



Regular City Council Meeting
October 27, 2020
6:00 p.m.

Marcus Vajdos, Mayor
Bo Bothe
Tom Donaho

Allen Carpenter, Mayor Pro Tem
David Dominy
Joy McCormack



Notice is Hereby Given of a Regular Meeting of the City Council City of Spring Valley Village, Texas, 1025 Campbell Road, Spring Valley Village, Texas, in the Council Chambers, Tuesday, October 27, 2020, beginning at 6:00 p.m., For the Purpose of Considering and Acting upon the Following Items of Business:

In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of Spring Valley Village will conduct the meeting scheduled at 6:00 p.m. on Tuesday, October 27, 2020 in the City Hall Council Chambers, located at 1025 Campbell Road, in part by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting agenda and agenda packet are posted online at www.springvalleytx.com.

The video link to this meeting is <https://us02web.zoom.us/j/85820894376>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 858 2089 4376 and #.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

2. INTRODUCTIONS

3. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN

None.

4. PUBLIC COMMENTS

At this time, any person with City-related business may speak to the Council. In compliance with the Texas Open Meetings Act, the City Council may not deliberate. **Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.**

5. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

5.1 Minutes for City Council Meeting on September 22, 2020

5.2 Resolution 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE RENEWAL OF AN INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, TEXAS, AND THE CITY OF SPRING VALLEY VILLAGE, TEXAS, TO HOUSE, SUPPORT, MAINTAIN, AND CONFINE MUNICIPAL PRISONERS IN HARRIS COUNTY JAILS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF THE RENEWAL BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.

OLD BUSINESS

6. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: September 2020 Police Department Staff Report (Chief Evans):

1. Number of Calls for Service
2. Number of Traffic Violations
3. Number of K-9 Deployments
4. Status of Byrne JAG Supplemental Grant Reimbursement

7. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Activities of the Village Fire Department Commissioners Meeting on September 23, 2020 and Any Special Meetings That May Have Occurred since September 23, 2020. (Mayor Pro Tem Carpenter / Council Member Bothe)

8. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Activities of the Planning and Zoning Commission Meeting of October 13, 2020. (Council Member Dominy / Council Member Donaho / City Attorney Loren Smith)

NEW BUSINESS

9. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution No. 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPOSAL FOR ENGINEERING SERVICES FOR THE REPLACEMENT OF GROUND STORAGE TANK #2 BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND IDS ENGINEERING GROUP; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

10. CONDUCT A PUBLIC HEARING CONCERNING: Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City's

Subdivision Regulations, Specifically Section 9.103(I)(1)(Ii)(B), Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane and A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.

- A. Presentation of Subdivision Variance Request and Preliminary and Final Re-Plat by Applicant
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

11. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City's Subdivision Regulations, Specifically Section 9.103(I)(1)(Ii)(B), Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane.

12. CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.

13. CONDUCT A PUBLIC HEARING CONCERNING: Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- A. Presentation of Requested PAD by Applicant
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

14. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF

APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

15. **CONDUCT A PUBLIC HEARING CONCERNING:** An Application for the Installation of Two Speed Cushions At Approximately 8317 and 8328 Winningham Lane Submitted by Resident Adam Noyes Pursuant to the Residential Neighborhood Traffic Calming/Control Policy (Winningham Lane Project – 0000-20).
 - A. Presentation of Application for Winningham Lane Project – 0000-20 by Applicant
 - B. Those In Favor
 - A. Those Opposed
 - B. Adjourn Public Hearing
16. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** An Application for the Installation of Two Speed Cushions At Approximately 8317 and 8328 Winningham Lane Submitted by Resident Adam Noyes Pursuant to the Residential Neighborhood Traffic Calming/Control Policy (Winningham Lane Project – 0000-20).
17. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, ADOPTING AMENDMENT NO. 1 TO THE ORIGINAL BUDGET OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR THE FISCAL YEAR 2019-2020; FUNDING CERTAIN OBLIGATIONS OF THE CITY DURING THE BUDGET PERIOD NECESSARY FOR THE PROVISION OF CITY SERVICES; CONTAINING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING OTHER DETAILS RELATING TO THE SUBJECT.
18. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution Number 20-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS DESIGNATING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2021 GENERAL ASSEMBLY.
19. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Briefing by City Administrator:
 1. Status of New Production Well
 2. Status of Loeser, Traweek, Lone Star and West Tex Paving and Utility Improvements Project
 3. Status Green Valley Drive & Winningham Lane (West of Voss) Roadway Drainage and Utility Improvements 2020

4. Request for Proposals - Construction Management and Inspection Services
5. Status of Traffic Safety and Mobility Study and Merlin Pedestrian Crossing
6. Status of Employee Health Insurance for Plan Year 2021
7. New Developer Involvement with Campbell Road Development

20. ADJOURNMENT

Agenda items may not necessarily be considered in the order that they appear. With regard to any item, Council may take various actions, including but not limited to rescheduling an item in its entirety or for particular action at a future date or time.

The City Council reserves the right to convene in executive session from time to time as deemed necessary during this meeting to discuss any of the matters listed in the agenda, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts & Donations), 551.074 (Personnel Matters), 551.076 (Deliberations Regarding Security Devices) or 551.087 (Deliberations Regarding Economic Development Negotiations).

I certify that a copy of the October 27, 2020 agenda of items to be considered by City Council was posted on or before the 21st day of October, 2020, at 3:00 p.m. pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code.

Attest:


Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308, Fax 713-461-7969, or Email secretary@springvalleytx.com for further information.

Consent Agenda Items

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, SEPTEMBER 22, 2020 AT 6:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Council Members present, the Regular Meeting of the Spring Valley Village City Council was called to order by Mayor Vajdos at 6:03 p.m.

Members Present:

Mayor Marcus Vajdos

Mayor Pro-Tem Allen Carpenter

Council Member Bo Bothe

Council Member David Dominy (by video conference) (left at 8:46 p.m.)

Council Member Tom Donaho (by video conference) (left at 8:46 p.m.)

Council Member Joy McCormack

Members Absent:

None.

2. INTRODUCTIONS

Julie M. Robinson, City Administrator (left at 8:13 p.m.)

Loyd Evans, Police Chief (by phone conference) (left at 8:13 p.m.)

Roxanne Benitez, City Secretary

Pat Riley, Public Works Director (left at 8:13 p.m.)

Michelle Yi, City Treasurer (left at 8:13 p.m.)

Zachary Meadows, Director of Community Development (left at 8:13 p.m.)

Matthew Hitt, Assistant to the City Administrator (left at 8:13 p.m.)

David Dixon, Police Commissioner

Loren Smith, City Attorney

3. PROCLAMATIONS / ANNOUNCEMENTS / SWEARING-IN

None.

4. PUBLIC COMMENTS

At this time, any person with City-related business may speak to the Council. In compliance with the Texas Open Meetings Act, the City Council may not deliberate. **Comments from the public should be limited to a maximum of three (3) minutes per individual speaker.**

None.

5. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

5.1 Minutes for Special Called City Council Meeting on August 25, 2020

- 5.2 Minutes for City Council Meeting on August 25, 2020
- 5.3 Resolution No. 20-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A TECHNOLOGY SUPPORT AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE AND BEMA INFORMATION TECHNOLOGIES, LLC; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE SUCH AGREEMENT ON BEHALF OF THE CITY OF SPRING VALLEY VILLAGE; AND PROVIDING AN EFFECTIVE DATE.

Council Member Carpenter made a motion to approve all items on the Consent Agenda, and Council Member Bothe seconded the motion. Motion carried 5-0.

OLD BUSINESS

6. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: August 2020 Police Department Staff Report (Chief Evans):

1. Number of Calls for Service – 1,535
2. Number of Traffic Violations – 1,122
3. Number of K-9 Deployments – 139
4. Possible Halloween Activity at City Hall

After a brief discussion, it was the consensus of the Council to send a message to residents through the City social media platforms informing residents that the City would not host a Halloween event this year and that the Police Department operations for Halloween would be different in order to minimize risk for Police Officers. Council Member Bothe indicated that he would work with City Administrator Julie Robinson to craft the message to be sent on behalf of the Mayor and Council.

7. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Activities of the Village Fire Department Commissioners Meeting on August 26, 2020 and Any Special Meetings That May Have Occurred since August 26, 2020. (Mayor Pro Tem Carpenter / Council Member Bothe)

Mayor Pro Tem Carpenter advised that the Village Fire Department assisted in removing trees that had fallen on several streets earlier that day. He also advised that the Fire Department was currently fully staffed, and a position for a floater would be posted soon. Mayor Pro Tem Carpenter advised that Phase 1 of the Village Fire Department building remodel was almost complete with the entire project estimated to be completed in July 2021.

8. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Activities of the Planning and Zoning Commission Meeting of September 8, 2020. (City Attorney Loren Smith)

City Attorney Loren Smith advised that agenda item numbers 9, 10, 11, and 12 were discussed and recommended for approval at the September 8 Planning & Zoning Commission meeting. He also advised that two other items discussed at the September meeting would be brought before Council on October 27.

NEW BUSINESS

9. **CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX –AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2018-28 AMENDING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.5511 ACRES OF LAND AT THE NORTHWEST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT REQUIRING CONSTRUCTION ON THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28 TO COMMENCE NO LATER THAN DECEMBER 31, 2020; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Vajdos opened the Public Hearing at 6:32 p.m.

A. Presentation of Requested PAD Amendment by City

Director of Community Development Zachary Meadows advised that the purpose of the proposed ordinance was to formalize the extension of the deadline to break ground on the project during the March 24, 2020 City Council meeting.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 6:34 p.m.

10. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX –AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2018-28 AMENDING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.5511 ACRES OF LAND AT THE NORTHWEST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT REQUIRING CONSTRUCTION ON THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28 TO COMMENCE NO LATER THAN DECEMBER 31, 2020; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Vajdos read the Ordinance by caption only. There was a brief discussion concerning what constitutes “commencement of construction”. Council Member Dominy made a motion to approve Ordinance No. 2020-26, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 11. CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Bade Street Reserve, A Plot Containing 0.1441 Acre Of Land, Situated In The Freeway Planned Area Development District, City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9200 Old Katy Road.

Mayor Vajdos opened the Public Hearing at 6:38 p.m.

A. Presentation of Preliminary and Final Re-Plat by Applicant

Director of Community Development Zachary Meadows advised that the purpose of this re-plat was to combine the following two pieces of property: 9200 and 9210 Old Katy Road. Mr. Meadows also advised that the re-plat would correct an addressing issue for the property.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 6:39 p.m.

- 12. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Bade Street Reserve, A Plot Containing 0.1441 Acre Of Land, Situated In The Freeway Planned Area Development District, City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9200 Old Katy Road.

Council Member McCormack made a motion to approve the preliminary and final re-plat of Bade Street Reserve, a plot containing 0.1441 acre of land, situated in the Freeway Planned Area Development District, City Of Spring Valley Village, Harris County, Texas bearing the address of 9200 Old Katy Road, and Council Member Carpenter seconded the motion. Motion carried 5-0.

At this time, Council Member Carpenter made a motion to take Agenda Item 21 out of order, and Council Member Donaho seconded the motion. Motion carried 5-0.

- 21. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Resolution No. 20-XX – A RESOLUTION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS ADOPTING TCAP’S PROFESSIONAL SERVICES AGREEMENT AND GEXA ENERGY’S COMMERCIAL ELECTRIC SERVICE AGREEMENT FOR POWER TO BE PROVIDED ON AND AFTER JANUARY 1, 2023; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE SUCH AGREEMENTS ON BEHALF OF THE CITY OF SPRING VALLEY VILLAGE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Resolution by caption only. Bill Starnes, with TCAP, briefed the Council on the Strategic Hedging Program being offered by TCAP and how it works and how the City’s contract with TCAP would change if approved. Following discussion, Council Member Carpenter made a motion to approve the Resolution No. 20-28, and Council Member McCormack seconded the motion. Motion passed 5-0.

13. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2020-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2020 CERTIFIED APPRAISAL ROLL; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member McCormack made a motion to approve Ordinance No. 2020-27, and Council Member Dominy seconded the motion. Motion carried 5-0.

14. **CONDUCT A PUBLIC HEARING CONCERNING:** Proposed Fiscal Year 2020-2021 Budget.

Mayor Vajdos opened the Public Hearing at 7:01 p.m.

A. Staff Presentation

City Administrator Julie Robinson advised that the proposed budget presented to the Council is the same budget that was presented during the August 24, 2020 Budget Workshop and that it was developed utilizing the current tax rate of \$0.4250..

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 7:02 p.m.

15. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR FISCAL YEAR 2020-2021; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH FISCAL YEAR AS REFLECTED IN SAID BUDGET; PROVIDING FOR THE INCORPORATION OF PREAMBLE; MAKING CERTAIN FINDINGS AND CONTAINING CERTAIN PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member McCormack made a motion to approve Ordinance No. 2020-28, and Council Member Dominy seconded the motion. The Council took a record vote as follows:

Council Member Bo Bothe – AYE

Mayor Pro Tem Allen Carpenter – AYE

Council Member David Dominy – AYE

Council Member Tom Donaho – AYE

Council Member Joy McCormack – AYE

Motion carried 5-0.

- 16. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ratification of Increased Property Tax Revenues Reflected in the Fiscal Year 2020-2021 Budget Adopted Pursuant to Ordinance Number 2020-XX.

Council Member McCormack made a motion to ratify the increased property tax revenues reflected in the Fiscal Year 2020-2021 Budget adopted pursuant to Ordinance Number 2020-28, and Council Member Bothe seconded the motion. Motion carried 5-0.

- 17. CONDUCT A PUBLIC HEARING CONCERNING:** Fiscal Year 2020-2021 Proposed Tax Rate of \$0.443147 per \$100 in Assessed Value For The Fiscal Year Beginning October 1, 2020 And Ending September 30, 2021.

Mayor Vajdos opened the Public Hearing at 7:05 p.m.

A. Staff Presentation

City Treasurer Michelle Yi advised the Council that, while the Council proposed a tax rate of \$0.443147 per \$100 valuation for the fiscal year beginning October 1, 2020 and ending September 30, 2021 during the August 4 Special Called City Council meeting, the FY 2021 that was developed and now adopted utilizes the current tax rate of \$0.4250. However, due to State law requirements, the public hearing must be held on the tax rate that was originally proposed.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Vajdos adjourned the Public Hearing at 7:07 p.m.

- 18. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Debt Service Tax Rate Of \$0.069285 Per \$100 Of Assessed Valuation Of All Taxable Property Within The Corporate Limits Of The City For Tax Year 2020.

Council Member McCormack made a motion to set the Debt Service Tax Rate of \$0.069285 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2020, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 19. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Maintenance and Operations Tax Rate Of \$0.355715 Per \$100 Of Assessed Valuation Of All Taxable Property Within The Corporate Limits Of The City For Tax Year 2020.

Council Member McCormack made a motion to set the Maintenance and Operations Tax Rate of \$0.355715 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2020, and Council Member Carpenter seconded the motion. Motion carried 5-0.

- 20. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number

2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2020 AD VALOREM TAX (DEBT) RATE AND LEVY OF \$0.069285 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AND APPROVING THE 2020 AD VALOREM TAX (MAINTENANCE AND OPERATION) RATE AND LEVY OF \$0.355715 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY; PROVIDING FOR THE ASSESSMENT, LEVY AND COLLECTION OF AD VALOREM TAXES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR THE YEAR 2020 AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Vajdos read the Ordinance by caption only. Council Member McCormack made a motion to approve Ordinance No. 2020-29, and Council Member Bothe seconded the motion. The Council took a record vote as follows:

Council Member Bo Bothe – AYE

Mayor Pro Tem Allen Carpenter – AYE

Council Member David Dominy – AYE

Council Member Tom Donaho – AYE

Council Member Joy McCormack – AYE

Motion carried 5-0.

22. DISCUSSION AND DIRECTION CONCERNING: Review of Governance Model Adopted by the City Council in December of 2017.

City Administrator Julie Robinson advised that, since the development of the Governance Model in December 2017, the makeup of the Council has changed and there are two Council Members who were not part of the discussion of the Governance Model.. While she and Mayor Vajdos had previously discussed a review of the Governance Model, Mayor Vajdos wanted to discuss the possible review with the Council. Ms. Robinson advised that she had talked with Ron Cox about facilitating a review and had obtained a proposal. Additionally, there is funding in the budget. There was discussion concerning the purpose of the Governance Model and when and how to conduct a review of the Governance Model. Following discussion, it was the consensus of the Council to wait until the fall of next year to review the Governance Model formally and for Council Members to review the Governance Model document and send any specific changes that they would like to see included to Ms. Robinson.

23. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Briefing by City Administrator:

1. Status of New Production Well

Public Works Director Pat Riley advised that the project is progressing, and he is currently waiting on the design of the electrical motor control panels.

2. Status of Loeser, Traweek, Lone Star and W. Tex Paving and Utility Improvements Project

Public Works Director Pat Riley advised that engineers are finalizing the construction design, Staff is working on the bid documents.

3. Implementation of Geographic Information System (GIS)

City Administrator Julie Robinson advised that Staff is currently working on the implementation of a GIS system that will occur after the start of the new fiscal year. She also advised that GIS is a vibrant tool for the City to be able to collect and provide a variety of information both internally and externally, is inexpensive, and there is funding allocated in the budget.

4. Interim Charge for House Ways & Means Committee Regarding Sales Tax Sourcing

City Administrator Julie Robinson briefed the Council and expressed her concerns on the possible change in sales tax sourcing from point of sale to destination that is currently being considered by the House Ways & Means Committee and how the change in sourcing could impact the City's sales tax revenues. She also advised that she had a discussion with Representative Jim Murphy's office about this issue since he serves on the House Ways & Means Committee. Ms. Robinson advised that she will be monitoring activity on this issue throughout the upcoming Legislative Session.

5. Status of Development of City Mobile App

Assistant to the City Administrator Matthew Hitt advised that the mobile app was released earlier in the month with nine downloads as of the date of the Council meeting. He also advised that Staff would continue to send messaging through all of the City's social media outlets about the new mobile app in order to encourage additional downloads. Mr. Hitt also advised that language informing residents of the new mobile app would be on the October water bills.

6. Park User Fees and Deposits for Non-Profit Organizations

City Administrator Julie Robinson briefed the Council about an issue that occurred with one Boy Scout troop that did not want to pay park user fees in order to reserve the Pavilion like all other non-profit groups despite the City developing a significantly reduced pricing structure for all non-profit groups due to COVID-19. There was discussion concerning the park user fees and whether non-profit organizations should be exempt from paying such fees and/or deposits. Following discussion, it was the consensus of the Council to workshop the park use fees at a future Council meeting.

24. EXECUTIVE SESSION: The City Council Will Now Hold A Closed Executive Meeting Pursuant To The Provision Of Chapter 551, Government Code, Vernon's Texas Codes Annotated, In Accordance With The Authority Contained In:

24.1 Section 551.074 – Personnel Matter – Discussion to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of the Police Chief.

Council adjourned into the Executive Session at 8:13 p.m.

25. RECONVENE

The City Council meeting reconvened at 8:47 p.m.

26. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters Discussed in Executive Session.

No action was taken.

27. **ADJOURNMENT**

Council Member Carpenter made a motion to adjourn the meeting at 8:47 p.m., and Council Member Bothe seconded the motion. Motion carried 3-0.

Signed: _____
Marcus Vajdos
Mayor

Attest: _____
Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC:	RESOLUTION NUMBER 20-XX A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE RENEWAL OF AN INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, TEXAS, AND THE CITY OF SPRING VALLEY VILLAGE, TEXAS, TO HOUSE, SUPPORT, MAINTAIN, AND CONFINE MUNICIPAL PRISONERS IN HARRIS COUNTY JAILS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF THE RENEWAL BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.
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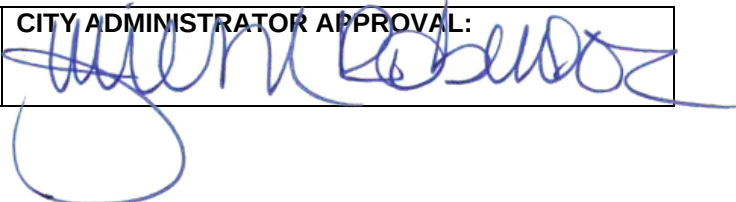
BACKGROUND:	The City of Spring Valley Village originally entered into an Interlocal Agreement with Harris County Sheriff's Office in 1991 for housing, supporting, maintain and confining municipal prisoners who are confined on Class C misdemeanors. These services are not utilized often; however, it is important for the City to have this Interlocal Agreement in place in case it is needed. The current Interlocal Agreement was approved on October 15, 2019, by Resolution No. 19-32 and will expire on December 31, 2020. <u>There is no increase in fees this year.</u> This Resolution would approve a renewal of the Interlocal Agreement that was approved last year with a new termination date of December 31, 2021.
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RECOMMENDATION:	Staff recommends approval of the Resolution.
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ATTACHMENTS:	• Resolution Number 20-XX
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FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____
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FINANCE VERIFICATION OF FUNDING:	
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SUBMITTING STAFF MEMBER: Roxanne Benitez, City Secretary	CITY ADMINISTRATOR APPROVAL: 
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RESOLUTION NUMBER 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE RENEWAL OF AN INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY, TEXAS, AND THE CITY OF SPRING VALLEY VILLAGE, TEXAS, TO HOUSE, SUPPORT, MAINTAIN, AND CONFINE MUNICIPAL PRISONERS IN HARRIS COUNTY JAILS; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING EXECUTION OF THE RENEWAL BY THE MAYOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, authorizes governmental entities to contract with each other to perform government functions and services under the terms thereof; and

WHEREAS, the City Council of the City of Spring Valley Village, Texas, has before it a proposed renewal of the Interlocal Agreement by and between Harris County and the City of Spring Valley Village, Texas, for the housing, support, maintenance, and confinement of municipal prisoners in Harris County jails that was approved on October 15, 2019, by Resolution No. 19-32 ("the Renewal"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Renewal and all related matters, the City Council finds that the City of Spring Valley Village's best interests are served, desires to approve the terms and conditions of the Renewal and to authorize the Mayor to execute the Renewal on behalf of the City of Spring Valley Village.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The City Council, after review of the terms and conditions thereof, hereby approves the attached Renewal of the Interlocal Agreement by and between Harris County, Texas, and the City of Spring Valley Village, Texas for the housing, support, maintenance, and confinement of municipal prisoners in Harris County jails that was approved on October 15, 2019, by Resolution No. 19-32.

Section 3. The City Council also authorizes the Mayor to execute the Renewal on behalf of the City of Spring Valley Village and all other documents in connection therewith.

Section 4. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the ____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

EXHIBIT "A"

TO

RESOLUTION NUMBER 20-XX



**DeWight Dopslauf, C.P.M., CPPO
Harris County Purchasing Agent**

September 29, 2020

Ms. Roxanne Benitez, City Secretary
City of Spring Valley Village
1025 Campbell Rd.
Houston, TX 77055

Re: PJ111227 – Agreement with Harris County and the City of Spring Valley

Dear Ms. Benitez,

The agreement to House, support, maintain, and confine prisoners in Harris County Jails, expires on December 31, 2020. If you will renew the contract under the same terms and conditions, with no increase in pricing, please advise the Purchasing Department in writing ASAP. You may respond by fax 713-755-6695 or by email to: Ebony.Breeding@pur.hctx.net.

If you have any questions, please call me at (713) 274-4438.

Sincerely,

Ebony Breeding

Ebony Breeding
Buyer

ERB

City of Spring Valley, will renew the contract under the same terms and conditions with no increase in pricing for the term January 1, 2021 through December 31, 2021.

