



The Rev. Stuart A. Bates
Rector

July 17, 2025

Planning and Zoning Commission

Don Jones, Chair
Bill Burney, Member
Buck Ballas, Member
Dana Gompers, Member
Bill Ogden, Member
Chris DeZevallos, Member
Jay Cohen, Member
Tim Jones, Member

City of Piney Point Village
7660 Woodway
Suite 460
Houston, Texas 77063

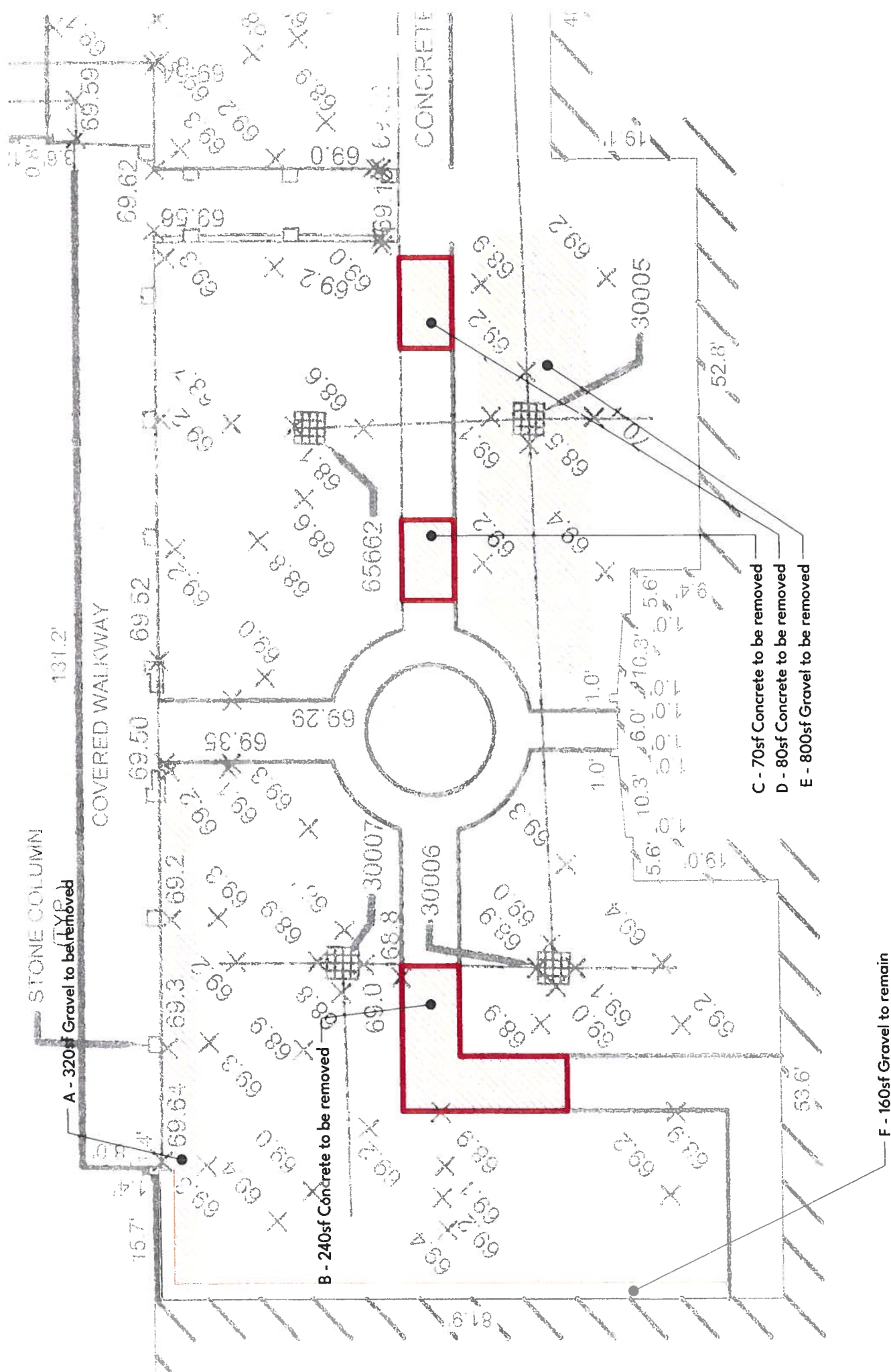
Dear Planning and Zoning Commissioners:

St. Francis Episcopal Church is applying for a Specific Use Permit for an improvement of the courtyard located between the church and the parish hall. A generous church donor has made this project possible.

