and landscaping in accordance with the City approved landscaping plan shall result in the suspension of the fence permit. The City's Building Official shall give notice, by regular mail, to the property owner at the address of the property at issue identifying all deficiencies with the landscaping and/or fence. If the property owner fails to address all of the deficiencies with the fence and/or landscaping within thirty (30) days from the date the City mails notice of such deficiencies, the fence permit shall be revoked. If the fence permit is revoked, the property owner shall remove the fence and associated landscaping within ten (10) days of such revocation. If the fence and landscaping are not removed within ten (10) days of revocation of the fence permit, the City may remove the fence and landscaping as identified in the City approved landscaping plan. Any fees incurred by the City shall be the responsibility of the property owner. If the property owner fails to reimburse the City for all expenses incurred during the fence and landscaping removal process within ten (10) days from the date notice of such expenses is mailed to the property owner, the City may assess a lien against the property in the amount of such expenses. Any fence constructed between the main building and an adjacent street, but not within a required yard, shall have the finished exterior side facing the adjacent street, and shall have no posts or rails visible from such adjacent street, irrespective of the distance from the fence and the adjacent lot line or street."

**Section 2.** Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

**Section 3.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance 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 4.** All ordinances and parts of ordinance in conflict herewith are, to the extent of such conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED on first and final reading this \_\_\_th day of \_\_\_\_\_, 2020.

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Mark Kobelan  
Mayor

ATTEST:

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Karen Farris  
City Secretary

ORDINANCE NO. 2021.04.13.A

AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER 74 OF THE CODE OF ORDINANCES OF THE CITY OF PINEY POINT VILLAGE, TEXAS, BY DELETING PARAGRAPH (3) OF SUBSECTION (i) OF SECTION 74-245 IN ITS ENTIRETY AND ADDING A NEW PARAGRAPH (3) OF SUBSECTION (i) OF SECTION 74-245, ESTABLISHING REGULATIONS FOR FENCES, SIDE AND REAR YARD ADJACENT TO A STREET; PROVIDING FOR OTHER MATTERS RELATED TO THE SUBJECT; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION; AND PROVIDING FOR SEVERABILITY.

\* \* \* \* \*

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**“Article IV. – DISTRICT REGULATIONS**

\* \* \*

**Sec. 74-245 – Supplementary district regulations.**

\* \* \*

- (i) *Fences and walls in required yards.* No fence or freestanding fence-type wall shall be permitted in any required yard except as specifically authorized below:

\* \* \*

- (3)*Fences, side and rear yard adjacent to a street.* Fences may be constructed within a required side or rear yard adjacent to a street if such fence does not exceed eight feet in height above the natural grade of the lot at the lot line adjacent to such fence, and the fence is either (i) an 80 percent fence, or (ii) an authorized wooden fence with landscaping from a City approved landscaping plan and placed on the side of the fence

adjacent to the street. The property owner is responsible for maintaining the fence and the landscaping in accordance with the City approved landscaping plan, including, but not limited to, removing and replacing any dead landscaping or other landscaping that does not comply with the City approved landscaping plan. The property owner is also responsible for removing and replacing the landscaping from the street and associated right-of-way if the City has to perform work in the right-of-way encumbered by such landscaping. The City's Building Official shall be responsible for ensuring compliance with this Section, and shall identify and give notice of any deficiencies or other deviations from a City approved landscaping plan. Failure of the property owner to maintain the fence and landscaping in accordance with the City approved landscaping plan shall result in the suspension of the fence permit. The City's Building Official shall give notice, by regular mail, to the property owner at the address of the property at issue identifying all deficiencies with the landscaping and/or fence. If the property owner fails to address all of the deficiencies with the fence and/or landscaping within thirty (30) days from the date the City mails notice of such deficiencies, the fence permit shall be revoked. If the fence permit is revoked, the property owner shall remove the fence and associated landscaping within ten (10) days of such revocation. If the fence and landscaping are not removed within ten (10) days of revocation of the fence permit, the City may remove the fence and landscaping as identified in the City approved landscaping plan. Any fees incurred by the City shall be the responsibility of the property owner. If the property owner fails to reimburse the City for all expenses incurred during the fence and landscaping removal process within ten (10) days from the date notice of such expenses is mailed to the property owner, the City may assess a lien against the property in the amount of such expenses. Any fence constructed between the main building and an adjacent street shall have the finished exterior side facing the adjacent street, and shall have no posts or rails visible from such adjacent street, irrespective of the distance from the fence and the adjacent lot line or street."

**Section 2.** Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

**Section 3.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance 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 4.** All ordinances and parts of ordinance in conflict herewith are, to the extent of such conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED on first and final reading this 13<sup>th</sup> day of April, 2021.