Signature Date

Printed Name

Police Department Staff Report

SPRING VALLEY POLICE DEPARTMENT

Calls - By Type

09\01\2020
thru 09\30\2020

Type	Description	# Of Calls
6	ACCIDENT	46
22	ALARM	27
23	AMBULANCE CALL	14
24	ANIMAL CALL	4
144	ARREST	2
43	ASSIST OUTSIDE AGENCY	9
135	BUSINESS CHECK	232
48	CITY CREW REPAIRS	9
49	CIVIL MATTER	1
53	DEBRIS IN ROADWAY	8
54	DECEASED PERSON	1
60	FIRE CALL	10
62	FOUND PROPERTY	2
64	FUEL SPILL	1
67	HITCHHIKER	1
68	HOUSE CHECK	5
70	INFORMATION	26
71	INVESTIGATION	8
76	LOUD NOISE	9
81	OPEN DOOR	19
83	POWER OUTAGE	2
86	PUBLIC RELATIONS	25
90	REPOSSESSED VEHICLE	1
96	SOLICITOR	10
97	SPECIAL ASSIGNMENT	42
99	STALLED VEHICLE	36
103	SUSPICIOUS ACTIVITY	5
104	SUSPICIOUS PERSON	8
105	SUSPICIOUS VEHICLE	11
109	TRAFFIC LIGHT REPAIR	1
11	TRAFFIC STOP	644
111	VEHICLE BLOCKING ROADWAY	7
112	VEHICLE CHECK	18
42	WARRANT SERVICE	1
116	WATER LEAK	3
117	WELFARE CONCERN	12
Total		1,260

Spring Valley Village, TX PD

Sep 1, 2020 - Sep 30, 2020

Citation Violation Audit By Offense

Total Charges: **900**

Description	Counts
CHANGED LANE WHEN UNSAFE	3
CITY ORDINANCE - SOLICITING WITHOUT A PERMIT - PEDDLER	1
CRIMINAL TRESPASSING	2
CUT ACROSS DRIVEWAY TO MAKE TURN	1
DEFECTIVE EQUIPMENT - WHITE LIGHT TO THE REAR	4
DEFECTIVE EQUIPMENT / NO LICENSE PLATE LIGHT	47
DEFECTIVE HEAD LAMPS	44
DEFECTIVE HEAD LIGHTS	13
DEFECTIVE STOP LAMP(S)	36
DEFECTIVE TAIL LAMP(S)	26
DEFECTIVE TURN SIGNAL LAMP(S)	1
DISPLAY FICTITIOUS/WRONG/UNCLEAN LICENSE PLATES	4
DISPLAY/ EXPIRED REGISTRATION	27
DISREGARD LANE CONTROL SIGNAL/DEVICE	1
DRIVING WHILE LICENSE INVALID UNDER PROVISIONS OF DL LAWS	3
DROVE WITHOUT LIGHTS (WHEN REQUIRED)	25
DROVE WRONG SIDE OF ROAD	1
EXPIRED DRIVERS LICENSE	11
FAIL TO CONTROL SPEED	4
FAIL TO DISPLAY DRIVERS LICENSE	11
FAIL TO GET A TEXAS DRIVERS LICENSE AFTER 90 DAYS OF RESIDENCE IN THIS STATE	1
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY	57
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY	44
FAIL TO REPORT CHANGE OF ADDRESS	1
FAILED TO DIM HEADLIGHTS - FOLLOWING	23
FAILED TO DIM HEADLIGHTS - MEETING	35
FAILED TO SIGNAL TURN	1
FAILED TO SIGNAL TURN / LANE CHANGE	5

CONFIDENTIAL

Report Created on: Oct 1, 2020 2:08 PM

Page: 1 of 52



Spring Valley Village, TX PD

Sep 1, 2020 - Sep 30, 2020

Citation Violation Audit By Offense

Total Charges: **900**

Description	Counts
FAILED TO STOP AT DESIGNATED POINT (STOP SIGN)	25
ILLEGAL BUYERS TAGS	3
ILLEGAL PARKING - NO PARKING ANY TIME	5
ILLEGAL WINDOW TINT	1
LICENSE PLATE OBSCURED	2
NO DRIVERS LICENSE	97
NO FRONT LICENSE PLATE	45
NO SEAT BELT - DRIVER	1
NO SEAT BELT - PASSENGER	1
OPEN CONTAINER	1
OPERATE MOTOR VEHICLE WITHOUT LICENSE PLATES OR WITH ONE LICENSE PLATE	1
PARKED FACING TRAFFIC	16
PARKING ON ROADWAY	1
PASSING AUTHORIZED EMERGENCY VEHICLE	8
RAN RED LIGHT	31
RAN STOP SIGN	30
SPEEDING (NU)	2
SPEEDING >10% ABOVE POSTED LIMIT	190
SPEEDING IN SCHOOL ZONE	3
TURNED RIGHT FROM WRONG LANE	1
WRONG/ALTERED/OBSCURED LICENSE PLATE	4

CONFIDENTIAL

Report Created on: Oct 1, 2020 2:08 PM

Page: 2 of 52



MONTHLY K-9 REPORT

FOR THE MONTH OF: Sep-20

MOYER, NABORS

FRITZ, ODIN

TOTALS

K-9 CALLS FOR SERVICE

SPRING VALLEY VILLAGE

150

OUTSIDE AGENCY

0

K-9 APPREHENSIONS

0

NARCOTICS CASES

0

PUBLIC RELATIONS EVENT

2

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC: Resolution No. 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPOSAL FOR ENGINEERING SERVICES FOR THE REPLACEMENT OF GROUND STORAGE TANK #2 BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND IDS ENGINEERING GROUP; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND: On October 15, 2019, the City Council approved the use of \$466,996.00 of the Unassigned General Fund, Fund Balance from FY 2018 for the engineering design and construction to replace Ground Storage Tank #2 ("GST2"). These funds were transferred to the Capital Replacement Fund. During the discussion about setting aside these funds, City Staff was asked to investigate the possibility of replacing GST#2 with an elevated storage tank.

During the August 25, 2020 meeting, Staff advised Council that it was not feasible to replace GST#2 with an elevated storage tank based on costs and lack of property. Staff's recommendation was that Council approve the replacement of the existing bolted ground storage tank with a metal welded, ground storage tank in the current location instead of an elevated storage tank, and the Council directed Staff to proceed with replacing GST#2 with another ground storage tank.

Consequently, a proposal from IDS Engineering Group for engineering services for the replacement of the existing bolted ground storage tank #2 in the amount of \$73,460.00 is submitted for Council's consideration. IDS Engineering estimates the construction cost for removal of the existing bolted tank and the construction of the new welded tank to be \$554,400.00. Therefore, IDS's engineering proposal represents approximately 13.25% of the estimated total construction cost for this Project.

As mentioned above, a large portion of this Project has been funded through City Council's approved transfer of \$466,996.00 of the unassigned General Fund, Fund Balance from FY 2018, to the Capital Replacement Fund. The remaining funds of \$160,864.00 will be funded out of the Capital Replacement Fund reserves balance that have been designated for this Project.

**Spring Valley Village City Council
Agenda Item Data Sheet**

RECOMMENDATION: Staff recommends approval of the Resolution.	
ATTACHMENTS: • Resolution No. 20-XX	
FUNDING ISSUES: ☐ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# ☒ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☒ <u>\$73,460</u> from unassigned fund balance will be used and added to Acct/Project# <u>15-10-5506</u> ☐ \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____	
FINANCE VERIFICATION OF FUNDING: Jim Kelley	
SUBMITTING STAFF MEMBER: Pat Riley, Director of Public Works	CITY ADMINISTRATOR APPROVAL: Allen Robison

RESOLUTION NUMBER 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A PROPOSAL FOR ENGINEERING SERVICES FOR THE REPLACEMENT OF GROUND STORAGE TANK #2 BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND IDS ENGINEERING GROUP; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented a Proposal for engineering services for the replacement of Ground Storage #2 by and between the City of Spring Valley Village, Texas and IDS Engineering Group ("IDS") (hereinafter called "Proposal"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Proposal and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the Mayor should be authorized to execute the Proposal and any and all documents necessary to effectuate such Proposal on behalf of the City of Spring Valley Village.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The terms and conditions of the Proposal, having been reviewed by the City Council of the City of Spring Valley Village and found to be acceptable and in the best interests of the City of Spring Valley Village and its citizens, are hereby in all things approved.

Section 3. The Mayor is hereby authorized to execute the Proposal and empowered, for and on behalf of the City, to take all such actions and to execute, verify, acknowledge, certify to, file and deliver all such instruments and documents required in the Proposal as shall in the judgment of the Mayor be appropriate in order to effect the purposes of the foregoing resolution and Proposal.

Section 4. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED on this the ____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

DIVIDER PAGE

October 19, 2020

Mr. Pat Riley
Public Works Director
City of Spring Valley Village
1025 Campbell Rd
Houston, Texas 77055

Reference: Proposal for Professional Engineering Services for the Replacement of a Bolted Ground Storage Tank
IDS Project Number 2316-002-00

Dear Mr. Riley:

IDS Engineering Group, Inc. is pleased to present this proposal to perform professional engineering services for the replacement of a 0.210 MG bolted ground storage tank (GST) with a 0.210 MG welded steel GST at the City of Spring Valley Village water plant located at 1025 Campbell Rd, Houston, Texas, 77055. Specifically, IDS will perform the following scope of work:

Design Phase Services

1. Prepare plans and specifications for water storage tank replacement.
2. Prepare and assemble the project bid documents (front-end documents will be provided by the City)
3. Plans and contract documents will be submitted to the City at 90% and 100%.

Bid Phase Services

4. Work with the City in the distribution of bid documents, including listing the project on CivCast
5. Attend a pre-bid meeting and prepare any required contract addenda.
6. Tabulate bids and make recommendations for project award.

Construction Phase Services

7. Attend a pre-construction conference
8. Review submittals and shop drawings
9. Review and respond to RFIs
10. Assist the City with change orders
11. Prepare "Record Drawings" from contractor submitted "As-Builts"

Compensation

We propose to provide the above described services for the fees indicated below:

Design Phase Services	\$ 45,260 (lump sum)
Bid Phase Services	\$ 3,700 (lump sum)
<u>Construction Phase Services</u>	<u>\$ 24,500 (lump sum)</u>
Total Project	\$ 73,460

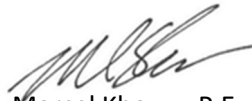
A copy of our manhour estimate and an updated cost estimate is attached for your reference.

The Plans and Contract Documents will be completed within 120 days of notice to proceed. We appreciate the opportunity to present this proposal to the City.

Respectfully,



Travis S. Sellers, P.E.
Sr. Vice President



Marcel Khouw, P.E.
Sr. Project Manager

Attachments

CITY OF SPRING VALLEY VILLAGE Bolted GST Replacement IDS ENGINEERING GROUP REVISED: 10/19/20											
			PRINCIPAL	SR. PROJ. MGR	DES. MGR.	PROJ ENGR.	SR. DESIGNER	CONST	CLER	TOTAL	TOTAL
SHT. NO.	DWG. NO.	DESCRIPTION	\$260	\$220	\$200	\$150	\$150	\$130	\$100		
DESIGN PHASE SERVICES											
CONTRACT DOCUMENT PREPARATION & REVIEW											
1	G-1	Cover Sheet				1	4			5	\$750
2	G-2	General Construction Notes			1	2	4			7	\$1,100
3	C-1	Spring Valley Village Site Plan		1	1	8	20			30	\$4,620
4	C-2	Spring Valley Village GST Demolition Plan		1	1	4	16			22	\$3,420
4	C-3	Spring Valley Village Proposed GST Tank Plan Layout		1	1	8	20			30	\$4,620
5	C-3	Spring Valley Village Proposed GST Tank Profile Layout		1	1	8	20			30	\$4,620
6	C-5	Civil - Miscellaneous Details 1		1	1	4	9			15	\$2,370
7	M-1	Mechanical Ground Storage Tank Plan and Details 1		1	1	4	9			15	\$2,370
8	M-2	Mechanical Ground Storage Tank Plan and Details 1		1	1	4	9			15	\$2,370
9	M-3	Mechanical Ground Storage Tank Plan and Details 1		1	1	4	9			15	\$2,370
10	M-4	Mechanical Ground Storage Tank Plan and Details 1		1	1	4	9			15	\$2,370
QA/QC/Project Management				8	4					12	\$2,560
SPECIFICATIONS (PROJECT MANUAL)											
Front End/Bid Sheet				2	1	8			8	19	\$2,640
Civil/Mechanical				2	1	16			16	35	\$4,640
Final Revisions				2	1	6	16			25	\$3,940
Reproduction (Plan and Project Manual Review Sets)											\$500
SUBTOTAL DESIGN PHASE SERVICES			0	23	17	81	145	0	24	290	\$45,260
BID PHASE		Bid Assistance, Pre-Bid, Addenda, Recommendation of Award		4		8			16	28	\$3,680
CONSTRUCTION PHASE SERVICES											
Site Visits		(9 month construction)		9		18				27	\$4,680
Project Meetings				9		18			4	31	\$5,080
Submittals/RFI/RFP				16		32			16	64	\$9,920
Record Drawings				2		4	20		8	34	\$4,840
Subtotal CPS			0	36	0	72	20	0	28	156	\$24,520
TOTAL PROJECT											\$73,460
\\FS3\Projects\2300\231600200 Spring Valley - GST Rehab Replace\PM\040 Budget\Spring Valley GST_rev 2.xlsx\Prod Budget 01											

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City's Subdivision Regulations, Specifically Section 9.103(I)(1)(li)(B), Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane and A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.
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BACKGROUND:	Since the Application for Re-Plat of 1213 Tamy Lane is contingent upon approval of the requested variance from the City's minimum lot width for radial lots, the Planning and Zoning Commission decided to conduct the public hearing on both the requested subdivision variance and the re-plat during the October 13, 2020 meeting. This allowed the public to provide comments on both items during the public hearing. Consequently, the public hearing before the City Council has been structured the same way.
--------------------	---

REQUEST FOR SUBDIVISION VARIANCE

Inker Landing, LLC ("Property Owner") purchased the property at 1213 Tamy Lane ("Property") with the intention of replatting the property into two separate lots. The Property is a total of 0.5470 acres (23,826 square feet), and the requested replat would create two lots with the following dimensions:

Lot 23A – Approximately 0.2708 acres / 11,795 square feet
Lot 23B – Approximately 0.2762 acres / 12,031 square feet

Although the proposed lots meet the base requirement of a minimum of 10,000 square feet and each lot is a minimum of 70 feet wide at the street, the proposed lots are considered Radial Lots.

Section 9.102, Definitions, of Chapter 9, Subdivisions, of the Code of Ordinances, defines a Radial Lot as "a lot having a front property line that is in the shape of a curve and having side property lines that either intersect each other beyond the rear line of the lot, if they were extended past the rear line of the lot."

**Spring Valley Village City Council
Agenda Item Data Sheet**

Section 9.103 (i)(1)(ii)(B) provides as follows:

(B) Radial lots. Radial Lots that are not cul-de-sac lots shall have a minimum right-of-way frontage of seventy (70) feet. These lots shall also have a minimum width of seventy (70) feet, measured from the midpoint of the longest side lot line and perpendicular to a line that bisects the area of the lot.

According to the Application submitted by Windrose Land Services, Inc. ("Applicant") the two lots do not meet the requirements of Section 9.103 (i)(1)(ii)(B). The lots have the following measurements at the midpoint:

Lot 23A – Approximately 80.21 feet wide at right-of-way frontage; Approximately 64.3 feet wide measured at midpoint

Lot 23B – Approximately 77.71 feet wide at right-of-way frontage; Approximately 62.5 feet wide measured at midpoint

As such, the Applicant is requesting that the proposed lots be granted a variance to the Subdivision Ordinance related to the minimum lot width for radial lots. The Property Owner's variance justification narrative is provided with the Subdivision Variance Application provided with this agenda item.

REQUEST FOR RE-PLAT

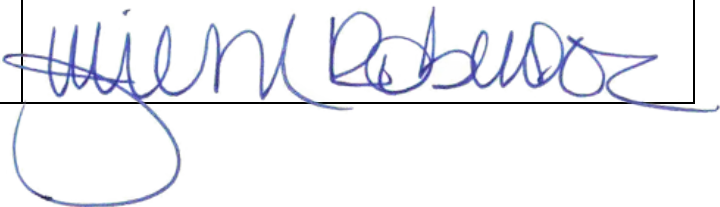
The Property is a total of 0.5470 acres (23,826 square feet), and the requested replat would create two lots with the following dimensions:

Lot 23A – Approximately 0.2708 acres / 11,795 square feet
Lot 23B – Approximately 0.2762 acres / 12,031 square feet.

The proposed lots do not currently meet the subdivision requirement for lot width for radial lots. However, the Property Owner has requested a subdivision variance to the minimum lot width for radial lots.

- If the Subdivision Variance in the next agenda item is approved, then the proposed new lots will meet all of the requirements of the Subdivision Ordinance.
- In the event the Subdivision Variance in the next agenda item is denied, then the proposed replat does not meet the Subdivision Ordinance and it must be denied.

**Spring Valley Village City Council
Agenda Item Data Sheet**

	In order to provide an efficient process for the Property Owner, Staff brought the replat forward at the same time that the City Council would be considering the requested variance to the subdivision regulations. Additionally, the Property Owner was advised prior to filing the Applications for both the subdivision variance and the replat that there was no guarantee that the Council would grant the requested subdivision variance and therefore the requested replat was also not guaranteed.
RECOMMENDATION:	Not Applicable in Public Hearing
ATTACHMENTS:	• Plat/General Plan Submittal Application including Preliminary and Final Re-Plat of Tamy Two of Spring Valley, for the Property Located at 1213 Tamy Lane • Subdivision Variance Application and Owner Authorization • Supplemental Application Packet • Tamy Lane Exhibits Provided by Windrose during the Planning & Zoning Commission Meeting • Tamy Lane Flood Information Provided by Resident Ben Rodgers during the Planning & Zoning Commission Meeting • Copy of Published Notice of Public Hearing • Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property • Copy of Additional Social Media Notice Sent out on October 1, 2020 • Affidavits of Sign Posting and Maintenance for the Property
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

DIVIDER PAGE



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

SUBDIVISION VARIANCE APPLICATION

PROPERTY INFORMATION

Property Address: 1213 TAMY LANE

Legal Description: LOT 23, BLK 3
RUVEN VILLAGE

Zoning District: DWELLING DISTRICT A

Requested Variance and Description:

REQUEST VARIANCE FROM SECTION 9.103(i)(1)(ii)(B) "LOCATION OF SUBDIVISIONS, MINIMUM LOT WIDTH, RADIAL LOTS"

OWNER INFORMATION

Name: INKER LANDING, LLC - RUSS WALKER

Phone#: 713-303-8808

Address: 9225 KATY FWY, SUITE 103

City: HOUSTON

State: TX

Zip Code: 77024

APPLICANT/AGENT INFORMATION

Name: WINDROSE LAND SERVICES - OANH NGUYEN

Phone#: 832-982-2509

Address: 11111 RICHMOND AVE, SUITE 150

City: HOUSTON

State: TX

Zip Code: 77082

****If applicant is different than property owner a *Notarized Letter of Authorization* must be attached to the application***

PROPERTY OWNER/AGENT AUTHORIZATION

Property Owner Consent/Agent Authorization: By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Spring Valley Village officials to enter the property on official business as part of the application process.

OANH NGUYEN

08/31/2020

Signature of Contractor/Authorized Agent

Printed Name

Application Date

FOR OFFICE USE ONLY

Subdivision Variance Number: _____

Date Submitted: _____

P&Z Meeting Date: _____

P&Z Recommendation: ☐ Approval ☐ Denial

Council Meeting Date: _____

Council Decision: ☐ Approved ☐ Denied

NOTE: Only complete applications shall be accepted and payment must be received at time of submission.

37

Revised: 5/28/2020

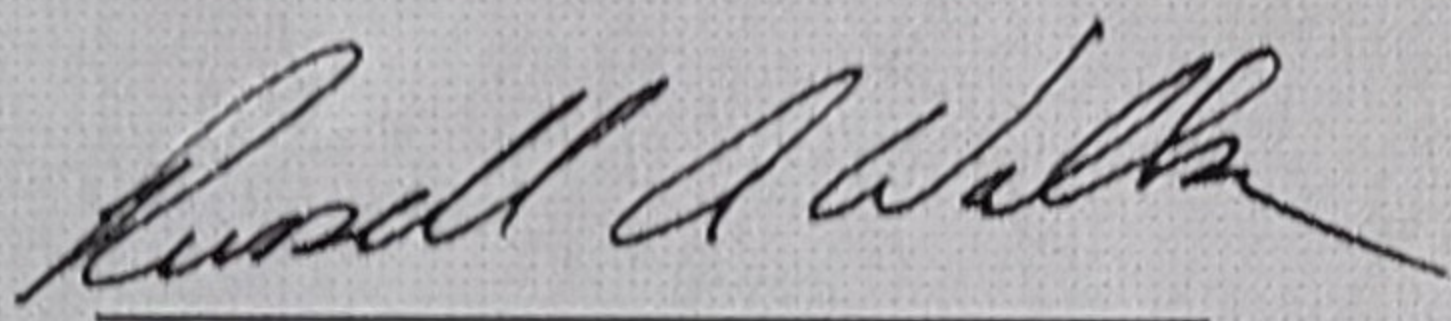
INKER STREET LANDING LLC
9225 KATY FREEWAY, SUITE 103
HOUSTON, TX 77024

Attn: City of Spring Valley

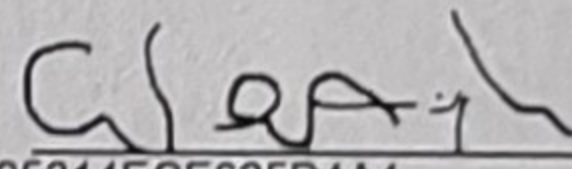
Inker Street Landing LLC is the owner of 1213 Tamy Lane. Inker Street Landing LLC has retained the services of Windrose Land Services for land planning and replat. Inker Street Landing LLC approves Windrose Land Services application to replat 1213 Tamy into two fee simple single family lots.

If you should have any questions, please feel free to reach out to myself of Windrose on this subject.

Respectfully,

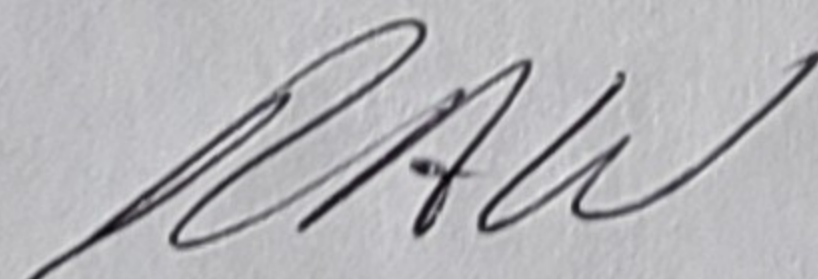


Russell A. Walker

DocuSigned by:

95314ECE625D4A4...

Charles Edward Neath

~~Monday, March 30, 2020~~

9-1-2020 

SUBDIVISION VARIANCE REQUEST TO THE CITY OF SPRING VALLEY VILLAGE

Plat Title: Tamy Two of Spring Valley

Submitted: August 31, 2020

The applicant, Inker Street Landing LLC, desires to file a replat named "Tamy Two of Spring Valley" to create two (2) single-family residential lots. As part of this subdivision filing, the applicant hereby requests a subdivision variance in accordance with Section 9.118 of the City of Spring Valley Village's Code of Ordinances (hereinafter referred to as "the Code"). The following narrative outlines how the applicant's proposed subdivision and associated variance meet the conditions outlined in the Code and we request that the Planning and Zoning Commission and the City Council consider and ultimately approve the requested variance.

(1) *There are special circumstances or conditions affecting the property in question;*

The subject property is situated on the west side of Tamy Lane across from the intersection of Randy Drive, addressed as 1213 Tamy Lane. The land was platted in August of 1949 as Lot 23, Block 3, of the Ruvern Village Subdivision. While seventy-five percent of the lots in this original subdivision were between 10,000 and 16,500 square feet, a few outliers were platted of less than 10,000 square feet and greater than 20,000 square feet. At 23,826 square feet, the applicant's property is certainly one of these outliers that does not fit the predominant development character of the neighborhood. The applicant proposes to replat their property to create lots of 11,795 square feet and 12,031 square feet. The applicant believes their variance is justified based on the unusual physical characteristics affecting their site created by the original subdivision.