Thirty-four individual invitations addressed to the surrounding neighbors for the Planning and Zoning Commission's public hearing on this Specific Use Permit were sent via regular mail and certified mail return receipt requested on July 1, 2025. A sample of that letter plus the schemas for the project site, demo information, and courtyard plan are attached. The list of invitees is also attached. The public hearing is scheduled for Thursday, July 24, 2025, at 6:00 p.m. and will be held at the City of Piney Point Village City Hall, located at 7660 Woodway Drive, Suite 460, Houston, Texas 77063, during which the church's application for a Specific Use Permit will be presented and discussed.

Below is information about the proposed courtyard redesign:

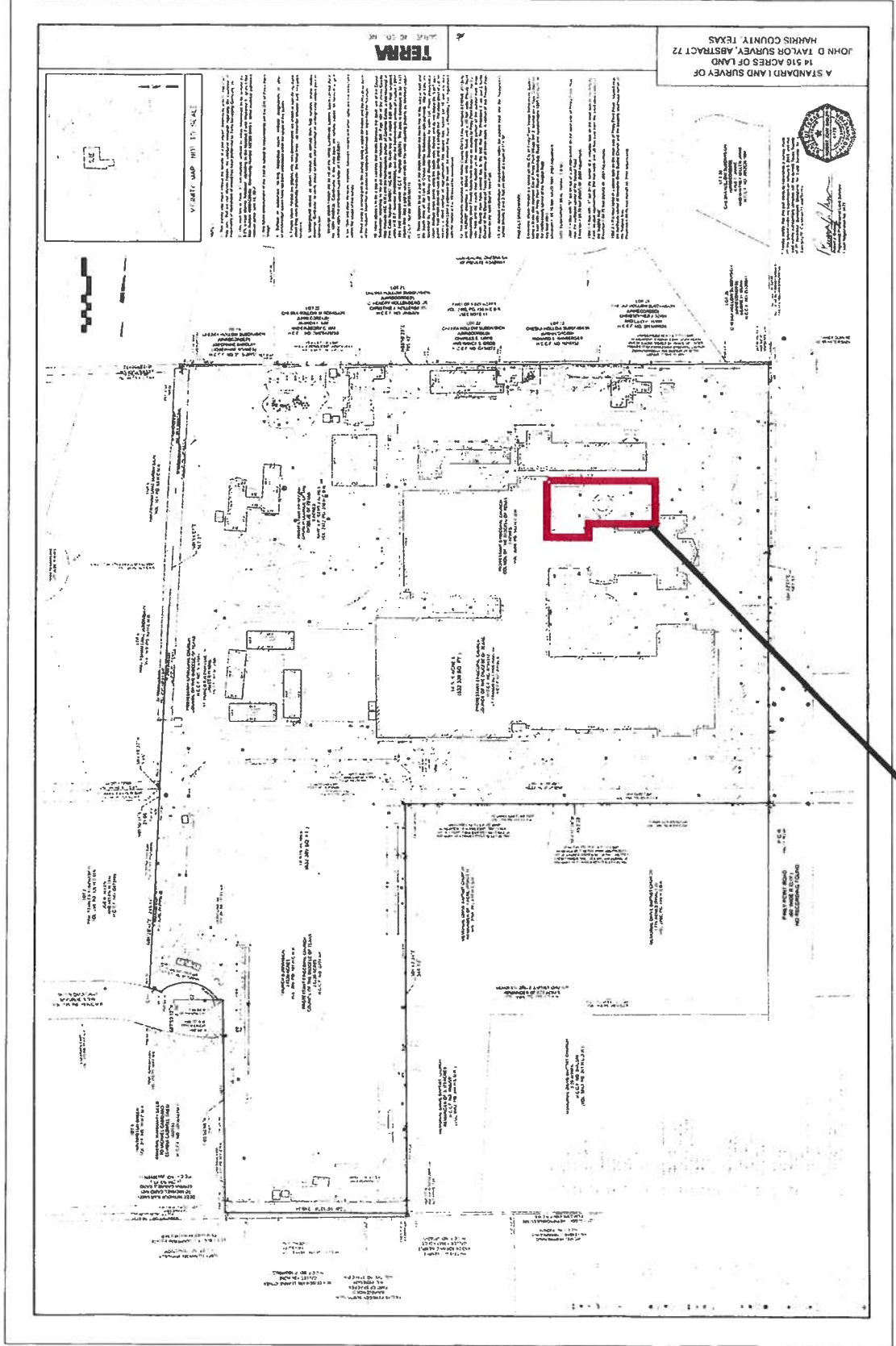
- The project is in an internal courtyard and will not be seen from the street
- The project does not change the use of the courtyard
- There will be no changes to the drainage system
- Irrigation will be adjusted to accommodate new plantings
- No exterior work is required on the buildings
- No work outside of the courtyard will be undertaken
- There will be a cross sculpture placed in the rear of the courtyard