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Mark Kobelan  
Mayor

ATTEST:

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Karen Farris  
City Secretary

**Landscaping Plan, as required by Section 74-245(3)**

- 1) Landscaping plan prepared by a professional must be submitted to the city for approval.  
This must include orientation and specify the type, spacing and the size of the plantings per the pre-approved plantings in Exhibit A. Irrigation is mandatory. Planting in the city right of way is permissible.
- 2) Plantings not included in the pre-approved plantings list must be approved by the City's Urban Forester during the fence permit process. In the event the Urban Forester is unavailable, the Chairperson of the City of Piney Point Beautification Committee can authorize plantings not on Exhibit A.
- 3) Plantings shall not include any of the following varieties, unless otherwise included on the Exhibit A, or the property owner already maintains these specific varieties on the property and additional plantings are in keeping with a desired aesthetic:
  - Plants considered invasive to Houston-Texas Gulf Coast Region (reference Pg. 16 *A Garden Book for Houston and the Texas Gulf Coast*, River Oaks Garden Club, Fifth Edition, 2013)
  - Tropical varieties (i.e. palms, banana plants, bamboo)
  - Plants considered highly toxic to humans and/or animals. See Pgs. 640-643, *A Garden Book for Houston and the Texas Gulf Coast*, River Oaks Garden Club, Fifth Edition, 2013
  - Any vines that propagate by re-seeding
  - Thorny varieties
- 4) Before and after photos must be provided at final permit inspection.
- 5) Regular maintenance is required at the owner's expense. This includes the City right of way if part of the approved landscaping plan.
- 6) Plantings in the City right of way that must be removed due to a City or public work's project must be replaced at the owner's expense per the originally approved landscaping plan within 60 days of the project's completion.

- 7) On or before 3 year after obtaining the permit, privacy plantings must shield a minimum of 80 percent of the wooden fence's surface area from view from the adjacent city road or private street.**
- 8) Residents will be required to acknowledge in writing that they are aware of the ordinance and maintenance requirements, and that they will abide by such requirements.**

Pre-Approved Plantings List  
(Draft 7.19.2020 – Beautification Sub-Committee)

		Est. Maturity Size (ft)		Initial Planting		Additional Specifications / Comments			Page *
		Height	Width	Spacing	Pot Size	Optimal Sunlight	Soil Conditions	Comments	
<b>Shrubs</b>									
	<b>Hollys</b> <i>E. Palatka</i>								
	Burford ( <i>Ilex cornuta</i> )	10	6	3 ft.	15 gal.	Sun to Partial Shade	Fertile, well-drained soil	Drought tolerant and tolerates wet soils.	206; 237
	Foster ( <i>Ilex x attenuata</i> )	20	10	3 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil	Medium growth. Less dense in partial shade. Easy to shape.	206
	Nellie R. Stevens ( <i>Ilex x 'Nellie R. Stevens'</i> )	10 - 20	10 - 20	3 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil	Faster growing. Less dense in full shade. Very durable.	
	Savannah	15 - 30	10	4 ft.	15 gal.	Sun to Partial Shade	Non-alkaline, well-drained soil	More narrow. Drought resistant. No salt-based fertilizers	
<b>Viburnums</b>									
	Awabuki ( <i>viburnum odoratissimum var. awabuki</i> )	15 - 20	15 - 20	3 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil	Upright growth habit.	248
	Japonicum	6	8	3 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil	Upright growth habit. Damage at temperatures between 20-	247
	Sandankwa ( <i>viburnum suspensum</i> )	6 - 12	6 - 12	3 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil		248
	Walters ( <i>viburnum obovatum</i> )	8 - 25	6 - 10	3 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil		221; 248
<b>Others</b>									
	Pineapple Guava ( <i>feijoa sellowiana</i> )	10 - 25	10 - 15	3 ft.	15 gal.	Sun to Partial Shade	Well-drained, slightly acidic soil	Slow to moderate growing. Requires freeze protection.	519
	Japanese Yew ( <i>podocarpus macrophyllus</i> )	10 - 15	4 - 6	18-24 in.	15 gal.	Sun to Shade	Well-drained, acidic soil	Slow growing.	213; 243
	Banana Shrub ( <i>michelia figo</i> ) <i>Good alternative to figo if lush</i>	10 - 15	15	4 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil	Slow growing. Less dense in partial shade.	241
	Pittosporum ( <i>pittosporum tobira</i> )	6 - 15	7 - 20	3 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil	Prune for shape after blooming.	243
<b>Small/Ornamental Trees</b>									
<b>Magnolia</b>									
	Little Gem variety of ( <i>magnolia grandiflora</i> )	25	10	4 ft.	15 gal.	Sun to Partial Shade	Moist, well-drained soil	Not suitable for more narrow planting areas.	209
<b>Vines / "Semi-Climbers"</b>									
	Confederate or Star Jasmine ( <i>Trachelospermum jasminoides</i> )	20	5	18-24 in.	1 gal.	Sun to Partial Shade	Loose, fertilized soil	Provide wire to trellis for support	272
	Climbing Fig ( <i>Ficus pumila</i> )	10	15	18-24 in.	1 gal.	Sun to Full Shade	Moist, well-drained soil	Clings to masonry. Roots are invasive.	261
	Bleeding Heart Vine or Glory Bower ( <i>clerodendrum thomsoniae</i> )	12	n/a	18-24 in.	1 gal.	Sun to Partial Shade	Moist, well-drained soil	Can be trimmed as shrub. Vines need support. Rampant grow	259
	Mexican bottlebrush vine or yellow bottle vine ( <i>Passiflora</i> )	15	20	18-24 in.	1 gal.	Sun to Partial Shade	Moist, well-drained soil	Requires less water after established. Requires freeze protecti	264
		12	15	18-24 in.	1 gal.	Sun to Partial Shade	Moist, well-drained soil	Drought tolerant. Good for west-facing walls.	266

\* --A Garden Book for Houston and the Texas Gulf Coast. River Oaks Garden Club. Fifth Revised Edition 2013.