(2) *That enforcement of the provisions of this chapter will deprive the applicant of a substantial property right;*

After this plat was filed in 1949, the City adopted a provision to the Code that allows the Planning Commission and City Council to consider subdivision variances. If an applicant's proposed development is prohibited by the technical restrictions in the Code, a variance allows the City to reach a reasonable and fair resolution with an applicant if the end result is compatible with and generally conforming to the intent and spirit of the Code. In this case, allowing the further subdivision of this property through a variance is the only way for the applicant to realize the reasonable use of the property. Most importantly, the resulting lots are more compatible with the surrounding development and the typical lot development in the City.

Section 9.102 "Definitions" of the Code defines a radial lot as, "a lot having a front property line that is in the shape of a curve, and having side property lines that either intersect other beyond the rear line of the lot, if they were extended past the rear line of the lot." The subject lot is affected by the severe curve along Tamy Lane as the roadway approaches

Briar Branch, the water feature that creates the southern boundary of the platted area. Section 9.103 "Location of Subdivisions", Paragraph i, Subparagraph (1), Subparagraph ii "Minimum Lot Width", Subparagraph (B) "Radial Lots", states that:

"Radial lots that are not cul-de-sac lots shall have a minimum right-of-way frontage of seventy (70) feet. These lots shall also have a minimum width of seventy (70) feet, measured from the midpoint of the longest side lot line and perpendicular to a line that bisects the area of the lot."

Because of the three changes in courses and distances caused by the meandering Tamy Lane right-of-way, the subject lot maintains an excellent depth of 188 feet but tapers inward at an unusual angle. These unusual circumstances result in a situation where the two proposed lots far exceed the minimum right-of-way frontage requirement of 70 feet and the minimum lot size requirement of 10,000 square feet, but barely fall short of the minimum lot width requirement of 70 feet. Proposed Lot 23A has 80.21 feet of frontage and 11,795 square feet, but the width as measured from the midpoint of the longest side lot line is 64.3 feet. Proposed Lot 23B has 77.71 feet of frontage and 12,031 square feet, but the width is 62.5 feet. By granting variances of 8% and 10% from the minimum lot width requirement, the City will be enabling the creation of lots that exceed the minimum frontage requirement by 14.6% and 11% and exceed the minimum lot size requirement by 18% and 20.3%. This is clear evidence that special circumstances affect this property and that the applicant is only seeking a minor deviance from the City's regulations to deliver lots that will be positive and viable additions to the community.

(3) That if a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

By granting the variance, the City will be enabling the applicant to create a development pattern that is generally more harmonious with and beneficial to the community. Compared to the current disposition of the subject property, the proposed plat represents a much more logical and compatible density and development form. The overwhelming pattern of single-family neighborhoods in the area consists of in-line lots between 11-13,000 square feet with corner and cul-de-sac lots ranging from 13-16,500 square feet. At 23,826 square feet, the existing lot is nearly double the square footage of the neighboring lot across Tamy Lane (12,262 square feet). The 157.92 feet of street frontage is nearly double the frontage of the other radial lot to the north (79.5 feet). The applicant proposes to create two new lots of 11,795 and 12,031 square feet. For example, there are already 6 lots in the same subdivision with a lot size less than 11,795 square feet. Granting the requested variance will result in the highest and best use of the land for the community and will restore the applicant's right to a reasonable development pattern. Without the variance, the property will remain as an outlier that is not consistent with the mid-block lot density of the original subdivision or the City of Spring Valley Village as a whole.

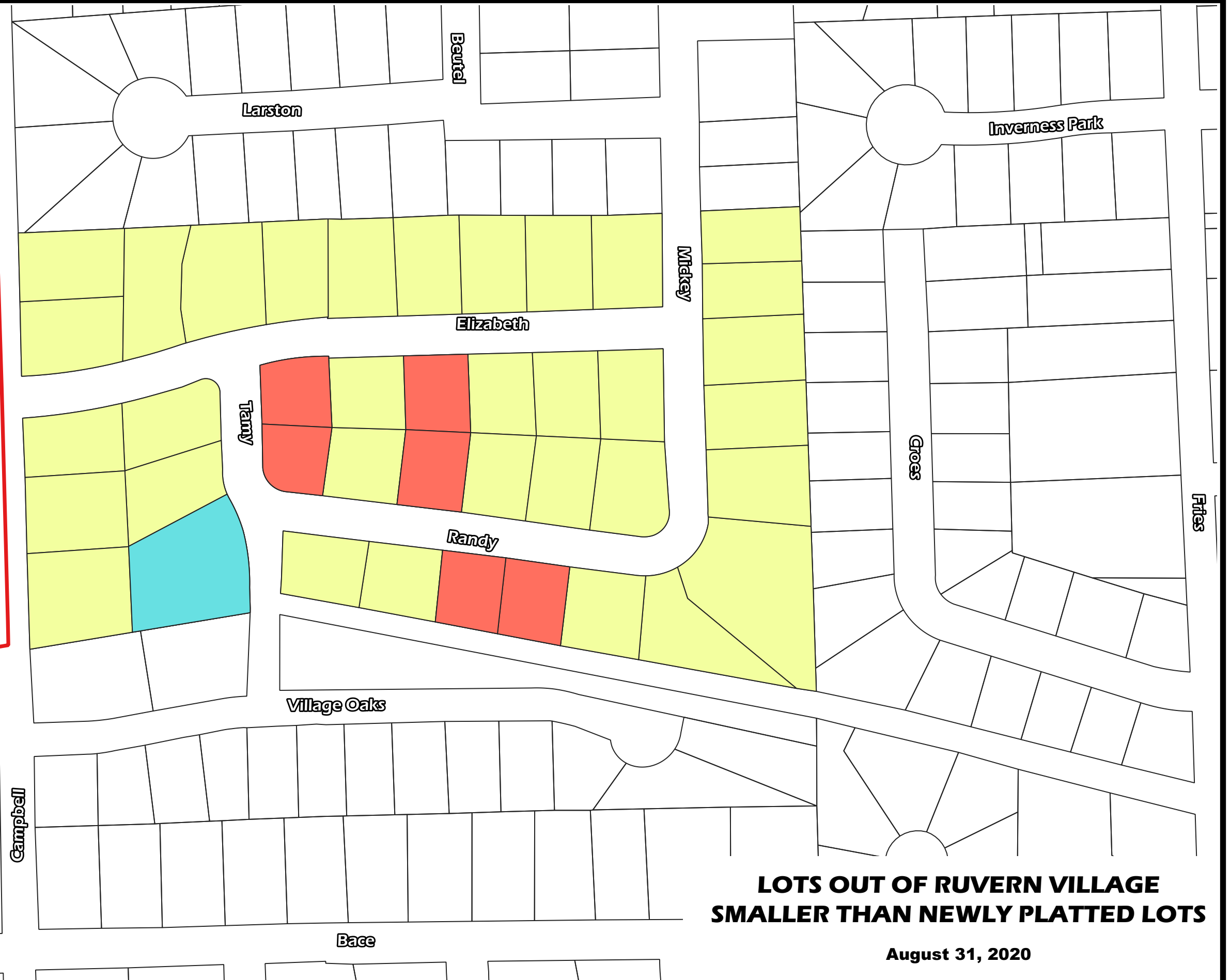


GRAPHIC SCALE
1" = 150'

150 0 150 ft

KEY LEGEND

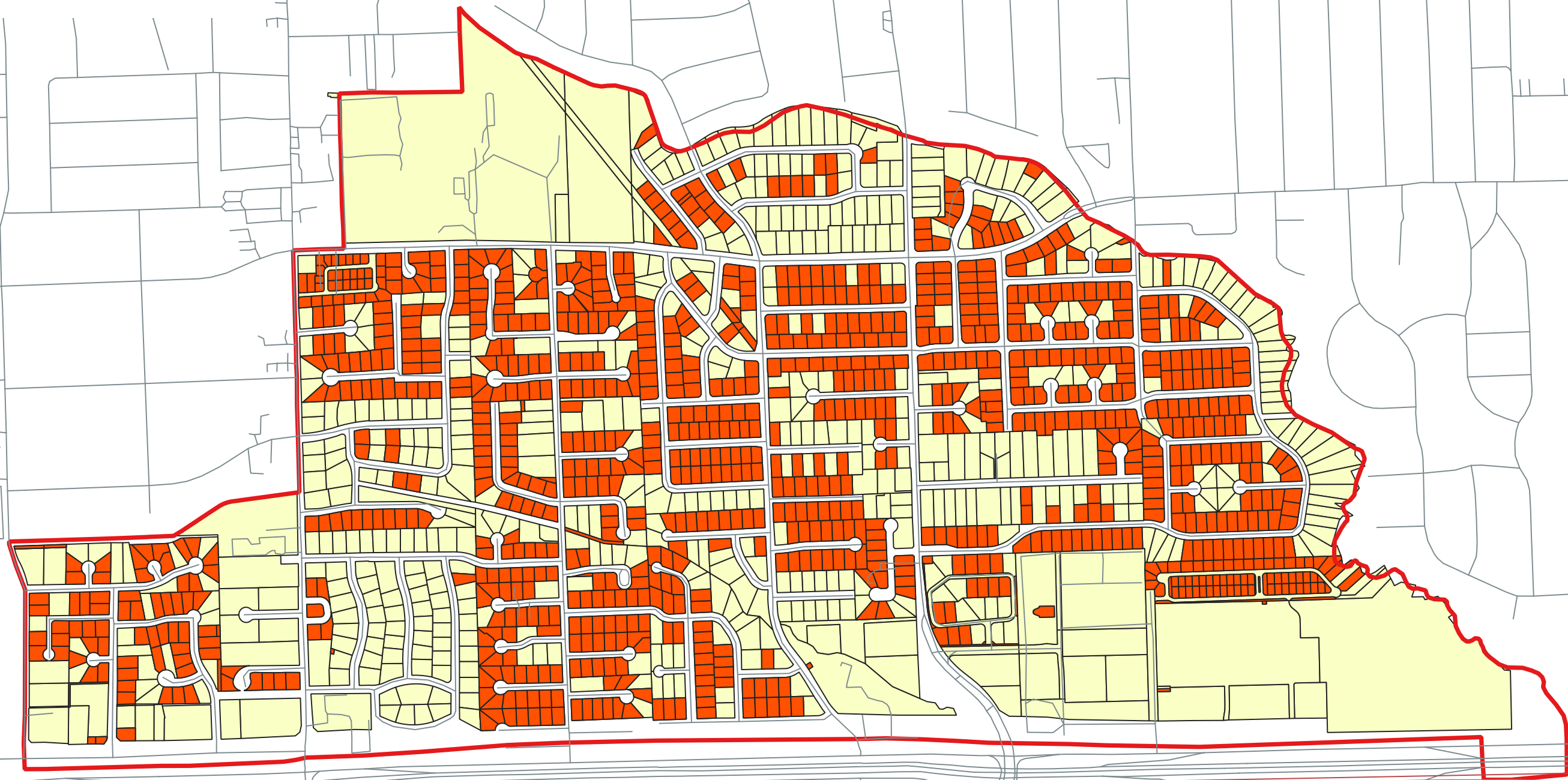
-  Plat Boundary
-  Smaller Than 11,795 SF
-  Ruvern Village Parcels
-  HCAD Parcels
-  City Limits





GRAPHIC SCALE
1" = 800'

800 0 800 ft



**PARCELS IN
SPRING VALLEY VILLAGE
12,000 SF OR LESS**

August 31, 2020

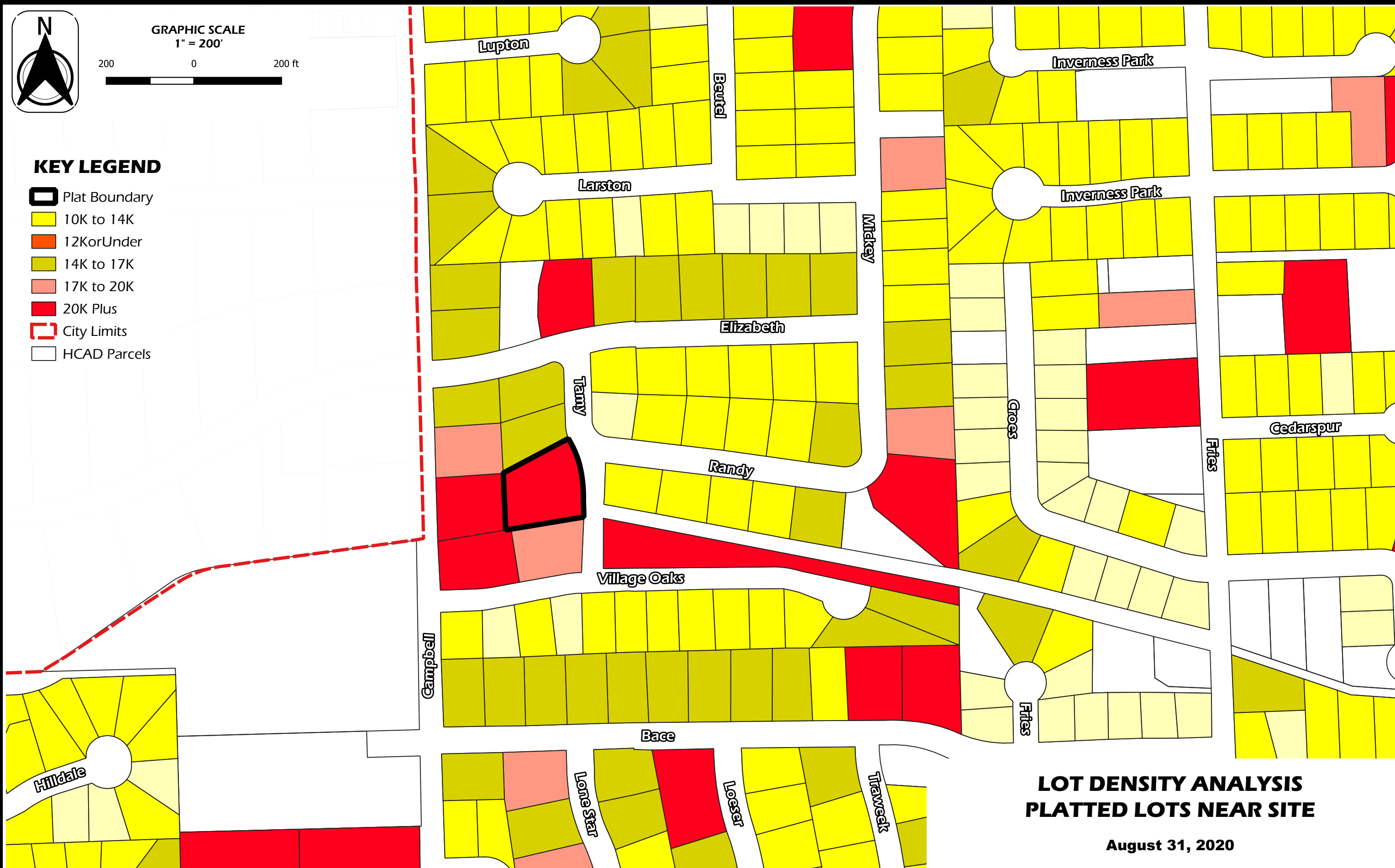


GRAPHIC SCALE
1" = 200'

200 0 200 ft

KEY LEGEND

- Plat Boundary
- 10K to 14K
- 12K or Under
- 14K to 17K
- 17K to 20K
- 20K Plus
- City Limits
- HCAD Parcels



LOT DENSITY ANALYSIS PLATTED LOTS NEAR SITE

August 31, 2020

STATE OF TEXAS
COUNTY OF HARRIS

WE, INKER STREET LANDING, LLC, acting by and through Russell Alan Walker, Manager, and Charles Edward Neath, Manager, hereinafter referred to as Owners of the 0.5470 acre tract described in the above and foregoing map of TAMY TWO OF SPRING VALLEY, do hereby make and establish said subdivision and development plan of said property for and on behalf of said INKER STREET LANDING, LLC, according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15') feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Spring Valley Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single-family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions, filed separately.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the INKER STREET LANDING, LLC, has caused these presents to be signed by Russel Alan Walker, its Manager, and Charles Edward Neath, its Manager, thereunto authorized, this _____ day of _____, 20____.

INKER STREET LANDING, LLC

By: _____ By: _____
RUSSELL ALAN WALKER CHARLES EDWARD NEATH
MANAGER MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russel Alan Walker, Manager, and Charles Edward Neath, Manager of INKER STREET LANDING, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Lisa M Dobrowski, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown all block corners, lot corners, angle points and points of curve in plat or subdivision of land have been properly marked with galvanized iron pipes as stakes, such pipes being one (1) inch in diameter and three (3) feet or more in length; and that the plat correctly represents the survey made by me; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Lisa M Dobrowski
Registered Professional Land Surveyor
Texas Registration No. 6544

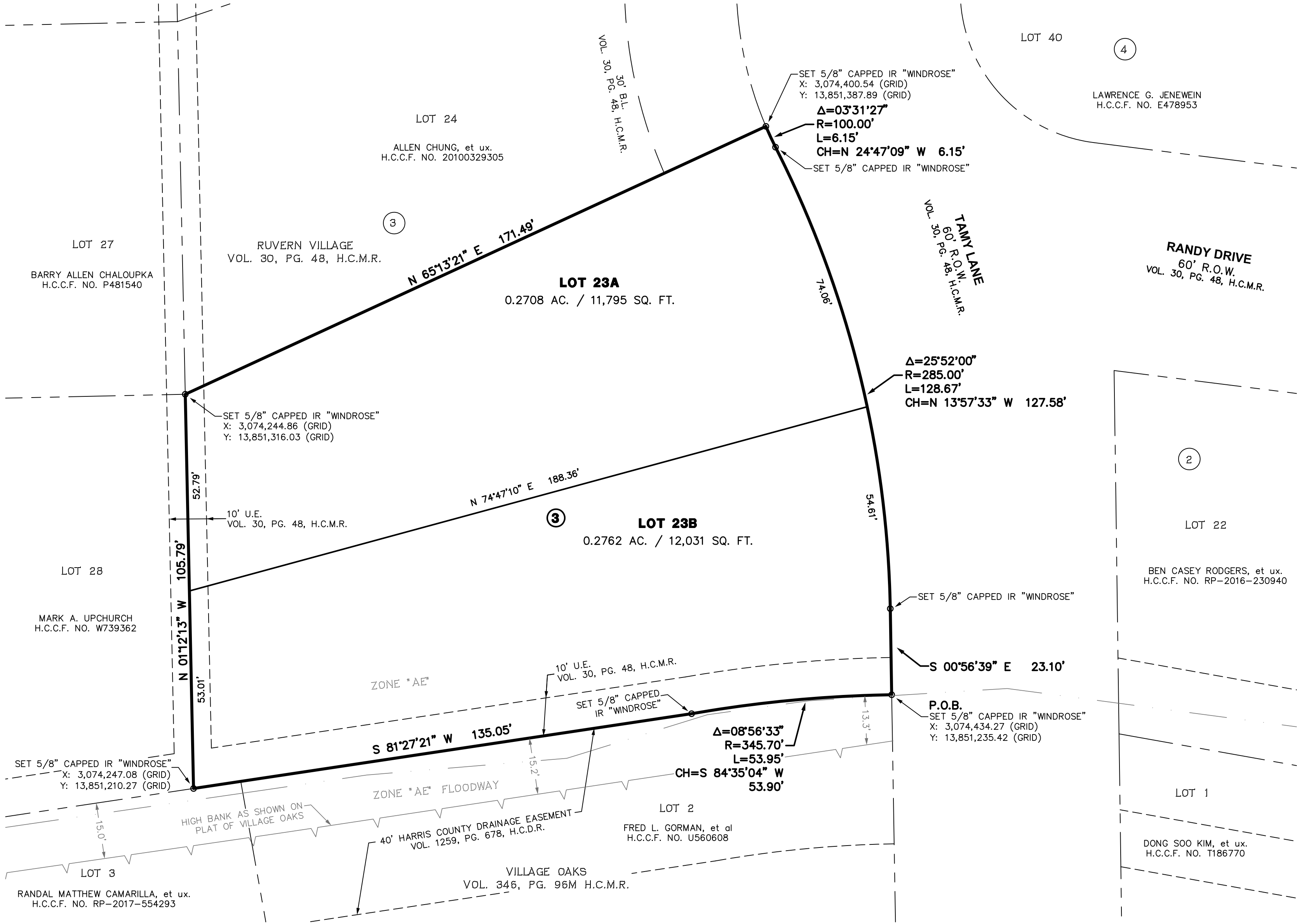
This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

In testimony whereof, witness this official signature of the Mayor of the City of Spring Valley Village, Texas, this _____ day of _____, 20____.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.5470 ACRES OR 23,826 SQUARE FEET OF LAND SITUATED IN THE AH OSBOURNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 23, BLOCK 3, OF RUVERN VILLAGE, MAP OR PLAT THEREOF RECORDED BY VOL. 30, PG. 48, HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO FRANK B. BURKE, RECORDED UNDER HARRIS COUNTY FILM CODE (H.C.C.F.) NO. F608344, WITH SAID 0.5470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF TAMY LANE (60' R.O.W.) AS RECORDED UNDER VOL. 30, PG. 48, H.C.M.R., MARKING THE NORTHEAST CORNER OF LOT 2, VILLAGE OAKS, AS RECORDED UNDER VOL. 346, PG. 96M, H.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH LINE OF SAID LOT 2 COMMON WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 345.70 FEET, A CENTRAL ANGLE OF 08 DEG. 56 MIN. 33 SEC., AN ARC LENGTH OF 53.95 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEG. 35 MIN. 04 SEC. WEST - 53.90 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOR AN ANGLE POINT;

THENCE, NORTH 01 DEG. 12 MIN. 13 SEC., ALONG THE EAST LINE OF SAID LOT 28 COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 105.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" MARKING THE COMMON CORNER OF SAID LOT 28, LOT 24 AND LOT 27 OF SAID RUVERN VILLAGE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 65 DEG. 13 MIN. 21 SEC. EAST, ALONG THE SOUTH LINE OF SAID LOT 24 COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 171.49 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID TAMY LANE, MARKING THE SOUTHEAST CORNER OF SAID LOT 24, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 03 DEG. 31 MIN. 27 SEC., AN ARC LENGTH OF 6.15 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEG. 47 MIN. 09 SEC. EAST - 6.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF TAMY LANE FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 25 DEG. 52 MIN. 00 SEC., AN ARC LENGTH OF 128.67 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEG. 57 MIN. 33 SEC. EAST - 127.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID TAMY LANE, AND MARKING AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT;

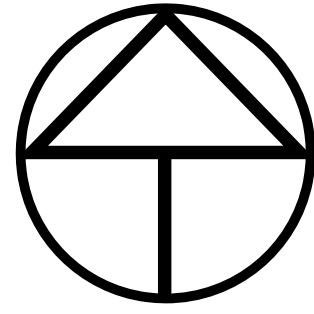
THENCE, SOUTH 00 DEG. 56 MIN. 39 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF TAMY LANE, A DISTANCE OF 23.10 FEET TO A PLACE OF BEGINNING AND CONTAINING 0.5470 ACRES AND 23,826 SQUARE FEET OF LAND.

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock ____M., and duly recorded on _____, 20____, at _____ o'clock ____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

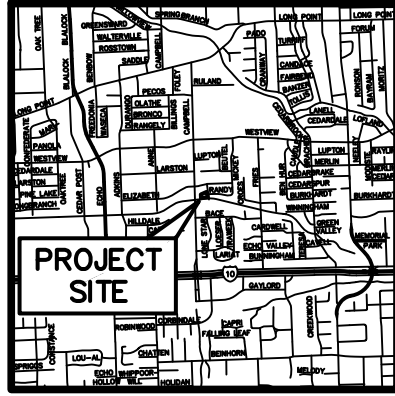
Chris Hollins
County Clerk of
Harris County, Texas

By: _____
Deputy



NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20 40 60 Feet



CITY OF SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1 INCH = 1 MILE

ABBREVIATIONS

A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"

GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- LOT 23A AND LOT 23B, BLOCK 3, ARE HEREBY RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY VILLAGE ZONING ORDINANCE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.4820100464SL, WITH THE EFFECTIVE DATE OF JUNE 28, 2017, THE PROPERTY IS LOCATED IN ZONE "AE", AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.