St. Francis Courtyard Demo

2

345 Piney Point, Scale: 1/16"=1'-0"



PROJECT SITE

St. Francis Courtyard Location

1

345 Piney Point, Scale: NTS



345 Piney Point, Scale: 1/16"=1'-0"

Property within 200 Feet of St. Francis Episcopal Church

Owners	Property Address
Whalley Lawrence G & Mary	5 Carsey Ln
Allen Joe B & Helen	11522 Green Oaks Dr
Current Owner	11527 Green Oaks Dr
Current Owner	11530 Green Oaks Dr
Tauber Richard E & Anne	11531 Green Oaks Dr
Read Jeffrey	11502 Habersham Ln
Current Owner	11503 Habersham Ln
800 Builders Llc	11506 Habersham Ln
Wiberg Mark & Fleur	11507 Habersham Ln
Ecclesia Houston	325 Piney Point Rd
Morton John & Shannon	342 Piney Point Rd
Sallee Homer B & Jaleh M	346 Piney Point Rd
Tylor Thomas A & Kristin N	362 Piney Point Rd
Herminghaus Michael & Sabine P I	11506 Raintree Cir
Kemple Matthew J & Deborah C	11510 Raintree Cir
Coben Ron & Leanne	11520 Raintree Cir
Current Owner	11526 Raintree Cir
Frachtman Richard J & Anne	11530 Raintree Cir
Dash Timothy & Rachel	1 S Cheska Ln
Dunn Deirdre H	5 S Cheska Ln
Boquist Eric A & Amy L	6 S Cheska Ln
Boston Kevin & Lindsey	9 S Cheska Ln
Williams John B Jr & Lynne	14 S Cheska Ln
Bamberger Richard E	15 S Cheska Ln
Grob Nancy S	17 S Cheska Ln
Current Owner	18 S Cheska Ln
Kollenberg C Henry & Christine J	21 S Cheska Ln
Daley Thomas C	22 S Cheska Ln
Nystrom Richard & Shannon	25 S Cheska Ln
Fordyce Doug & Melissa	26 S Cheska Ln
Barclay Josephine	29 S Cheska Ln
Sorkin Tatiana A	30 S Cheska Ln
Barbosa Filipe & Leigh	33 S Cheska Ln
Holland John & Laura	34 S Cheska Ln



ST. FRANCIS
EPISCOPAL CHURCH

COPY OF
LETTER
TO NEIGHBORS
for public
hearing

The Rev. Stuart A. Bates
Rector

July 1, 2025

Mark & Fleur Wiberg
11507 Habersham Ln
Houston, TX 77024

Subject: Invitation to attend a public hearing for a request for a Specific Use Permit for an improvement of the North courtyard at St. Francis Episcopal Church

Dear St. Francis Episcopal Church Neighbors:

St. Francis Episcopal Church is applying for a Specific Use Permit for an improvement of the courtyard located between the church and the parish hall. A generous church donor has made this project possible.

This letter is to let you know about and invite you to the Planning and Zoning Commission meeting on Thursday, July 24, 2025, at 6:00 p.m., during which the church's application for a Specific Use Permit will be presented and discussed. The meeting will be held at the City of Piney Point Village City Hall, located at 7660 Woodway Drive, Suite 460, Houston, Texas 77063.

Below is information about the proposed courtyard redesign:

- The project is in an internal courtyard and will not be seen from the street
- The project does not change the use of the courtyard
- There will be no changes to the drainage system
- Irrigation will be adjusted to accommodate new planting
- No exterior work is required on the buildings
- No work outside of the courtyard will be undertaken
- There will be a cross sculpture placed in the rear of the courtyard
- The project increases the tree count
- There will be concrete work as several sidewalks in the courtyard will be removed and updated. This work decreases the amount of impervious coverage
- There will be back lighting on the cross sculpture
- Updated light poles will be installed to match the campus standard
- Old benches to be removed, with new ones added
- Planting will be updated throughout the courtyard

The packet containing the information for the Planning and Zoning Commission meeting will be available on the city's website at <http://www.cityofpineypoint.com> beginning July 21, 2025. You may also visit the City of Piney Point Village City Hall after July 21, 2025, at 7660 Woodway Drive, Suite 460, to review the same packet. City Hall is open Monday through Thursday, 7:30 a.m. to 12 p.m. and 1:00 p.m. to 4:30 p.m., and Friday, 7:30 a.m. to 12 p.m.

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If you have any questions, please get in touch with Sally Jo Flores, Assistant to the Rector, at 832-325-2983 or sally@sfch.org.

Peace and Grace,

A handwritten signature in black ink, reading "Stuart A. Bates" with a small cross symbol at the end.

The Rev. Stuart A. Bates
Rector
St. Francis Episcopal Church