TAMY TWO OF SPRING VALLEY

A SUBDIVISION OF
0.5470 AC. / 23,826 SQ. FT.
BEING A REPLAT OF
LOT 23, BLOCK 3, RUVERN VILLAGE, VOL. 30, PG. 48, H.C.M.R.
SITUATED IN THE
A.H. OSBORNE SURVEY, ABSTRACT NO. 610,
CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

1 BLOCK 2 LOTS

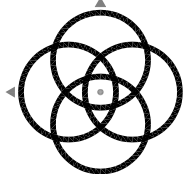
SEPTEMBER 2020

REASON FOR REPLAT: TO CREATE TWO SINGLE-FAMILY RESIDENTIAL LOTS
AND REMOVE BUILDING LINE

Owner
INKER STREET LANDING, LLC

9225 Katy Fwy, Suite 103
Houston, TX 77024
713-303-8808

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

SUBDIVISION VARIANCE REQUEST TO THE CITY OF SPRING VALLEY VILLAGE

Plat Title: Tamy Two of Spring Valley

Submitted: August 31, 2020

The applicant, Inker Street Landing LLC, desires to file a replat named “Tamy Two of Spring Valley” to create two (2) single-family residential lots. As part of this subdivision filing, the applicant hereby requests a subdivision variance in accordance with Section 9.118 of the City of Spring Valley Village’s Code of Ordinances (hereinafter referred to as “the Code”). The following narrative outlines how the applicant’s proposed subdivision and associated variance meet the conditions outlined in the Code and we request that the Planning and Zoning Commission and the City Council consider and ultimately approve the requested variance.

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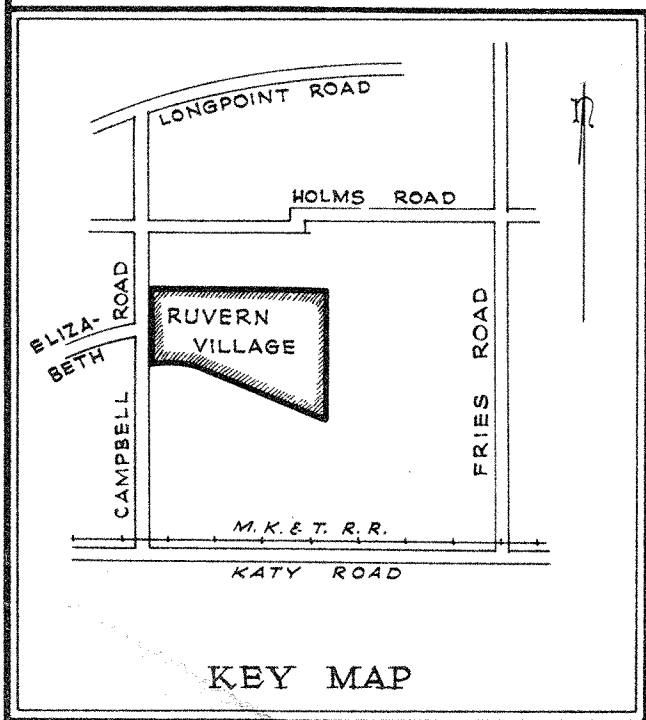
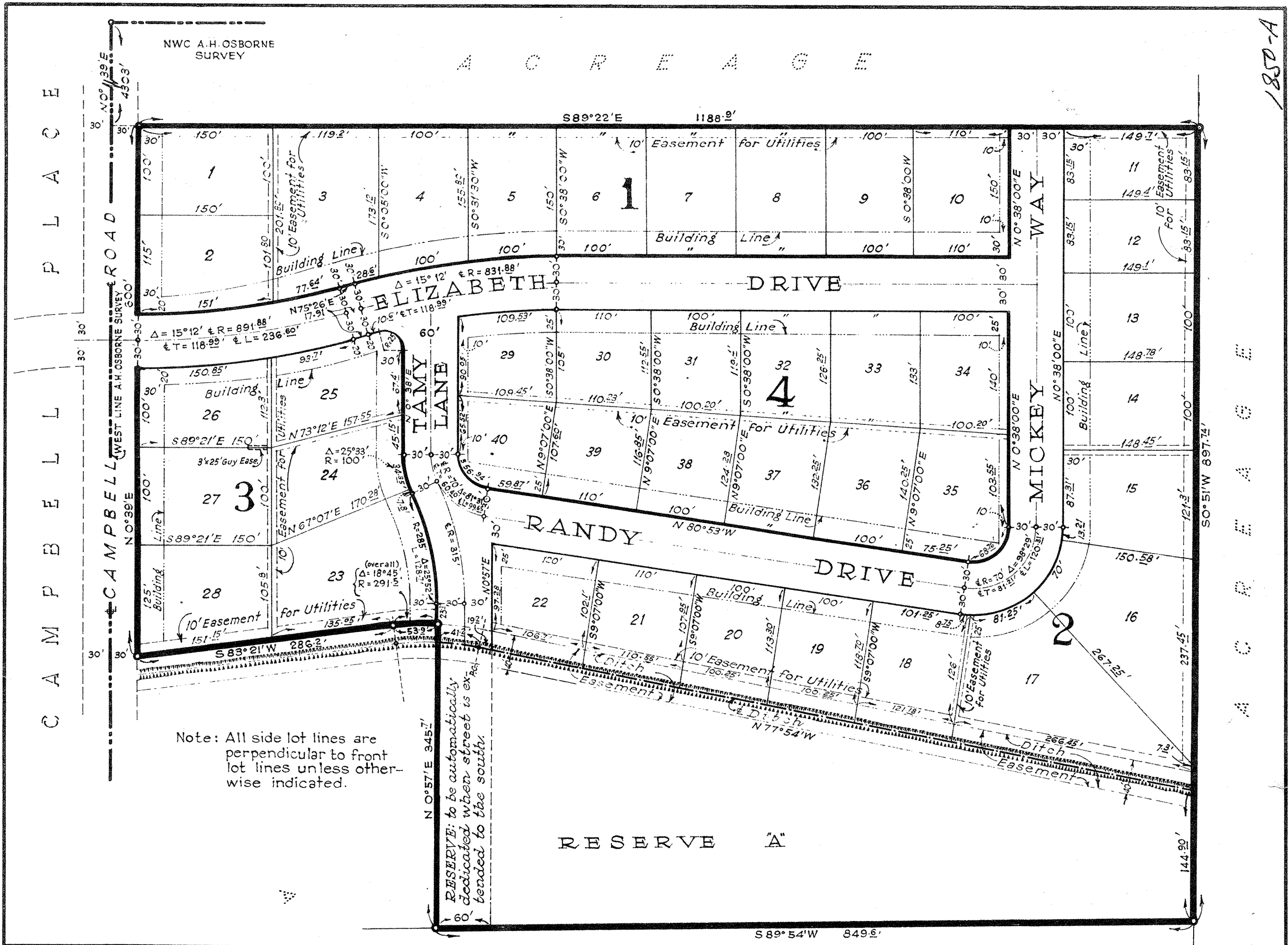
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“Radial lots that are not cul-de-sac lots shall have a minimum right-of-way frontage of seventy (70) feet. These lots shall also have a minimum width of seventy (70) feet, measured from the midpoint of the longest side lot line and perpendicular to a line that bisects the area of the lot.”

Because of the three changes in courses and distances caused by the meandering Tamy Lane right-of-way, the subject lot maintains an excellent depth of 188 feet but tapers inward at an unusual angle. These unusual circumstances result in a situation where the two proposed lots far exceed the minimum right-of-way frontage requirement of 70 feet and the minimum lot size requirement of 10,000 square feet, but barely fall short of the minimum lot width requirement of 70 feet. Proposed Lot 23A has 80.21 feet of frontage and 11,795 square feet, but the width as measured from the midpoint of the longest side lot line is 64.3 feet. Proposed Lot 23B has 77.71 feet of frontage and 12,031 square feet, but the width is 62.5 feet. By granting variances of 8% and 10% from the minimum lot width requirement, the City will be enabling the creation of lots that exceed the minimum frontage requirement by 14.6% and 11% and exceed the minimum lot size requirement by 18% and 20.3%. This is clear evidence that special circumstances affect this property and that the applicant is only seeking a minor deviance from the City’s regulations to deliver lots that will be positive and viable additions to the community.

(3) *That if a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.*

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RUVERN VILLAGE

A SUBDIVISION OF
22.09 ACRES OF LAND
IN THE
A.H. OSBORNE SURVEY
HARRIS COUNTY, TEXAS

631834

8:30 a
MAY 30 1949

Scale: 1" = 100' May 1949

E. S. & ROBT. M. ATKINSON
CIVIL ENGINEERS

STATE OF TEXAS:
COUNTY OF HARRIS:

We, J.M. HEFLIN, E.J. PANZRAM, JR., A.E. BAILEY, and ROY A. PEDERSON, owners of the property subdivided in the above and foregoing map of RUVERN VILLAGE, do hereby make subdivision of said property according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as RUVERN VILLAGE in the A.H. OSBORNE SURVEY in Harris County, Texas, and dedicate to the public use, as such, all of the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets and alleys to conform to such grades and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all easements shown hereon.

FURTHER, We do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable, at the option of Harris County, by Harris County or any citizen thereof by injunction, as follows:

1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three-quarters (1 3/4) square feet (18" diameter pipe culvert). Culverts, or bridges, must be used for driveways and/or walks.

WITNESS our hands in Houston, Harris County, Texas, this 10th day of May, A.D. 1949.

J.M. Heflin
J.M. HEFLIN
E.J. Panzram, Jr.
E.J. PANZRAM, JR.
A.E. Bailey
A.E. BAILEY
Roy A. Pederson
ROY A. PEDERSON

STATE OF TEXAS:
COUNTY OF HARRIS:

Before me, the undersigned authority, on this day personally appeared J.M. HEFLIN, E.J. PANZRAM, JR., A.E. BAILEY and ROY A. PEDERSON, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein set forth.

Given under my hand and seal of office this 10th day of May, A.D. 1949.

W. W. Wiseman
W. W. WISEMAN
NOTARY PUBLIC
in and for Harris County, Texas

This is to certify that I, Robt. M. Atkinson, a registered engineer of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points and points of curve are properly marked with 3/8" iron rods, and that this plat correctly represents that survey made by me.

Robt. M. Atkinson
ENGINEER
Texas Registration No. 6775

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of RUVERN VILLAGE as shown hereon.

In testimony whereof witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 17th day of May, A.D. 1949.

Reginald S. Souter
SECRETARY-ENGINEER
Jesse Andrews
CHAIRMAN

This is to certify that the above and foregoing plat and subdivision complies with all rules and regulations of the Commissioners' Court of Harris County, Texas, in effect this date.

W. W. Miller
COUNTY ENGINEER

APPROVED by the Commissioners' Court of Harris County, Texas, this 26 day of May, A.D. 1949.

R. H. Townsend
COMMISSIONER PRECINCT 1
W. G. May
COMMISSIONER PRECINCT 2
Sam C. Berry
COUNTY JUDGE
R. C. Sayer
COMMISSIONER PRECINCT 3
Ed. G. Sayer
COMMISSIONER PRECINCT 4

THE STATE OF TEXAS:
COUNTY OF HARRIS:

I, W.D. MILLER, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on May 30, 1949, at 8 o'clock A.M., and duly recorded on Aug. 2, 1949, at 2:30 o'clock P.M., in Vol. 30, Page 46, of record of Maps and Plats for said County.

WITNESS my hand and seal of office, at Houston, the day and date last above written.

W. D. MILLER,
Clerk County Court, Harris County,
Texas.

W. W. RECORDS

DATE 2/11/83 By W. R. Wiseman
Deputy

STATE OF TEXAS)
COUNTY OF HARRIS)

We, Dillie Burton Smith and Sallie M. Smith, owners hereinafter referred to as Donors, of the 7.163 acre tract described in the above and foregoing plat of Village Oaks, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Donors have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, Donors do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located on said plat, as easements for drainage purposes, giving the City of Spring Valley, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Donors do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

WITNESS our hand in the City of Spring Valley, Texas this 24 day of July, 1990.

Dillie Burton Smith
Dillie Burton Smith
Sallie M. Smith
Sallie M. Smith

STATE OF TEXAS)
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Dillie Burton Smith, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of July, 1990.

Ann M. Jorgensen
Ann M. Jorgensen
Notary Public in and for the
State of TEXAS
My Notary Commission Expires 11/12/93

STATE OF TEXAS)
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Sallie M. Smith, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of July, 1990.



Ann M. Jorgensen
Ann M. Jorgensen
Notary Public in and for the
State of TEXAS
My Notary Commission Expires 11/12/93

I, Robert T. Russ, Jr., an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and to the City of Houston survey marker system.

RECORDED MEMORANDUM:
At the time of recording, this instrument was found to be in compliance with the provisions of the Texas Property Code, Chapter 63, Subchapter A, Section 63.01, which requires that a plat of land be recorded in the public records of the county in which the land is located.

THIS IS TO CERTIFY that the City Council of the City of Spring Valley, Texas, has approved this plat and subdivision as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Mayor of the City of Spring Valley, Texas, this 30 day of August, 1990.

Charles M. Taylor
Charles M. Taylor
City Secretary

THIS IS TO CERTIFY that the Planning and Zoning Commission of the City of Spring Valley, Texas, has approved this plat and subdivision of Village Oaks as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the City of Spring Valley, Texas the 30 day of August, 1990.

Walter C. Bullitt
Walter C. Bullitt
Chairman, Planning and Zoning
Commission

08/30/90 00713668 8797332 \$ 50.00

I, Jack L. Murphy, City Engineer for the City of Spring Valley, Texas, do hereby certify that plans and specifications for all streets, drainage structures, sanitary sewer lines, water distribution lines, and fire hydrants in the subdivision have been prepared in accordance with the standards of the City of Spring Valley and have been approved by me.

Jack L. Murphy
Jack L. Murphy
City Engineer, City of Spring
Valley, Texas

I, Arthur L. Storey, Jr., Executive Director of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioner's Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

Arthur L. Storey, Jr.
Arthur L. Storey, Jr.
Executive Director

I, Anita Rodeheaver, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 8/30/90, at 2:11 o'clock P.M. and duly recorded on 8/30/90, at 2:11 o'clock P.M. in Volume 346, Page 96 of the map records of Harris County for said County.

Witness my hand and seal of office, at Houston the day and date last above written.

Ex Officio Clerk of the Commissioner's
Court of Harris County, Texas

Jim L. Loe
Jim L. Loe
Deputy

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT
ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND
ONLY TO THE EXTENT THAT SUCH INSTRUMENT IS
NOT ALTERED OR CHANGED AFTER RECORDING.

ANY PERSON WHOSE NAME APPEARS ON THIS PLAT
WHO IS NOT A PARTY TO THE INSTRUMENT OR WHOSE
NAME IS NOT IN THE PUBLIC RECORDS OF THE COUNTY
SHALL BE DEEMED TO HAVE CONSENTED TO THE PLAT.

I certify that this plat has
been filed with the City Clerk.

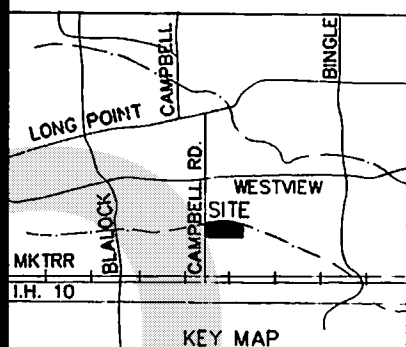
Terry A. Anderson
Terry A. Anderson, P.E. COUNTY ENGINEER

OFFICE OF
ANITA RODEHEAVER
COUNTY CLERK HARRIS COUNTY TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 346 PAGE 96

VILLAGE OAKS

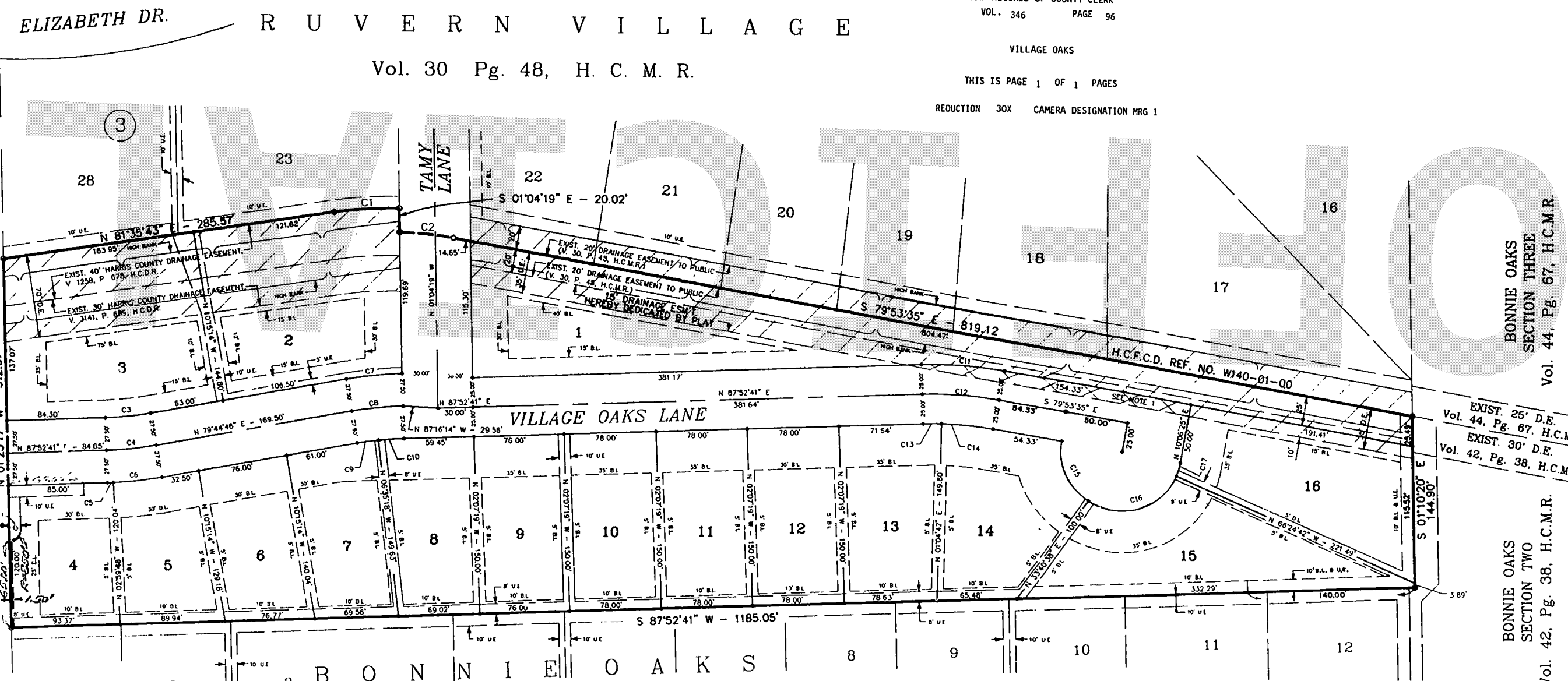
THIS IS PAGE 1 OF 1 PAGES

REDUCTION 30% CAMERA DESIGNATION PRG 1



LOT AREAS (IN SQUARE FEET)			
LOT NO.	GROSS	ESMTS.	NET
1	38833.39	24248.03	14585.36
2	23369.60	12989.82	10379.78
3	25141.05	12230.47	12910.58
4	11001.44	10766.96	924.48
5	10108.05	715.42	9392.63
6	10230.29	614.18	9616.11
7	10698.24	983.01	9715.23
8	11225.64	1263.64	9962.00
9	11400.00	1358.00	10042.00
10	11700.00	1374.00	10326.00
11	11700.00	624.00	11076.00
12	11700.00	624.00	11076.00
13	12420.84	630.79	11789.85
14	13686.60	618.93	13067.67
15	18508.37	2460.88	16047.49
16	17480.76	4010.83	13469.93

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	DISTANCE
C1	321.56	93°18'	54.00	S 85°24'22"E	53.99
C2	301.56	84°19'	45.99	S 84°15'44"E	45.95
C3	272.50	87°55'	38.68	N 83°48'43"E	38.64
C4	300.00	87°55'	42.58	N 83°48'44"E	42.54
C5	327.50	85°29'	5.10	N 87°28'25"E	5.00
C6	327.50	71°28'	41.48	N 83°22'29"E	41.45
C7	327.50	87°55'	46.48	N 83°48'44"E	46.44
C8	300.00	87°55'	42.58	N 83°48'44"E	42.54
C9	272.50	83°56'	17.43	N 91°34'41"E	17.43
C10	272.50	42°59'	21.24	N 85°38'41"E	21.24
C11	325.00	121°34'	69.37	S 86°07'27"E	69.24
C12	300.00	121°34'	64.03	S 86°07'27"E	63.91
C13	275.00	91°21'	15.36	N 89°28'41"E	15.36
C14	275.00	91°43'	43.33	S 84°24'26"E	43.29
C15	50.00	66°25'47"	57.97	S 23°28'28"E	54.78
C16	50.00	100°52'01"	67.34	N 73°37'58"E	76.65
C17	50.00	132°53'	11.76	N 16°50'52"E	11.74



Vol. 35 Pg. 32, H. C. M. R.

VILLAGE OAKS

A SUBDIVISION OF 7.163 ACRES OF LAND, A PORTION BEING A REPLAT OF RUVERN VILLAGE, RESERVE "A" ALL OUT OF THE A.H. OSBORNE SURVEY ABSTRACT 610, CITY OF SPRING VALLEY, HARRIS COUNTY, TEXAS

DEVELOPER

CML DEVELOPMENT, INC.
C. MICHAEL LUCAS, PRESIDENT
515 POST OAK BOULEVARD, SUITE 830
HOUSTON, TEXAS 77027
713 / 850-9192

- (1) PROPOSED HIGHWAY RIGHT-OF-WAY IS A SHARED RIGHT-OF-WAY FOR HIGHWAY AND DRAINAGE. THEREFORE, THE CITY OF SPRING VALLEY, TEXAS, HAS AGREED TO MAINTAIN THE DRAINAGE STRUCTURES AND EASEMENTS WHICH ARE NECESSARY TO MAINTAIN THE DRAINAGE FACILITY.
- (2) BL. INDICATES BUILDING LINE.
- (3) UL. INDICATES UTILITY EASEMENT.
- (4) VE. INDICATES DRAINAGE EASEMENT.
- (5) ALL EASEMENTS EXTEND EQUIPOTENTIAL FROM OTHER PLATS OF THE PROPERTY UNLESS OTHERWISE NOTED.
- (6) ALL USE OF LOT LINES ARE OTHER PERPENDICULAR UNLESS OTHERWISE NOTED.
- (7) THE CITY OF SPRING VALLEY DOES NOT WARRANT SUBDIVISION LINES.
- (8) OPENNESS OF ACCESS IS GUARANTEED FROM THE SIDE OF ROAD OF LOT 15 TO LOT 16.
- (9) EACH OWNER OF LOT SHALL BE OBLIGED TO MAINTAIN THE LOT LINE AND FIVE (5) FEET FROM THE OTHER.
- (10) BUILDING LINES AS SHOWN ARE ORIGINALLY SET BY THE CITY OF SPRING VALLEY COMPREHENSIVE ZONING ORDINANCE FOR ALL BUILDING EASEMENTS.

EDMINSTER, HINSHAW, RUSS
AND STANDLEY, INC.
Engineers / Land Planners / Surveyors
1100 WEST 17TH STREET, SUITE 100
HOUSTON, TEXAS 77002-1000
409-666-1100

REVISION 5/11/90 ACAD FILE # 9000700.DWG

DWG # 874-1430-1
DWG # 1100-1-2449



1213 Tamy Lane

Lot 23, in Block 3, of Ruvern Village, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 30, Page 48 of the Map Records of Harris County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/4" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ✦ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC

—OHP—
OVERHEAD ELECTRIC POWER

—OES—
OVERHEAD ELECTRIC SERVICE

—○—
CHAIN LINK

—□—
WOOD FENCE 0.5' WIDE TYPICAL

—□—
IRON FENCE

—X—
BARBED WIRE

—□—
DOUBLE SIDED WOOD FENCE

—//—
EDGE OF ASPHALT

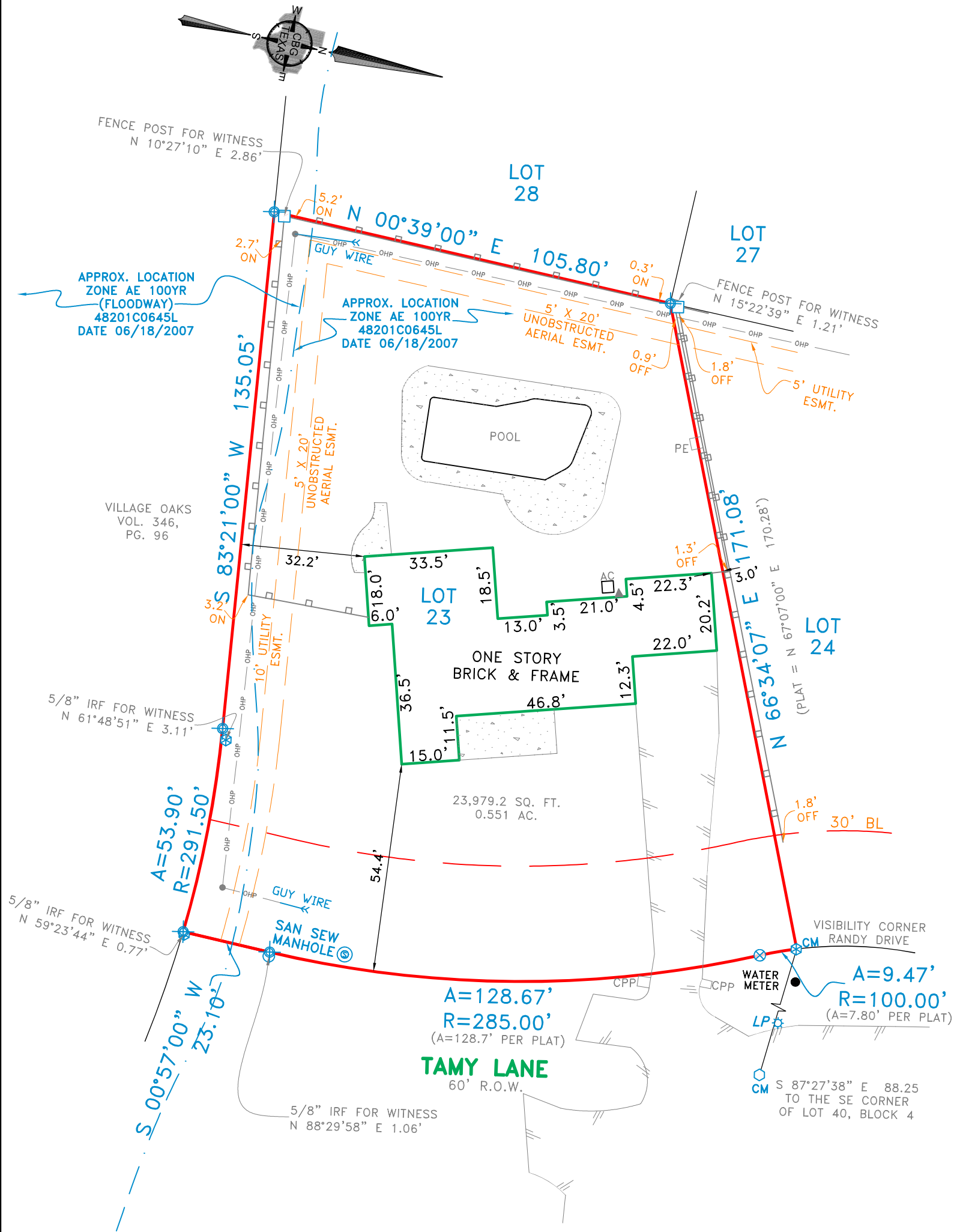
—▲—
EDGE OF GRAVEL

—■—
CONCRETE

—■—
COVERED AREA

—■—
BRICK

—■—
STONE



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 30, PG. 48; VOL. 2040, PG. 205; VOL. 2068, PG. 417

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0645L, this property does lie in Zone AE (floodway) and DOES lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Frontier Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: RJF/KOP

Scale: 1" = 30'

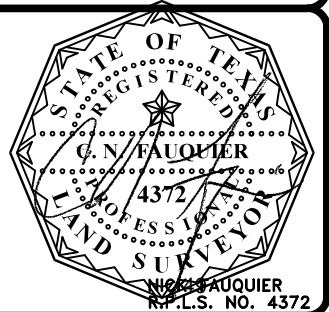
Date: 12/11/2019

GF No.:
19-57699-TW

Job No. 1924470



321 Century Plaza Dr., Ste. 105
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtxllc.com



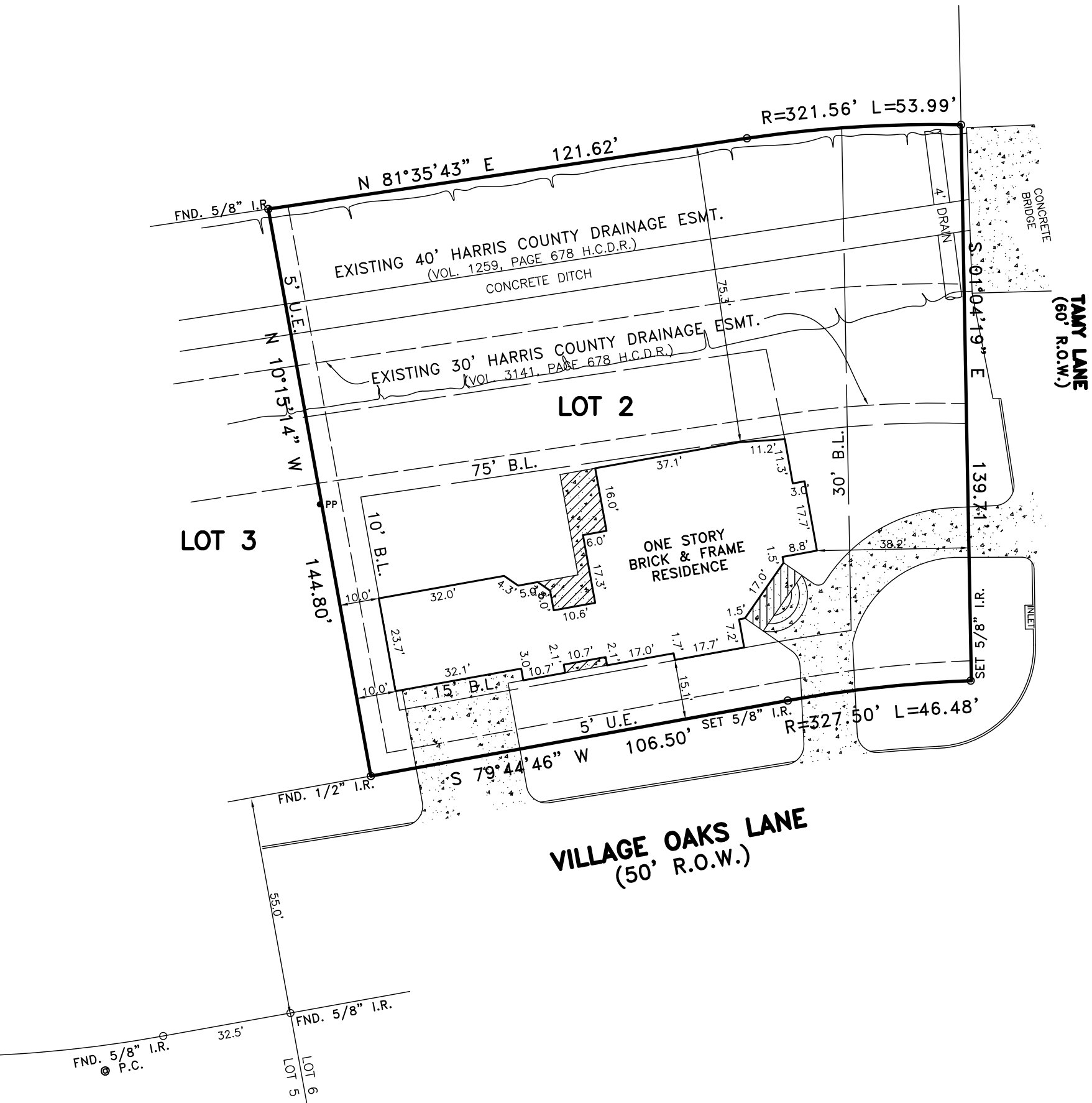
REVISED 12/18/2019: ADDED LOT AREA - KOP

Date: _____

Accepted by: _____

Purchaser

Purchaser



PROPERTY LIES WITHIN FLOOD ZONE AE/X, ACCORDING TO F.I.R.M. MAP NO. 480313 0645J, DATE 11-06-96, BY GRAPHING PLOTTING ONLY, WE

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

NOTES:

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE PER RECORDED PLAT.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THIS SURVEY DONE WITHOUT BENEFIT OF DEED. OWNER SHOULD OBTAIN A TITLE COMMITMENT BEFORE DESIGN OR CONSTRUCTION COMMENCES.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

SURVEY OF

PLAT OF LOT 2, OF VILLAGE OAKS ACCORDING TO THE PLAT RECORDED IN VOLUME 346, PAGE 96 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GF N/A of N/A

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



ADDRESS: 7 VILLAGE OAKS LANE
CITY: HOUSTON, TEXAS 77055
OWNER: FRED L. GORMAN AND MARILYNNE GORMAN
JOB NO.: 418-13 SCALE: 1" = 30' DATE: 03-13-13 SHEET 1 OF 1



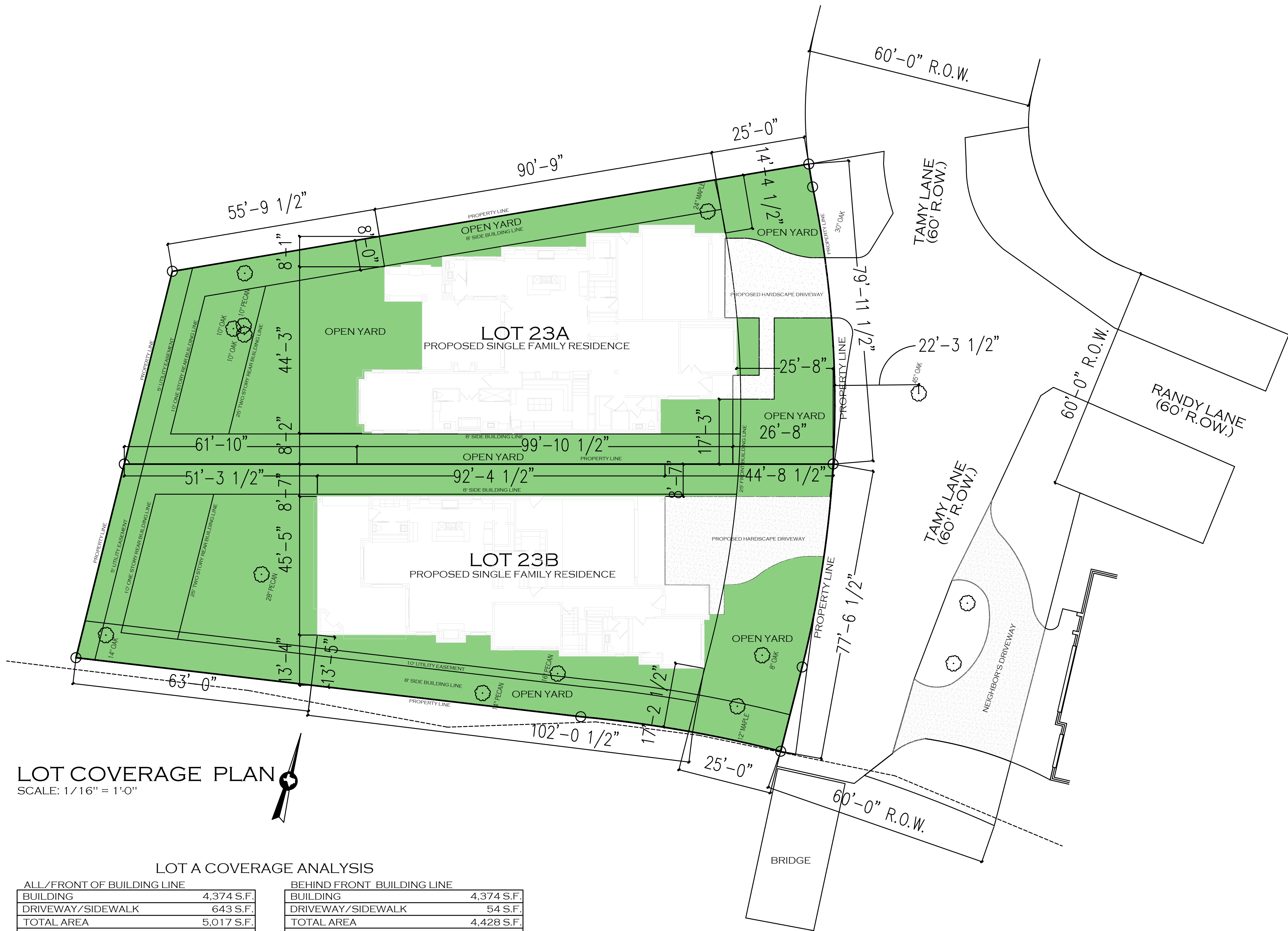
SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Suite J-101 Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331

COPYRIGHT 2012

B.C.



ALL DEED, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGN GROUP. PURCHASERS RIGHT IS CONDITIONAL AND LIMITED TO ONE TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN. AND USE IS LIMITED SPECIFICALLY TO SUCH PROPERTY. THE REPRODUCTION OR USE OF THESE PLANS CONCERNING ANY OTHER PROJECT IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF RICHARD BROTHLER DESIGNS, INC. WRITTEN PERMISSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THE BUILDING SHOULD BE REVIEWED AND REFERENCED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, RICHARD BROTHLER DESIGNS, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



LOT COVERAGE PLAN
SCALE: 1/16" = 1'-0"

LOT A COVERAGE ANALYSIS

ALL / FRONT OF BUILDING LINE	
BUILDING	4,374 S.F.
DRIVEWAY / SIDEWALK	643 S.F.
TOTAL AREA	5,017 S.F.
LOT AREA	11,795 S.F.
% OF LOT COVERAGE	43 %

BEHIND FRONT BUILDING LINE 43 % < 50%

BEHIND FRONT BUILDING LINE	
BUILDING	4,374 S.F.
DRIVEWAY / SIDEWALK	54 S.F.
TOTAL AREA	4,428 S.F.
LOT AREA	9,841 S.F.
% OF LOT COVERAGE	45 %

BEHIND FRONT BUILDING LINE 45 % < 60%

LOT B COVERAGE ANALYSIS

ALL / FRONT OF BUILDING LINE	
BUILDING	3,910 S.F.
DRIVEWAY / SIDEWALK	927 S.F.
TOTAL AREA	4,837 S.F.
LOT AREA	12,031 S.F.
% OF LOT COVERAGE	40 %

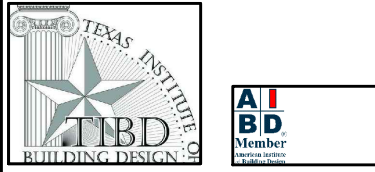
BEHIND FRONT BUILDING LINE 40 % < 50%

BEHIND FRONT BUILDING LINE	
BUILDING	3,910 S.F.
DRIVEWAY / SIDEWALK	436 S.F.
TOTAL AREA	4,346 S.F.
LOT AREA	10,159 S.F.
% OF LOT COVERAGE	43 %

BEHIND FRONT BUILDING LINE 43 % < 60%



RESIDENTIAL
• COMMERCIAL
• LAND PLANNING
9225 KATY FREEWAY, SUITE 103
HOUSTON, TX 77024
PHONE: 713-449-9191
FAX: 713-893-6901
RICK@RGROTHUESDESIGNS.COM



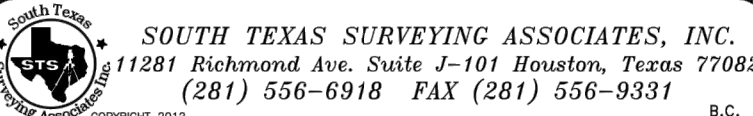
A RESIDENCE FOR:
WALKER RESIDENTIAL
LOTS 23A & B BLOCK 3 VILLAGE
1213 TAMY, HOUSTON, TX 77055

Last Modified:
09/28/2020
Last Plot:
Job Number:
2020 0208
Sheet Name:
SITE PLAN FOR LOT COVERAGE
Sheet Number:

A1.1

1213 TAMY, HOUSTON, TX 77055

54



Drawn By: EAM

Scale: 1" = 30'

Date: 06/01/2020

GF No.:
19-57699-TW

Job No. 192447-02

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280





SITE PLAN & SURVEY

Prepared by Jeff Boutte with Windrose:

Neighborhood Analysis (between Westview and Bace & Campbell and Fries)

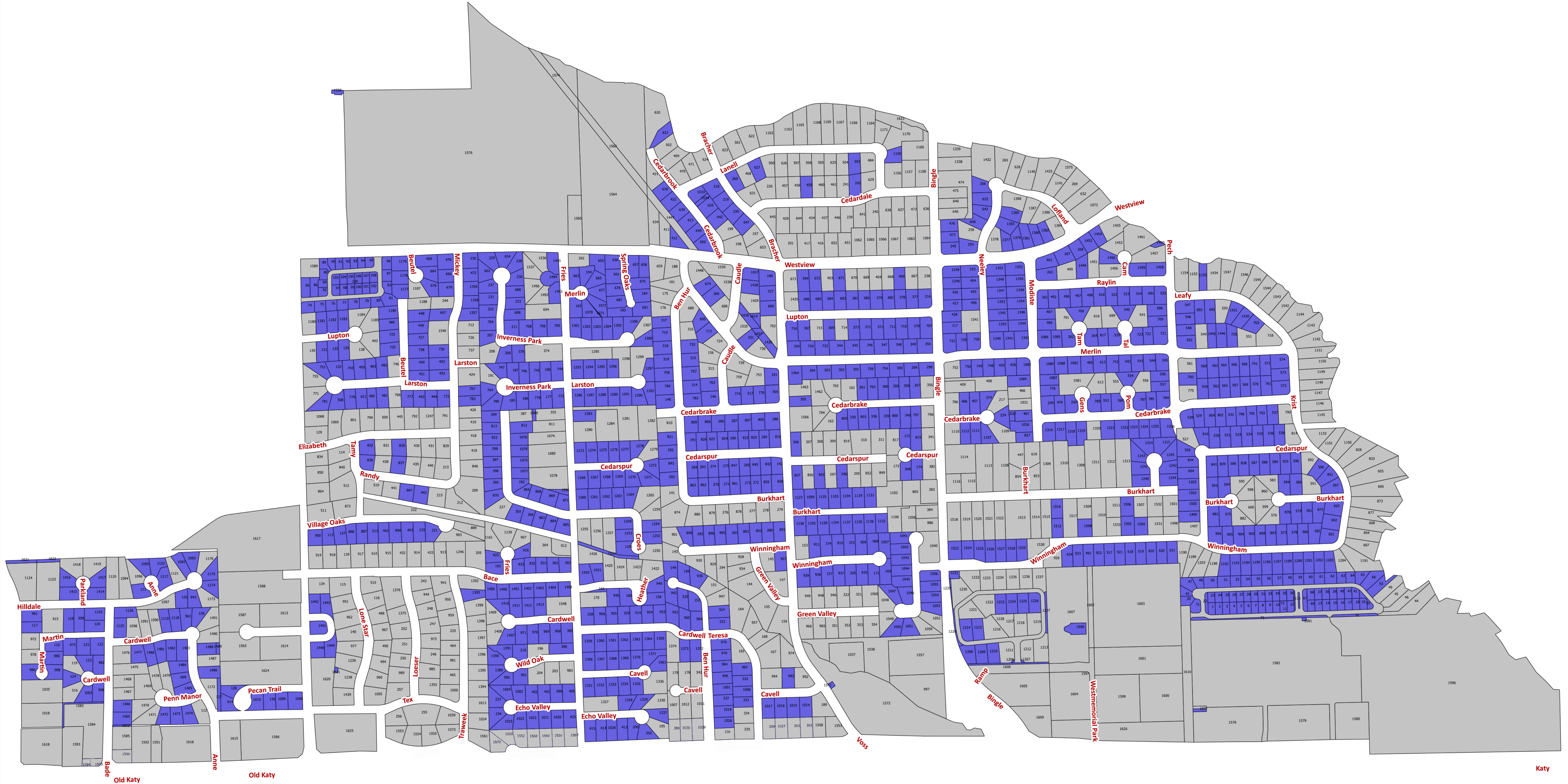
- o 261 Parcels total (226 Parcels total excluding Windsor Court Subdivision)
- o Average size of parcels in the neighborhood is 11,699 sf
- o 65% of parcels in the neighborhood are smaller than smallest lot proposed for Tamy Lane Subdivision (60% excluding Windsor Court)
 - 91 Parcels are larger than smallest lot proposed
 - 170 Parcels are smaller than smallest lot proposed (135 excluding Windsor Court)
 - Average size of lots smaller than smallest lot proposed is 8,970 sf (10,109 sf excluding Windsor Court)

City Wide analysis of Parcels between 40,000 sf and 3,200 sf

- o 1,559 Parcels total
- o Average size of parcels in the city is 12,193 sf
- o 62% of parcels in the neighborhood are smaller than smallest lot proposed for Tamy Lane Subdivision
 - 590 Parcels in the city are larger than smallest lot proposed
 - 969 Parcels in the city are smaller than smallest lot proposed
 - Average size of lots smaller than smallest lot proposed is 9,594 sf



GRAPHIC SCALE
1" = 300'
300 0 300 ft



LEGEND
Less Than 1975
HCAD Parcels

SPRING VALLEY VILLAGE PARCELS
BY SIZE (HCAD DATA)
September 22, 2020

Cary M. Moran
Consulting Forester

TREE DISPOSITION CONDITIONS

Location: 1213 Tamy Lane Spring Valley Village, Texas
Demolition of Existing House & New House Construction

An estimated 45" diameter Live Oak tree is located on city right of way growing at the center of a cul-de-sac at the end of Tamy Lane.

Tree Diagnosis:

The Live Oak is in good condition at the time of this report.

The tree has a fungus called *Perenniporia philoiophila*, growing on some of the tree's branches.

"Smooth patch", *Aleurodiscus aoksii*, is also present on its trunk and branches.

At this time, Texas A & M tests show their presence does no harm to the tree.

There is presence of Ball Moss, *Tillandsia recurvata* attached to some of the branches. This moss is an epiphyte and does not take nutrients from the tree, but the moss can crowd out leaves on branches. The moss should be removed by hand or high pressure water sprayer.

Resurrection Fern, *Polypodium ploypioides*, is growing on the branches. This fern is also an epiphyte and does not harm the health of the tree.

Tree Protection Treatments:

The tree protection fencing should be erected around the tree's location to keep construction equipment and materials off the tree roots.

.

The Live Oak will need some of the branches clearance pruned for the new house.

It is better to clearance prune low branches to avoid their being hit by construction equipment.

They should be pruned by a bonded and insured tree care contractor using pruning methods in the ANSI A300, 2001 revisions. Tree should be pruned for clearance and dead branches only.

Any trenching for installation of sanitary sewer, drainage, irrigation, water service, electrical service, and any other excavation should be routed around the tree.

If trenching must occur in the root zone, hand dig is recommended.

Hand dig means not to cut roots larger than one inch.

.

For the new drive construction, install a vapor barrier to prevent concrete from seeping into the tree's root zone.

Also, do not let painters clean their brushes within the tree root zone.

During construction the ambient grade should not be greater than two inches (2") allocated close to the tree trunk and covering no more than one-half of the radius of the critical root zone (CRZ) of a protected tree. It is recommended the tree be watered; especially during hot, dry weather. Watering is the best treatment use to lessen the tree stress during the construction period.

Root stimulant application will help regenerate the root loss during construction.

This Tree Diagnosis Report was prepared by Cary Moran, B.S. with information provided by Russ Walker in September 2020. The Disposition Plan applies to information provided. Should any changes to proposed construction be made, additional recommendations may apply.

.

Sincerely,

Cary Moran, Consulting Forester

Condition of each tree is based on ground level visual evaluation at the time of this report. Condition and structural integrity of each tree at any time in the future, as environmental or maintenance influences on the tree can not be determined nor guaranteed by urban forester, Cary Moran.

DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

Fees: Plat or Replat Application - \$500
Specific Use Permit Application - \$500
Planned Area Development District (PADD) Application - \$7,000
Amendment to Planned Area Development District (PADD) Application - \$1,000

Submittal Requirements Checklist:

Fifteen (15) packets, each one shall include all of the items listed below:

- ☒ Application
- ☒ Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- ☒ Letter from property owner
- ☒ Metes and bounds of the site and county slide number of plat (if recorded)
- ☒ Scale drawings, on 24" x 36" paper (1@ = 100=), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- ☒ A pdf of the entire packet submitted to secretary@springvalleytx.com

Subdivision / Development Name: Tamy Two of Spring Valley

Geographical Location: 1213 Tamy Lane

(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: A.H. Osborne Survey, Abstract No. 610

Submittal Type:

- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Amending Plat
- ☒ Preliminary Replat
- ☒ Final Replat
- ☐ Specific Use Permit
- ☐ Specific Use Permit Amendment

Reason for Replat or Amending Plat:

Subdividing one residential lot into two residential lots, and remove building line.

Type of Plat:

- ☒ Single Family Residential
- ☐ Zero Lot Line Patio Homes
- ☐ Planned Area Development District
- ☐ Planned Area Development
- ☐ Amendment to Planned Area Development

Plat/PADD Data:Total Acreage: 0.5470 acTypical Lot Size: 11,913.66 sqftNumber Lots: 2Number of Streets: 1Numbers and Types of Reserves: 0Total Acres in Reserve: 0Zoning District: Dwelling District - A**Applicant:** Windrose Land Services, Inc.Contact Name: Oanh NguyenAddress: 11111 Richmond Ave, Suite 150 Houston, TX 777082Phone: 832-982-2509

Fax: _____

Email: Oanh.Nguyen@windroseservices.com**Owner:** Inker Landing, LLCContact Name: Russell WalkerAddress: 9225 Katy Fwy, Suite 103 Houston, TX 77024Phone: 713-303-8808

Fax: _____

Email: russ@walkerresidential.net**Engineer or Planner:** N/A

Contact Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Authorization:

My signature below certifies that I am authorized to submit this application and that the information on the application is COMPLETE, TRUE, and CORRECT. **Furthermore, I understand that, in accordance with Chapter 9, Article 9.303 of the Spring Valley Village Code of Ordinances, I am responsible for all engineering fees incurred by the City.**

_____
Applicant's Signature08/31/2020_____
Date



PLAT SUBMITTAL LETTER

DATE: August 31, 2020

TO: City of Spring Valley
Attn: Planning & Zoning
1025 Campbell Rd, Houston, TX 77055

FROM: Oanh Nguyen, Platting Project Manager
Windrose Land Services

RE: Final Replat Request – Tamy Two of Spring Valley

We are requesting that the attached plat be processed by the City of Spring Valley Village as a final replat. The site is 0.5470 acre located on the southwest corner of Tamy Lane and Randy Drive. The property owner, Inker Street Landing, LLC with authorized signers of Russell Allen Walker and Charles Edward Neath, want to create two residential lots.

Please do not hesitate to contact me if you are needing additional information, or have any questions or concerns.

Respectfully,

A handwritten signature in blue ink, appearing to read "Oanh Nguyen", is written over a light blue circular stamp.

Oanh Nguyen

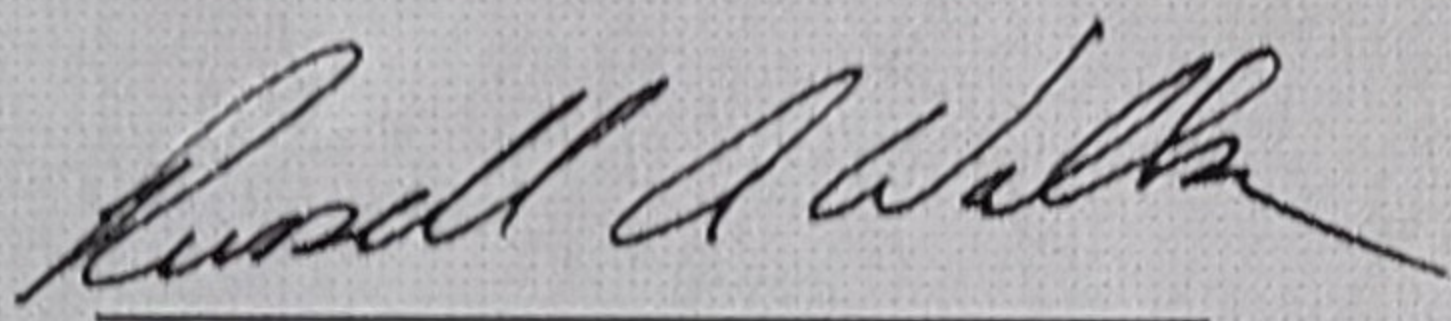
INKER STREET LANDING LLC
9225 KATY FREEWAY, SUITE 103
HOUSTON, TX 77024

Attn: City of Spring Valley

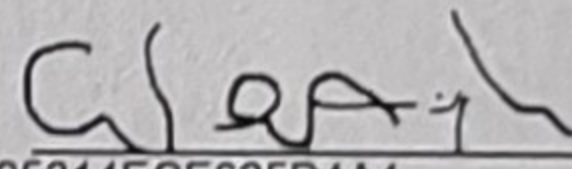
Inker Street Landing LLC is the owner of 1213 Tamy Lane. Inker Street Landing LLC has retained the services of Windrose Land Services for land planning and replat. Inker Street Landing LLC approves Windrose Land Services application to replat 1213 Tamy into two fee simple single family lots.

If you should have any questions, please feel free to reach out to myself of Windrose on this subject.

Respectfully,

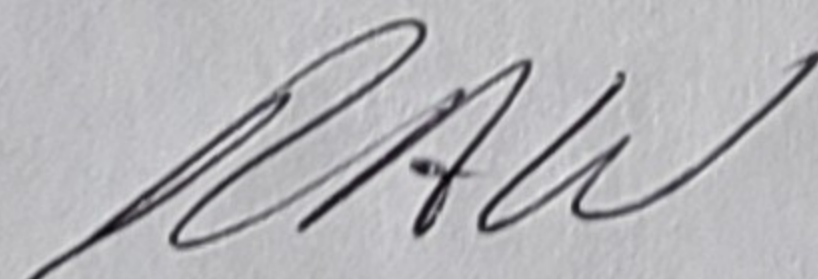


Russell A. Walker

DocuSigned by:

95314ECE625D4A4...

Charles Edward Neath

~~Monday, March 30, 2020~~

9-1-2020 



DESCRIPTION OF 0.5470 ACRES (23,826 SQ. FT.)

A TRACT OR PARCEL CONTAINING 0.5470 ACRES OR 23,826 SQUARE FEET OF LAND SITUATED IN THE AH OSBOURNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 23, BLOCK 3, OF RUVERN VILLAGE, MAP OR PLAT THEREOF RECORDED BY VOL. 30, PG. 48, HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO FRANK B. BURKE, RECORDED UNDER HARRIS COUNTY FILM CODE (H.C.C.F.) NO. F608344, WITH SAID 0.5470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF TAMY LANE (60' R.O.W.) AS RECORDED UNDER VOL. 30, PG. 48, H.C.M.R., MARKING THE NORTHEAST CORNER OF LOT 2, VILLAGE OAKS, AS RECORDED UNDER VOL. 346, PG. 96M, H.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH LINE OF SAID LOT 2 COMMON WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 345.70 FEET, A CENTRAL ANGLE OF 08 DEG. 56 MIN. 33 SEC., AN ARC LENGTH OF 53.95 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEG. 35 MIN. 04 SEC. WEST – 53.90 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOR AN ANGLE POINT;

THENCE, NORTH 81 DEG. 27 MIN. 21 SEC. WEST, CONTINUING ALONG THE NORTH LINES OF SAID LOT 2 AND LOT 3, OF SAID VILLAGE OAKS COMMON WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 135.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF LOT 3 OF SAID VILLAGE OAKS, SAID POINT MARKING THE SOUTHEAST CORNER OF LOT 28 OF SAID RUVERN VILLAGE, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 12 MIN. 13 SEC., ALONG THE EAST LINE OF SAID LOT 28 COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 105.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" MARKING THE COMMON CORNER OF SAID LOT 28, LOT 24 AND LOT 27 OF SAID RUVERN VILLAGE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 65 DEG. 13 MIN. 21 SEC. EAST, ALONG THE SOUTH LINE OF SAID LOT 24 COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 171.49 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID TAMY LANE, MARKING THE SOUTHEAST CORNER OF SAID LOT 24, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 03 DEG. 31 MIN. 27 SEC., AN ARC LENGTH OF 6.15 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEG. 47 MIN. 09 SEC. EAST – 6.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF TAMY LANE FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 25 DEG. 52 MIN. 00 SEC., AN ARC LENGTH OF 128.67 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEG. 57 MIN. 33 SEC. EAST – 127.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID TAMY LANE, AND MARKING AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 00 DEG. 56 MIN. 39 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF TAMY LANE, A DISTANCE OF 23.10 FEET TO A **PLACE OF BEGINNING** AND CONTAINING 0.5470 ACRES AND 23,826 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 55623, PREPARED BY WINDROSE LAND SERVICES.


LISA M. DOBROWSKI
R.P.L.S. NO. 6544
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



4-22-2020

4-22-2020
DATE:

STATE OF TEXAS
COUNTY OF HARRIS

WE, INKER STREET LANDING, LLC, acting by and through Russell Alan Walker, Manager, and Charles Edward Neath, Manager, hereinafter referred to as Owners of the 0.5470 acre tract described in the above and foregoing map of TAMY TWO OF SPRING VALLEY, do hereby make and establish said subdivision and development plan of said property for and on behalf of said INKER STREET LANDING, LLC, according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15') feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Spring Valley Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single-family residential dwelling units thereon and shall be restricted for same under the terms and conditions of of such restrictions, filed separately.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the INKER STREET LANDING, LLC, has caused these presents to be signed by Russel Alan Walker, its Manager, and Charles Edward Neath, its Manager, thereunto authorized, this _____ day of _____, 20____.

INKER STREET LANDING, LLC

By: _____ By: _____
RUSSELL ALAN WALKER CHARLES EDWARD NEATH
MANAGER MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russel Alan Walker, Manager, and Charles Edward Neath, Manager of INKER STREET LANDING, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Lisa M Dobrowski, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown all block corners, lot corners, angle points and points of curve in plat or subdivision of land have been properly marked with galvanized iron pipes as stakes, such pipes being one (1) inch in diameter and three (3) feet or more in length; and that the plat correctly represents the survey made by me; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Lisa M Dobrowski
Registered Professional Land Surveyor
Texas Registration No. 6544

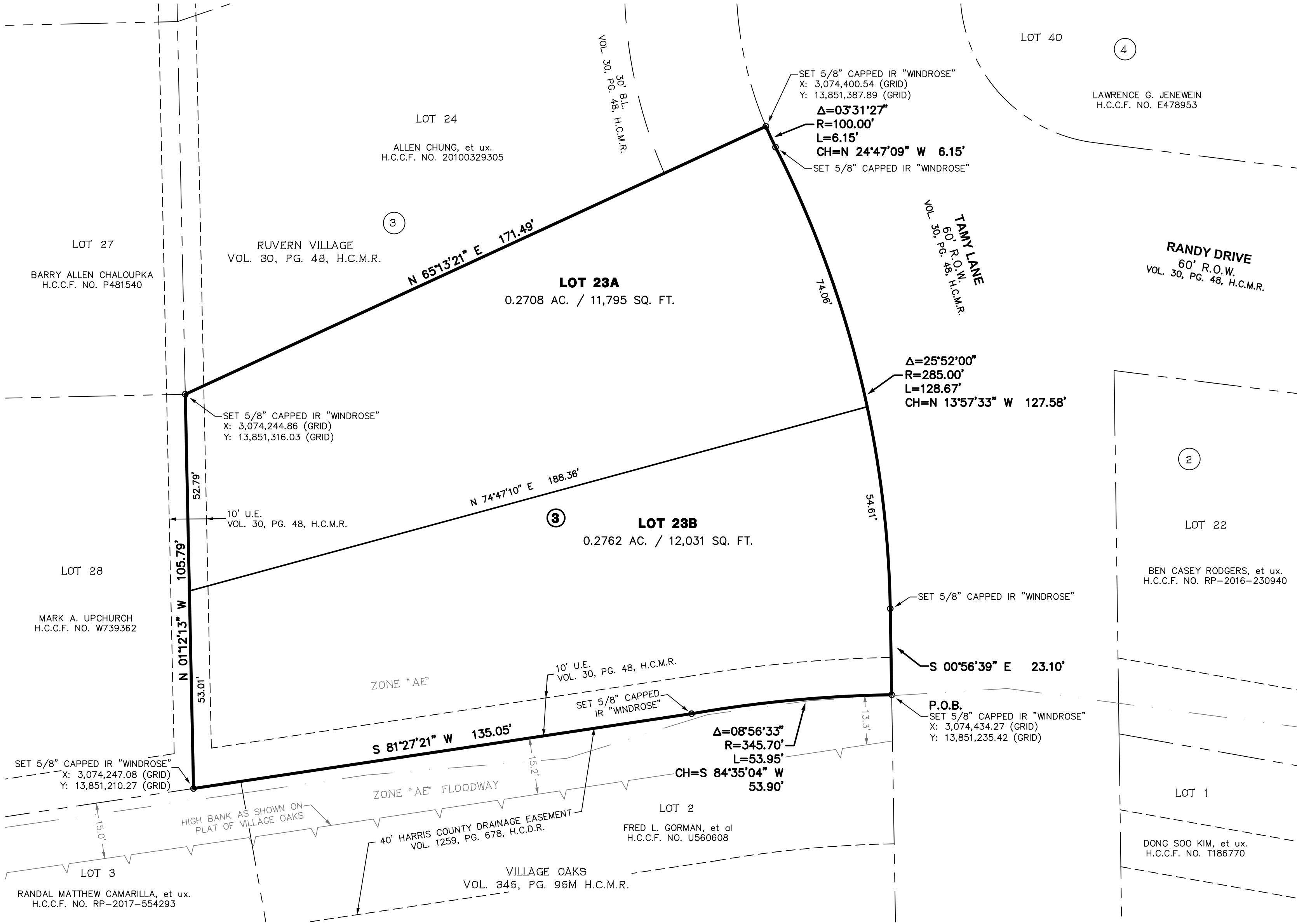
This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

In testimony whereof, witness this official signature of the Mayor of the City of Spring Valley Village, Texas, this _____ day of _____, 20____.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.5470 ACRES OR 23,826 SQUARE FEET OF LAND SITUATED IN THE AH OSBOURNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 23, BLOCK 3, OF RUVERN VILLAGE, MAP OR PLAT THEREOF RECORDED BY VOL. 30, PG. 48, HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO FRANK B. BURKE, RECORDED UNDER HARRIS COUNTY FILM CODE (H.C.C.F.) NO. F608344, WITH SAID 0.5470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF TAMY LANE (60' R.O.W.) AS RECORDED UNDER VOL. 30, PG. 48, H.C.M.R., MARKING THE NORTHEAST CORNER OF LOT 2, VILLAGE OAKS, AS RECORDED UNDER VOL. 346, PG. 96M, H.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH LINE OF SAID LOT 2 COMMON WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 345.70 FEET, A CENTRAL ANGLE OF 08 DEG. 56 MIN. 33 SEC., AN ARC LENGTH OF 53.95 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 84 DEG. 35 MIN. 04 SEC. WEST - 53.90 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOR AN ANGLE POINT;

THENCE, NORTH 01 DEG. 12 MIN. 13 SEC., ALONG THE EAST LINE OF SAID LOT 28 COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 105.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" MARKING THE COMMON CORNER OF SAID LOT 28, LOT 24 AND LOT 27 OF SAID RUVERN VILLAGE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 65 DEG. 13 MIN. 21 SEC. EAST, ALONG THE SOUTH LINE OF SAID LOT 24 COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 171.49 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID TAMY LANE, MARKING THE SOUTHEAST CORNER OF SAID LOT 24, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 03 DEG. 31 MIN. 27 SEC., AN ARC LENGTH OF 6.15 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEG. 47 MIN. 09 SEC. EAST - 6.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF TAMY LANE FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

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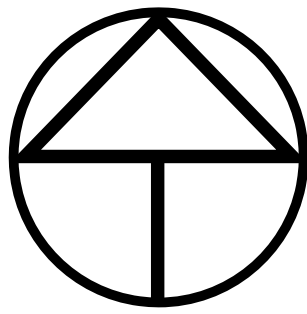
THENCE, SOUTH 00 DEG. 56 MIN. 39 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF TAMY LANE, A DISTANCE OF 23.10 FEET TO A PLACE OF BEGINNING AND CONTAINING 0.5470 ACRES AND 23,826 SQUARE FEET OF LAND.

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock ____M., and duly recorded on _____, 20____, at _____ o'clock ____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

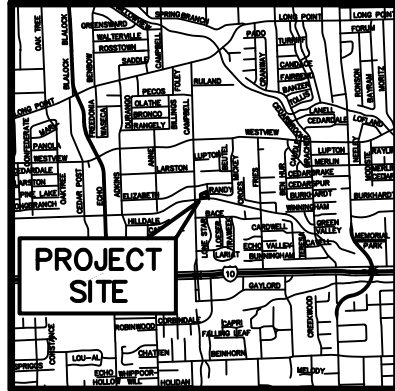
Chris Hollins
County Clerk of
Harris County, Texas

By: _____
Deputy



NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20 40 60 Feet



CITY OF SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1 INCH = 1 MILE

ABBREVIATIONS

A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"

GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- LOT 23A AND LOT 23B, BLOCK 3, ARE HEREBY RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY VILLAGE ZONING ORDINANCE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.4820100464SL, WITH THE EFFECTIVE DATE OF JUNE 28, 2017, THE PROPERTY IS LOCATED IN ZONE "AE", AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.

TAMY TWO OF SPRING VALLEY

A SUBDIVISION OF
0.5470 AC. / 23,826 SQ. FT.
BEING A REPLAT OF
LOT 23, BLOCK 3, RUVERN VILLAGE, VOL. 30, PG. 48, H.C.M.R.
SITUATED IN THE
A.H. OSBORNE SURVEY, ABSTRACT NO. 610,
CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

1 BLOCK 2 LOTS

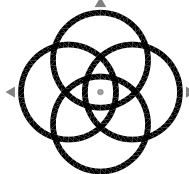
SEPTEMBER 2020

REASON FOR REPLAT: TO CREATE TWO SINGLE-FAMILY RESIDENTIAL LOTS
AND REMOVE BUILDING LINE

Owner
INKER STREET LANDING, LLC

9225 Katy Fwy, Suite 103
Houston, TX 77024
713-303-8808

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DIVIDER PAGE

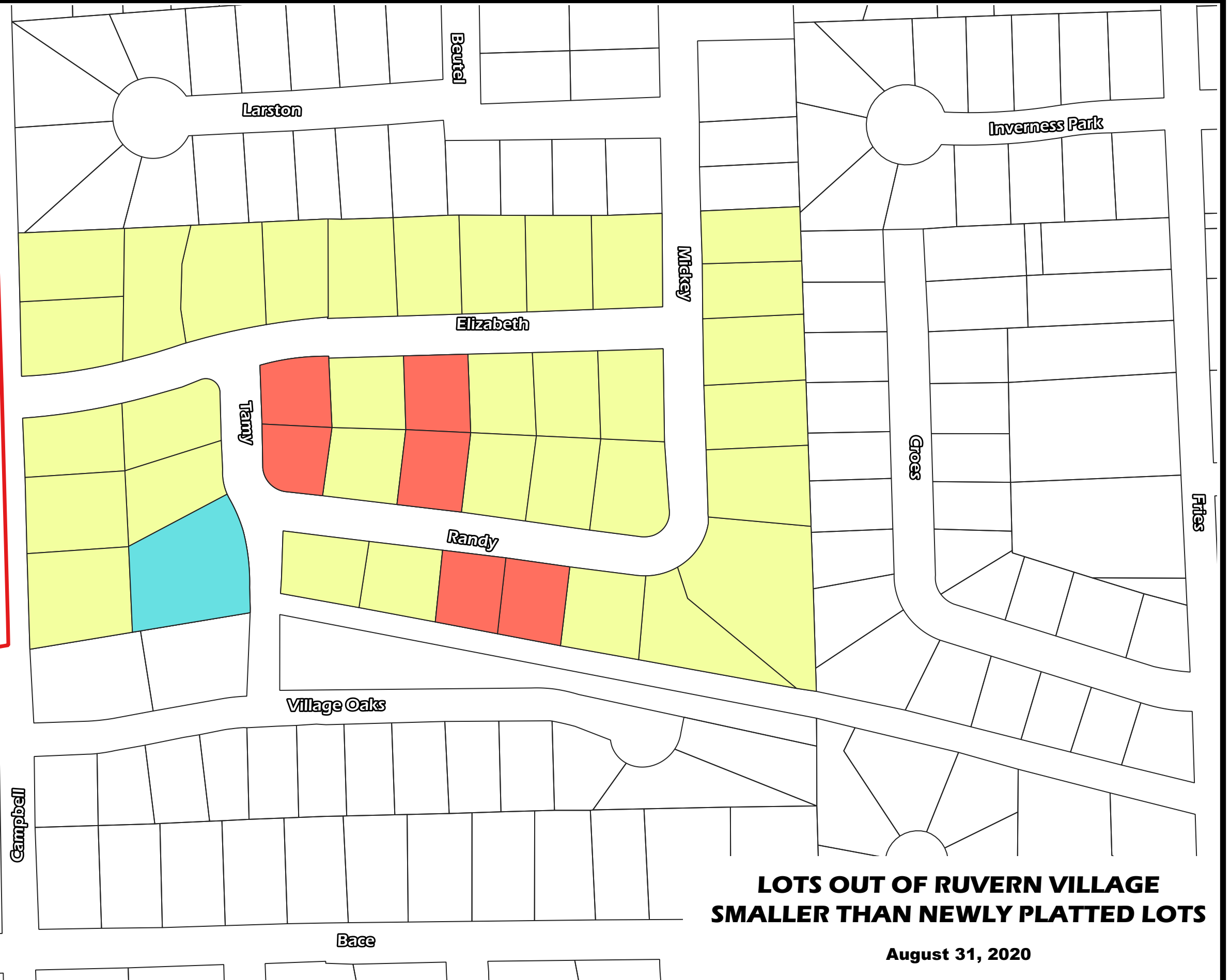


GRAPHIC SCALE
1" = 150'

150 0 150 ft

KEY LEGEND

-  Plat Boundary
-  Smaller Than 11,795 SF
-  Ruvern Village Parcels
-  HCAD Parcels
-  City Limits



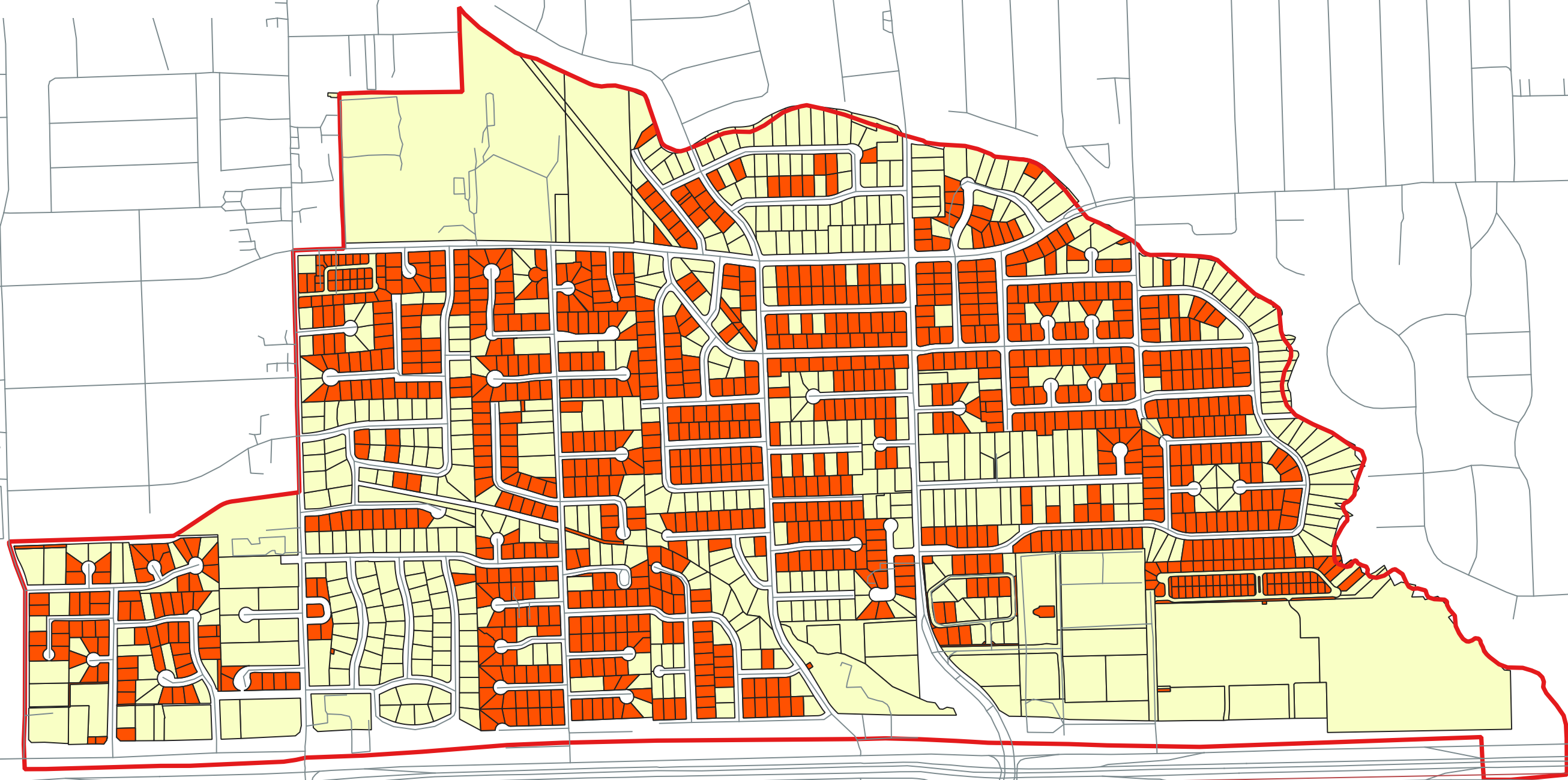
**LOTS OUT OF RUVERN VILLAGE
SMALLER THAN NEWLY PLATTED LOTS**

August 31, 2020



GRAPHIC SCALE
1" = 800'

800 0 800 ft

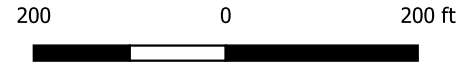


**PARCELS IN
SPRING VALLEY VILLAGE
12,000 SF OR LESS**

August 31, 2020

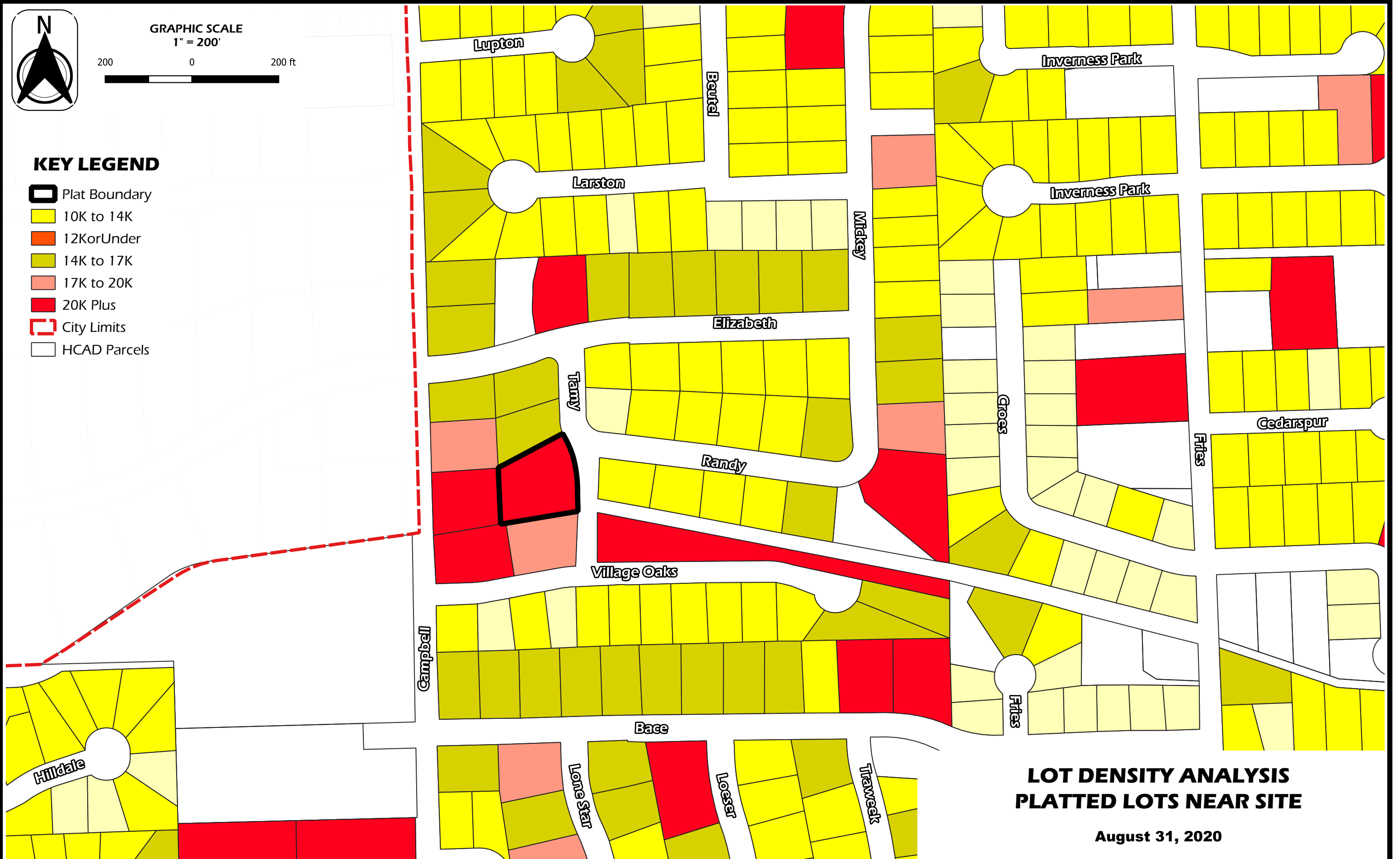


GRAPHIC SCALE
1" = 200'



KEY LEGEND

- Plat Boundary
- 10K to 14K
- 12K or Under
- 14K to 17K
- 17K to 20K
- 20K Plus
- City Limits
- HCAD Parcels

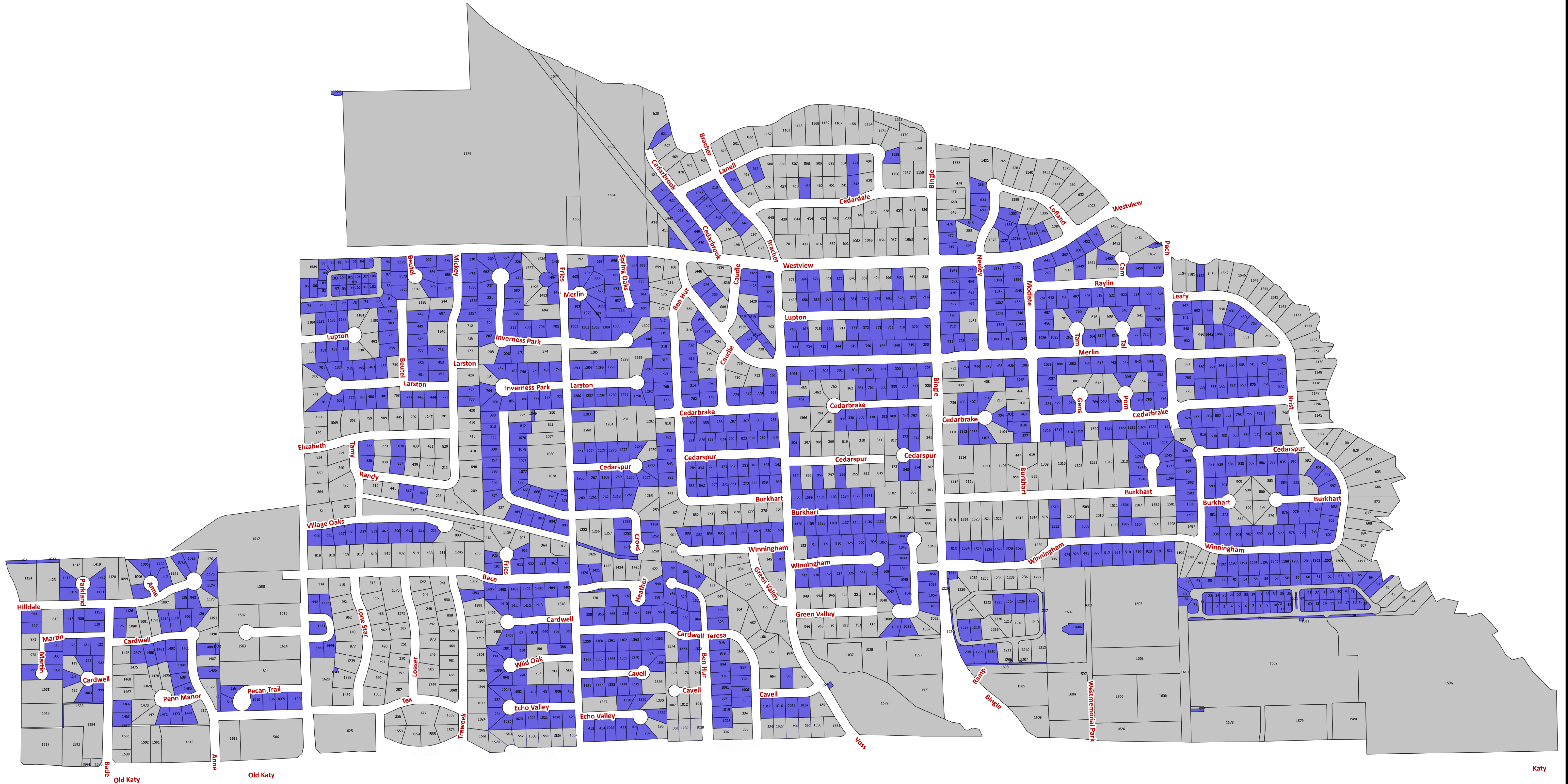


LOT DENSITY ANALYSIS PLATTED LOTS NEAR SITE

August 31, 2020



GRAPHIC SCALE
1" = 300'
300 0 300 ft

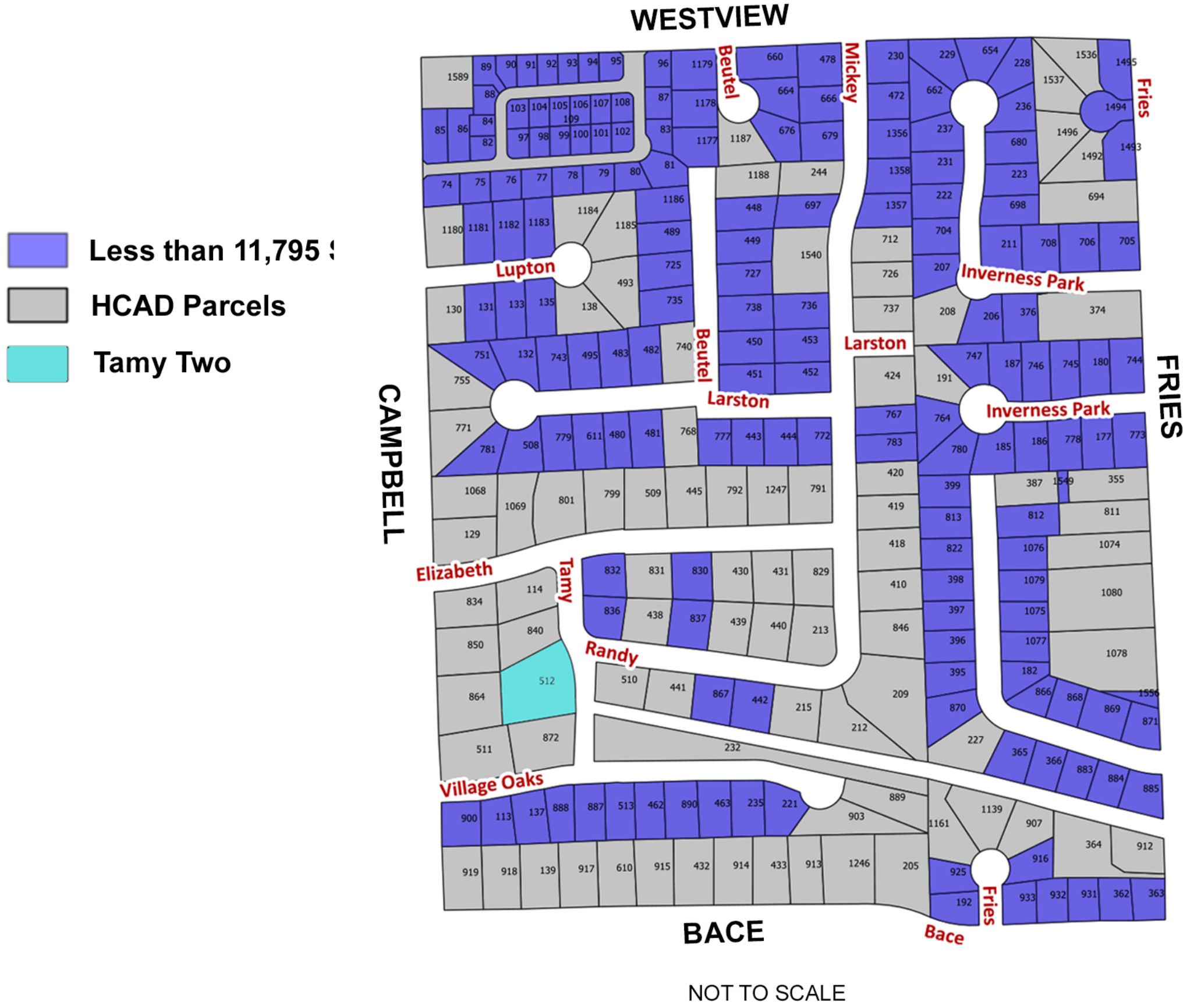


LEGEND
Less Than 1975
HCAD Parcels

SPRING VALLEY VILLAGE PARCELS
BY SIZE (HCAD DATA)
September 22, 2020

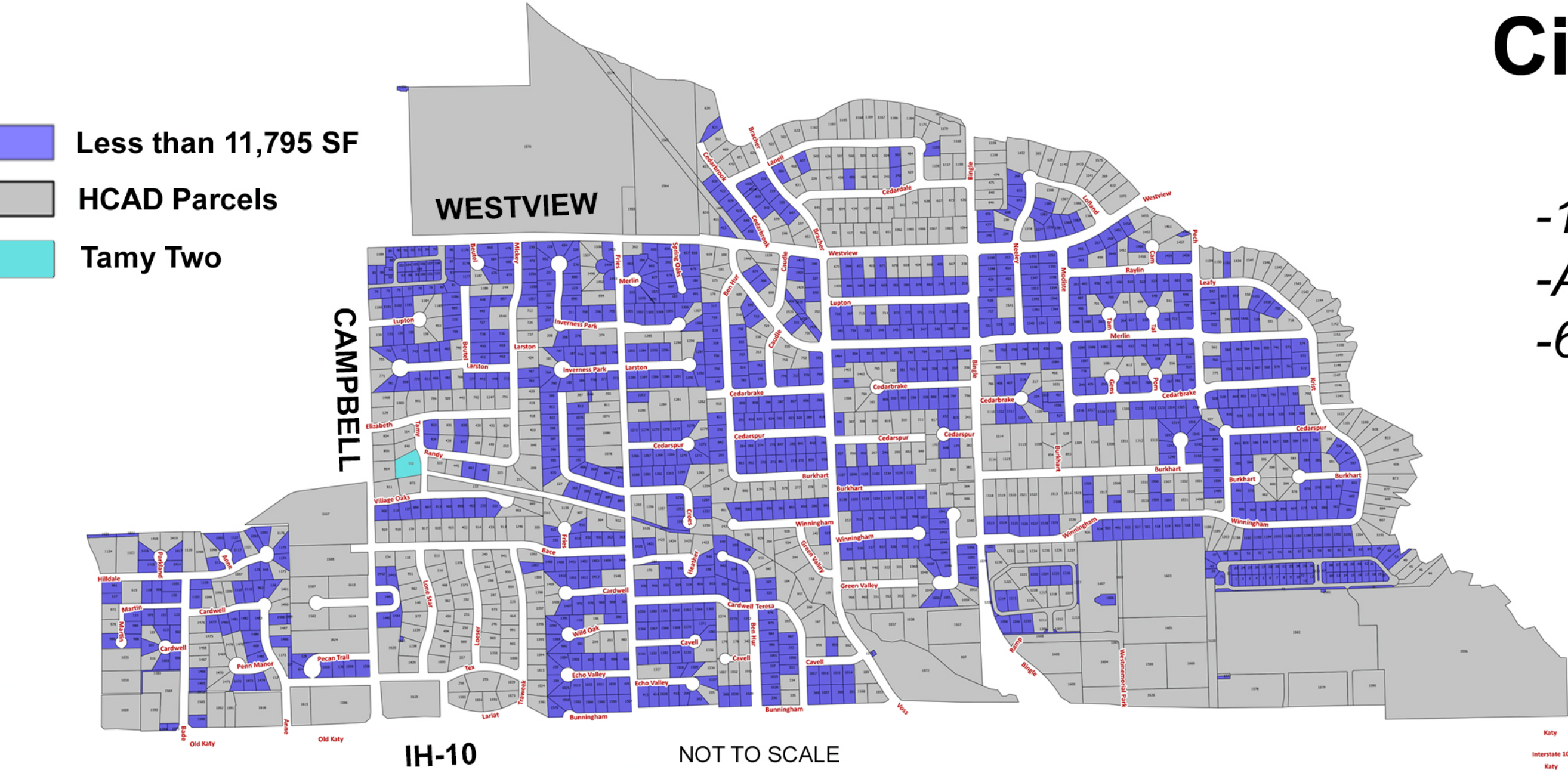
Katy
Interstate 10
Katy

Parcel Size Analysis



Nieghborhood Level *(Campbell to Fries & Westview to Bace)*

- 261 Parcels total
- Average size of parcels in the neighborhood is 11,699 sf
- 65% of parcels in the neighborhood are smaller than smallest lot proposed for Tamy Lane Subdivision
- 91 Parcels are larger than smallest lot proposed
- 170 Parcels are smaller than smallest lot proposed
- Average size of lots smaller than smallest lot proposed is 8,970 sf

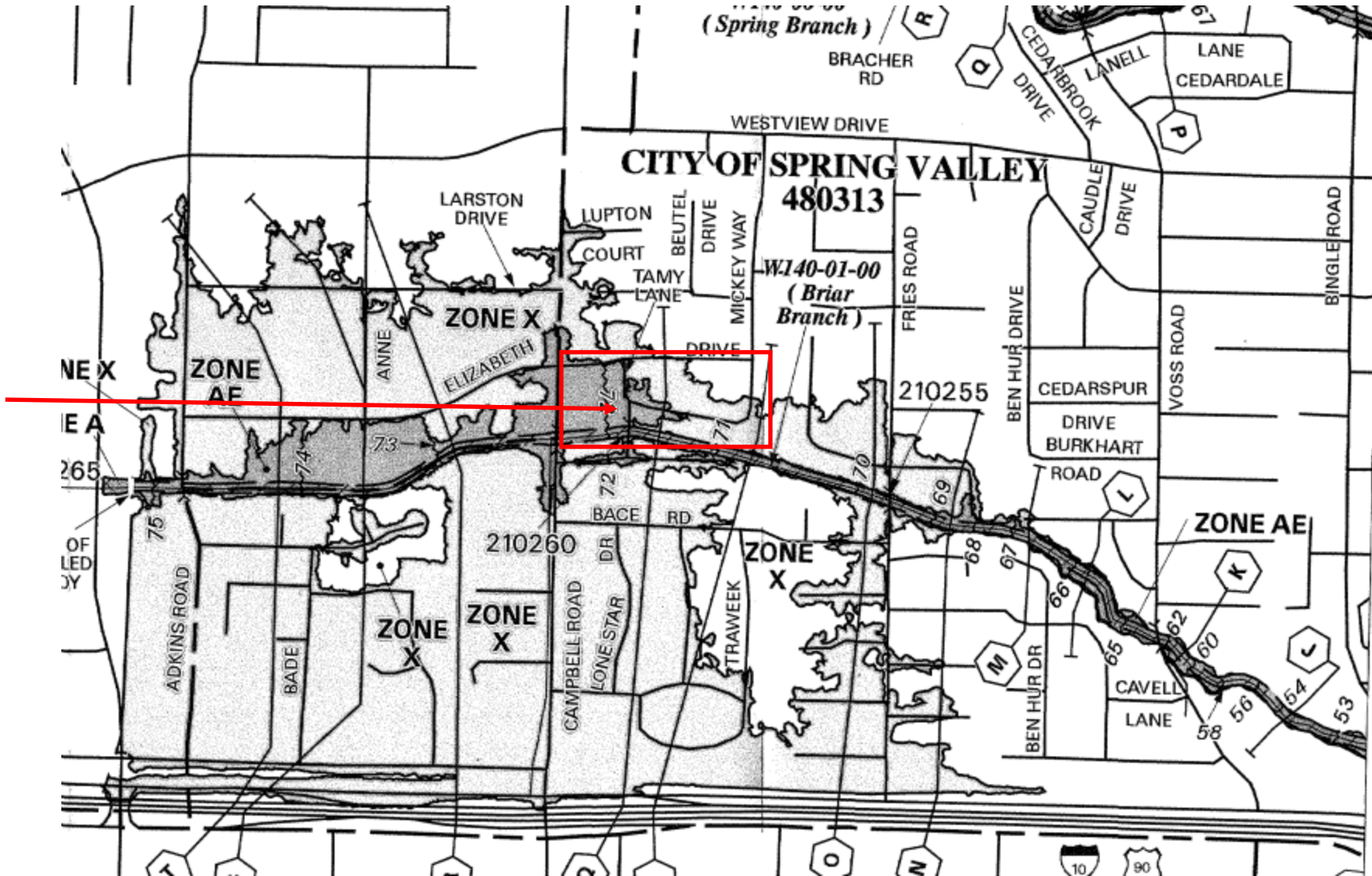


City-wide Level

- 1,559 Parcels total
- Average size of parcels in the city is 12,193 sf
- 62% of parcels in the neighborhood are smaller than smallest lot proposed for Tamy Lane Subdivision
- 590 Parcels in the city are larger than smallest lot proposed
- 969 Parcels in the city are smaller than smallest lot proposed
- Average size of lots smaller than smallest lot proposed is 9,594 sf

DIVIDER PAGE

Tamy lane property









DIVIDER PAGE

**PUBLIC NOTICE
CITY OF SPRING VALLEY VILLAGE, TEXAS
NOTICE OF PUBLIC HEARING**

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, October 13, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, October 27, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the Director of Community Development, Zachary Meadows, at (713) 465-8308.



EST. 1955

SPRING VALLEY

V I L L A G E

September 28, 2020

Dear Property Owner:

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, October 13, 2020

Time: 7:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, October 27, 2020

Time: 6:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

This notice is being sent to you as current property records indicate that you own property in close proximity to 1213 Tamy Lane. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows
Director of Community Development

Spring Branch Presbyterian Church
1215 Campbell Road
Houston, Texas 77055

Randal Camarillo & Lindsey Potter
3 Village Oaks Lane
Houston, Texas 77055

Mark Upchurch
1214 Campbell Road
Houston, Texas 77055

Barry Chaloupka
1218 Campbell Road
Houston, Texas 77055

Andrea Garcia-Ahmed
9035 Elizabeth Road
Houston, Texas 77055

Mark & Patricia Bloom
9026 Elizabeth Road
Houston, Texas 77055

Robert & Phoebe Waggoner
9050 Elizabeth Road
Houston, Texas 77055

Lisa Keeter
9031 Elizabeth Road
Houston, Texas 77055

Jose & Isolda Garcia
9019 Elizabeth Road
Houston, Texas 77055

Graydon & Natasha Oliver
9017 Elizabeth Road
Houston, Texas 77055

Inker Street Landing, LLC
1213 Tamy Lane
Houston, Texas 77055

Allen & Celia Chung
1217 Tamy Lane
Houston, Texas 77055

Fred & Marilynne Gorman
7 Village Oaks Lane
Houston, Texas 77055

John & Lisa Ginther
9017 Randy Drive
Houston, Texas 77055

Colin & Susan Ramsey
9018 Randy Drive
Houston, Texas 77055

Ben & Ashley Rodgers
9021 Randy Drive
Houston, Texas 77055

Lawrence Jenewein
9022 Randy Drive
Houston, Texas 77055

John & Renee Allcorn
14 Village Oaks Lane
Houston, Texas 77055

Dong & Jung Kim
15 Village Oaks Lane
Houston, Texas 77055

Raymond & Ashley Sinkiewicz
2 Village Oaks Lane
Houston, Texas 77055

Sean & Kristi Lehané
4 Village Oaks Lane
Houston, Texas 77055

Marian Harrison
6 Village Oaks Lane
Houston, Texas 77055

Jason Consoli
8 Village Oaks Lane
Houston, Texas 77055

Gary & Sandra Pearson
10 Village Oaks Lane
Houston, Texas 77055

Elliott & Jennifer Kruppa
12 Village Oaks Lane
Houston, Texas 77055

Inker Street Landing, LLC
107 Cinnamon Oak Lane
Houston, Texas 77079

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1213 TAMY LANE
HOUSTON, TEXAS 77055

Andrea Garcia-Ahmed
P.O. Box 550243
Houston, Texas 77255-0243

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9035 ELIZABETH ROAD
HOUSTON, TEXAS 77055

Subject Line: Upcoming Planning & Zoning Commission Meeting for 1213 Tamy Lane

Body:

The Planning & Zoning Commission will hold a public hearing and discuss the replatting of 1213 Tamy Lane at the October 13, 2020 meeting. After discussion, this item was tabled by the Commission at the May 12, 2020 meeting. Following the Commission meeting in May, the Applicant advised City staff that they were withdrawing their previous application and would be reassessing the replatting of the property based on the issues raised by the Commission.

The City has received a new Application to replat the property at 1213 Tamy Lane along with an Application for a subdivision variance requesting a variance to the Subdivision Ordinance requirements for radial lots. The requested replat of the property will be contingent upon the Commission's decision concerning the requested subdivision variance. Until the Commission meets, we will not know the Commission's decision concerning the requested subdivision variance or what the recommendation concerning the requested replat will be to the City Council. If the Commission makes a recommendation, then the City Council will also hold a public hearing and consider the items on October 27, 2020.

Residents are invited to attend the Planning and Zoning Commission meeting to hear the discussion and provide feedback to the Commission related to this issue. The packet for the meeting will be posted by the close of business on Thursday, October 8, 2020, to the City's website in the Agenda Center, which you can find at <https://springvalleytx.com/AgendaCenter> and scrolling down to the Planning and Zoning Commission section. You will also be able to download the packet to review the information that is included related to this item.

DIVIDER PAGE

RESIDENTIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

A zoning sign is a sign erected on property for which a zoning case has been filed with the City, including, but not limited to, zoning changes, Specific Use Permits, Variances, or Special Exceptions. **The number of signs and the placement of signs shall be determined by the Building Official at the time of submittal.** It is the responsibility of the owner/project representative to contact the Building Department to verify the number and location of signs needed.

Residential property owners/applicants need to contact the City Secretary to schedule pick up and drop off times for the signs.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (713) 465-8308.

ADHERE TO THE FOLLOWING INSTRUCTIONS:

PLACEMENT

- One (1) sign shall be erected by the applicant adjacent to each street frontage on the property that is the subject of the application and for each two hundred feet (200') of frontage along a street with a maximum of three (3) signs required per street frontage.
- Signs shall be placed in a location on private property and clearly visible from all streets adjacent to the property included in the application.
- Where land does not have frontage on a public street, signs shall be posted on the nearest public street with a notation indicating the location of the land subject to the application.
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.

- Signs shall be located so that the lettering is visible and may be clearly read from the street.

PROOF OF POSTING

- The applicant shall erect the sign(s) on the property that is the subject of the application a minimum of fourteen (14) calendar days immediately preceding the date of the public hearing before the Planning & Zoning Commission ("Commission").
- The applicant is responsible for maintaining the sign(s) on the property throughout the review process.
- A minimum of seven (7) calendar days prior to the public hearing, the applicant shall file an affidavit, on a form provided by the City, with the Building Official verifying that the sign(s) was posted as required.

REMOVAL OF SIGNS

- The applicant shall be responsible for removing the sign(s) from the property within seven (7) calendar days of the final action by the City of Spring Valley Village.

Preparer's Name: Jeff Boutte Preparer's Signature: _____

NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the request for Zoning or Specific Use Permit. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: OCT 13, 2020

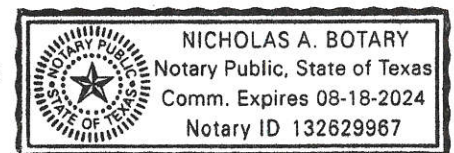
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I JEFFREY BOUTTE hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 1213 TAMY LANE, SPRING VALLEY VILLAGE, TX

Posting of said signs was accomplished on SEPT. 29, 2020 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along TAMY LN @ INTERSECTION W/ RANDY DRIVE.

I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

Executed this date: 9-29-2020Printed Name of Applicant or Authorized Representative for Zoning Case No. JEFFREY BOUTTESignature of Applicant or Authorized Representative for Zoning Case No. Jeffrey BoutteSworn and subscribed before me on this date: 9-29-2020Notary Public [Signature]

(Seal)



PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) seven (7) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF SIGN MAINTENANCE**

(Re)Zoning Case No. _____

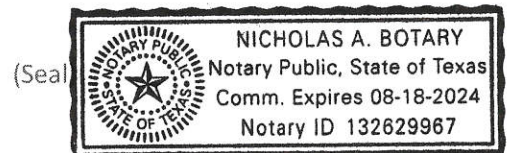
Date of Council Meeting: OCT 13, 2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I JEFFREY BOUTTE hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 1213 TAMY ~~FAIRY~~ LANE, SPRING VALLEY VILLAGE, TEXAS

Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date 9.29.20 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change, and return them to the City Secretary at the City Hall.

Executed this date: 9.29.2020Printed Name of Applicant or Authorized Representative for Zoning Case No. JEFFREY BOUTTESignature of Applicant or Authorized Representative for Zoning Case No. Jeffrey BoutteSworn and subscribed before me on this date: 9-29-2020Notary Public [Signature]

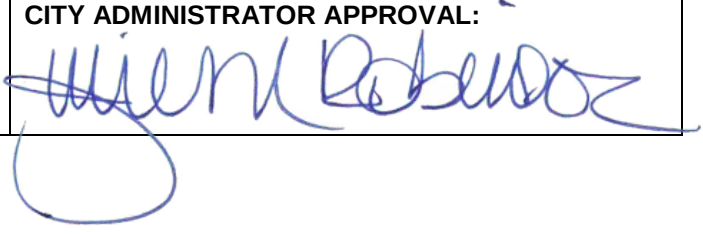
PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City's Subdivision Regulations, Specifically Section 9.103(l)(1)(li)(B), Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane.
BACKGROUND:	In the previous agenda item, the City Council held a public hearing concerning the Subdivision Variance for the property located at 1213 Tamy Lane. Section 9.118 of the Subdivision Ordinance states the following: (a) The rules and regulations provided herein and incorporated herein are the minimum standards and requirements of the city. A variance from any such rule or regulation may be granted by the city council, after consideration and recommendation by the planning and zoning commission, and upon a good and sufficient showing by the developer and/or owner that: (1) There are special circumstances or conditions affecting the property in question; (2) That enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and (3) That if a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity. (b) Each and every variance request shall be decided solely and entirely on its own merits, and the disposition of any prior or pending request for a variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interest, standing alone, shall not be considered as a basis for the granting of a variance.
RECOMMENDATION:	During the October 13, 2020, the Planning & Zoning Commission unanimously recommended denial of the Subdivision Variance.
ATTACHMENTS:	• Subdivision Variance Application and Owner Authorization • Recommendation from the Planning & Zoning Commission
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

SUBDIVISION VARIANCE APPLICATION

PROPERTY INFORMATION

Property Address: 1213 TAMY LANE

Legal Description: LOT 23, BLK 3
RUVEN VILLAGE

Zoning District: DWELLING DISTRICT A

Requested Variance and Description:

REQUEST VARIANCE FROM SECTION 9.103(i)(1)(ii)(B) "LOCATION OF SUBDIVISIONS, MINIMUM LOT WIDTH, RADIAL LOTS"

OWNER INFORMATION

Name: INKER LANDING, LLC - RUSS WALKER

Phone#: 713-303-8808

Address: 9225 KATY FWY, SUITE 103

City: HOUSTON

State: TX

Zip Code: 77024

APPLICANT/AGENT INFORMATION

Name: WINDROSE LAND SERVICES - OANH NGUYEN

Phone#: 832-982-2509

Address: 11111 RICHMOND AVE, SUITE 150

City: HOUSTON

State: TX

Zip Code: 77082

****If applicant is different than property owner a *Notarized Letter of Authorization* must be attached to the application***

PROPERTY OWNER/AGENT AUTHORIZATION

Property Owner Consent/Agent Authorization: By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Spring Valley Village officials to enter the property on official business as part of the application process.

OANH NGUYEN

08/31/2020

Signature of Contractor/Authorized Agent

Printed Name

Application Date

FOR OFFICE USE ONLY

Subdivision Variance Number: _____

Date Submitted: _____

P&Z Meeting Date: _____

P&Z Recommendation: ☐ Approval ☐ Denial

Council Meeting Date: _____

Council Decision: ☐ Approved ☐ Denied

NOTE: Only complete applications shall be accepted and payment must be received at time of submission.

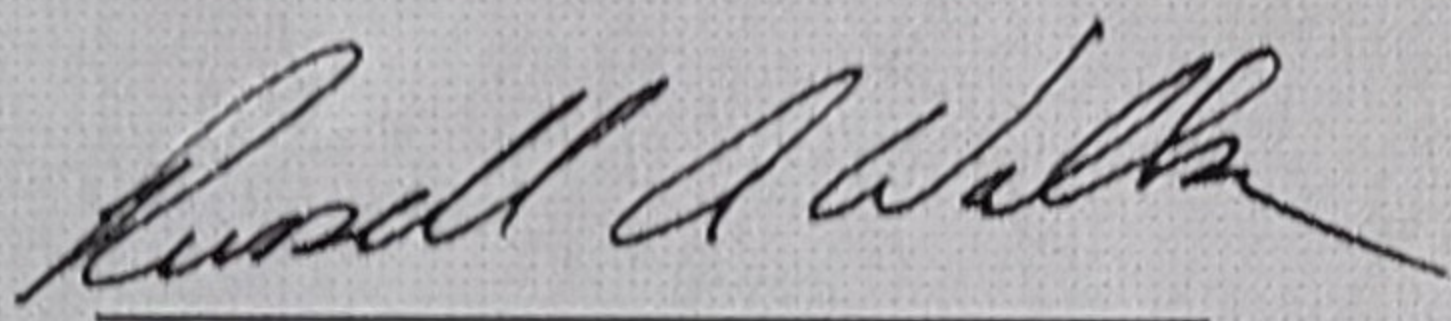
INKER STREET LANDING LLC
9225 KATY FREEWAY, SUITE 103
HOUSTON, TX 77024

Attn: City of Spring Valley

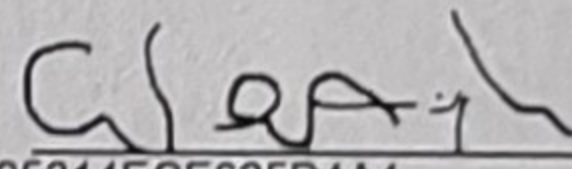
Inker Street Landing LLC is the owner of 1213 Tamy Lane. Inker Street Landing LLC has retained the services of Windrose Land Services for land planning and replat. Inker Street Landing LLC approves Windrose Land Services application to replat 1213 Tamy into two fee simple single family lots.

If you should have any questions, please feel free to reach out to myself of Windrose on this subject.

Respectfully,

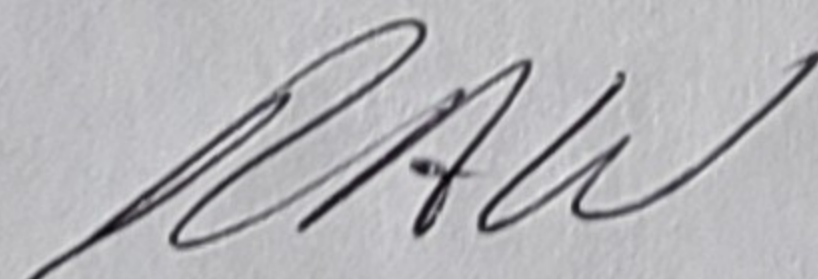


Russell A. Walker

DocuSigned by:

95314ECE625D4A4...

Charles Edward Neath

~~Monday, March 30, 2020~~

9-1-2020 

SUBDIVISION VARIANCE REQUEST TO THE CITY OF SPRING VALLEY VILLAGE

Plat Title: Tamy Two of Spring Valley

Submitted: August 31, 2020

The applicant, Inker Street Landing LLC, desires to file a replat named "Tamy Two of Spring Valley" to create two (2) single-family residential lots. As part of this subdivision filing, the applicant hereby requests a subdivision variance in accordance with Section 9.118 of the City of Spring Valley Village's Code of Ordinances (hereinafter referred to as "the Code"). The following narrative outlines how the applicant's proposed subdivision and associated variance meet the conditions outlined in the Code and we request that the Planning and Zoning Commission and the City Council consider and ultimately approve the requested variance.

(1) *There are special circumstances or conditions affecting the property in question;*

The subject property is situated on the west side of Tamy Lane across from the intersection of Randy Drive, addressed as 1213 Tamy Lane. The land was platted in August of 1949 as Lot 23, Block 3, of the Ruvern Village Subdivision. While seventy-five percent of the lots in this original subdivision were between 10,000 and 16,500 square feet, a few outliers were platted of less than 10,000 square feet and greater than 20,000 square feet. At 23,826 square feet, the applicant's property is certainly one of these outliers that does not fit the predominant development character of the neighborhood. The applicant proposes to replat their property to create lots of 11,795 square feet and 12,031 square feet. The applicant believes their variance is justified based on the unusual physical characteristics affecting their site created by the original subdivision.

(2) *That enforcement of the provisions of this chapter will deprive the applicant of a substantial property right;*

After this plat was filed in 1949, the City adopted a provision to the Code that allows the Planning Commission and City Council to consider subdivision variances. If an applicant's proposed development is prohibited by the technical restrictions in the Code, a variance allows the City to reach a reasonable and fair resolution with an applicant if the end result is compatible with and generally conforming to the intent and spirit of the Code. In this case, allowing the further subdivision of this property through a variance is the only way for the applicant to realize the reasonable use of the property. Most importantly, the resulting lots are more compatible with the surrounding development and the typical lot development in the City.

Section 9.102 "Definitions" of the Code defines a radial lot as, "a lot having a front property line that is in the shape of a curve, and having side property lines that either intersect other beyond the rear line of the lot, if they were extended past the rear line of the lot." The subject lot is affected by the severe curve along Tamy Lane as the roadway approaches

Briar Branch, the water feature that creates the southern boundary of the platted area. Section 9.103 "Location of Subdivisions", Paragraph i, Subparagraph (1), Subparagraph ii "Minimum Lot Width", Subparagraph (B) "Radial Lots", states that:

"Radial lots that are not cul-de-sac lots shall have a minimum right-of-way frontage of seventy (70) feet. These lots shall also have a minimum width of seventy (70) feet, measured from the midpoint of the longest side lot line and perpendicular to a line that bisects the area of the lot."

Because of the three changes in courses and distances caused by the meandering Tamy Lane right-of-way, the subject lot maintains an excellent depth of 188 feet but tapers inward at an unusual angle. These unusual circumstances result in a situation where the two proposed lots far exceed the minimum right-of-way frontage requirement of 70 feet and the minimum lot size requirement of 10,000 square feet, but barely fall short of the minimum lot width requirement of 70 feet. Proposed Lot 23A has 80.21 feet of frontage and 11,795 square feet, but the width as measured from the midpoint of the longest side lot line is 64.3 feet. Proposed Lot 23B has 77.71 feet of frontage and 12,031 square feet, but the width is 62.5 feet. By granting variances of 8% and 10% from the minimum lot width requirement, the City will be enabling the creation of lots that exceed the minimum frontage requirement by 14.6% and 11% and exceed the minimum lot size requirement by 18% and 20.3%. This is clear evidence that special circumstances affect this property and that the applicant is only seeking a minor deviance from the City's regulations to deliver lots that will be positive and viable additions to the community.

(3) That if a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

By granting the variance, the City will be enabling the applicant to create a development pattern that is generally more harmonious with and beneficial to the community. Compared to the current disposition of the subject property, the proposed plat represents a much more logical and compatible density and development form. The overwhelming pattern of single-family neighborhoods in the area consists of in-line lots between 11-13,000 square feet with corner and cul-de-sac lots ranging from 13-16,500 square feet. At 23,826 square feet, the existing lot is nearly double the square footage of the neighboring lot across Tamy Lane (12,262 square feet). The 157.92 feet of street frontage is nearly double the frontage of the other radial lot to the north (79.5 feet). The applicant proposes to create two new lots of 11,795 and 12,031 square feet. For example, there are already 6 lots in the same subdivision with a lot size less than 11,795 square feet. Granting the requested variance will result in the highest and best use of the land for the community and will restore the applicant's right to a reasonable development pattern. Without the variance, the property will remain as an outlier that is not consistent with the mid-block lot density of the original subdivision or the City of Spring Valley Village as a whole.

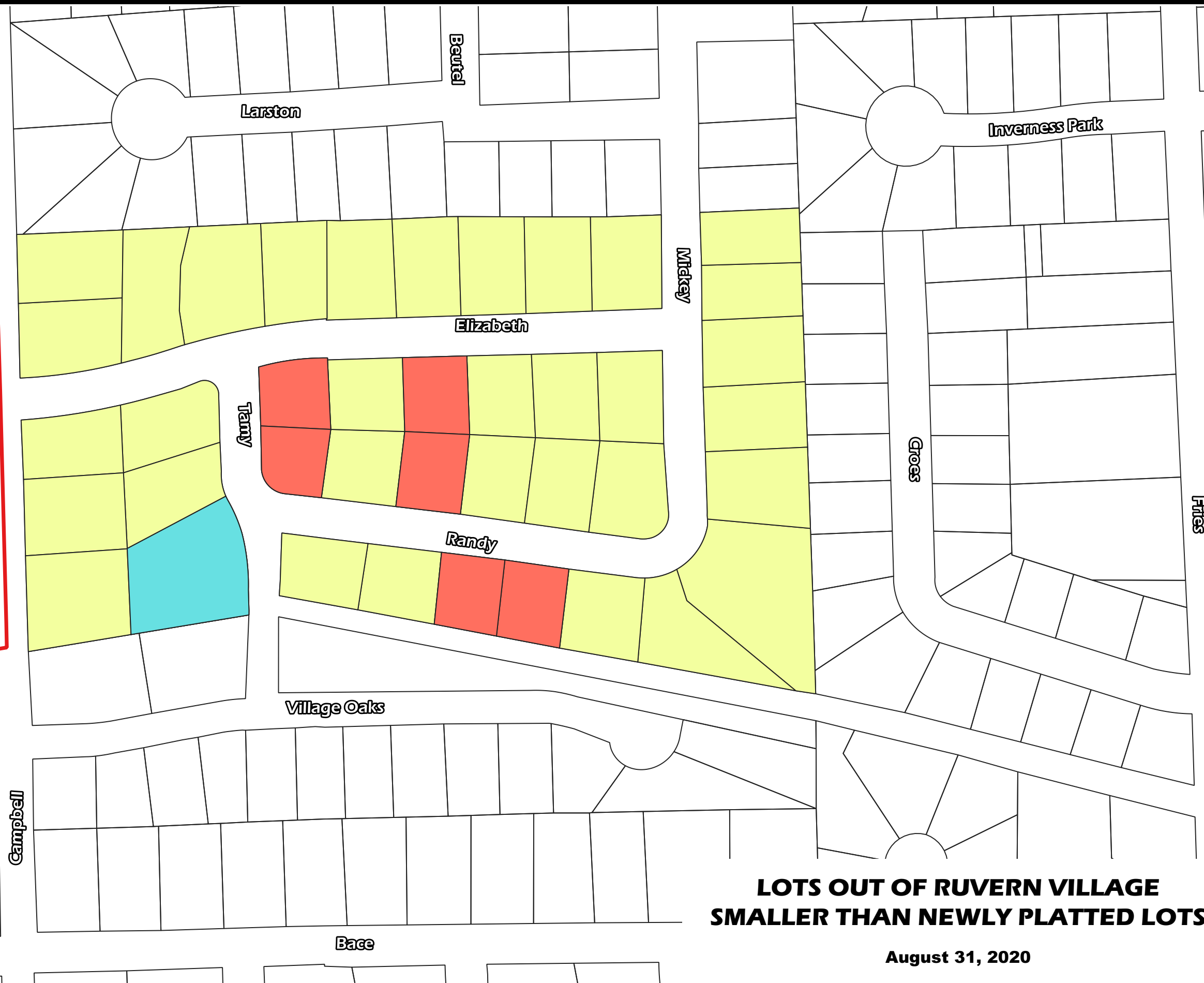


GRAPHIC SCALE
1" = 150'

150 0 150 ft

KEY LEGEND

-  Plat Boundary
-  Smaller Than 11,795 SF
-  Ruvern Village Parcels
-  HCAD Parcels
-  City Limits



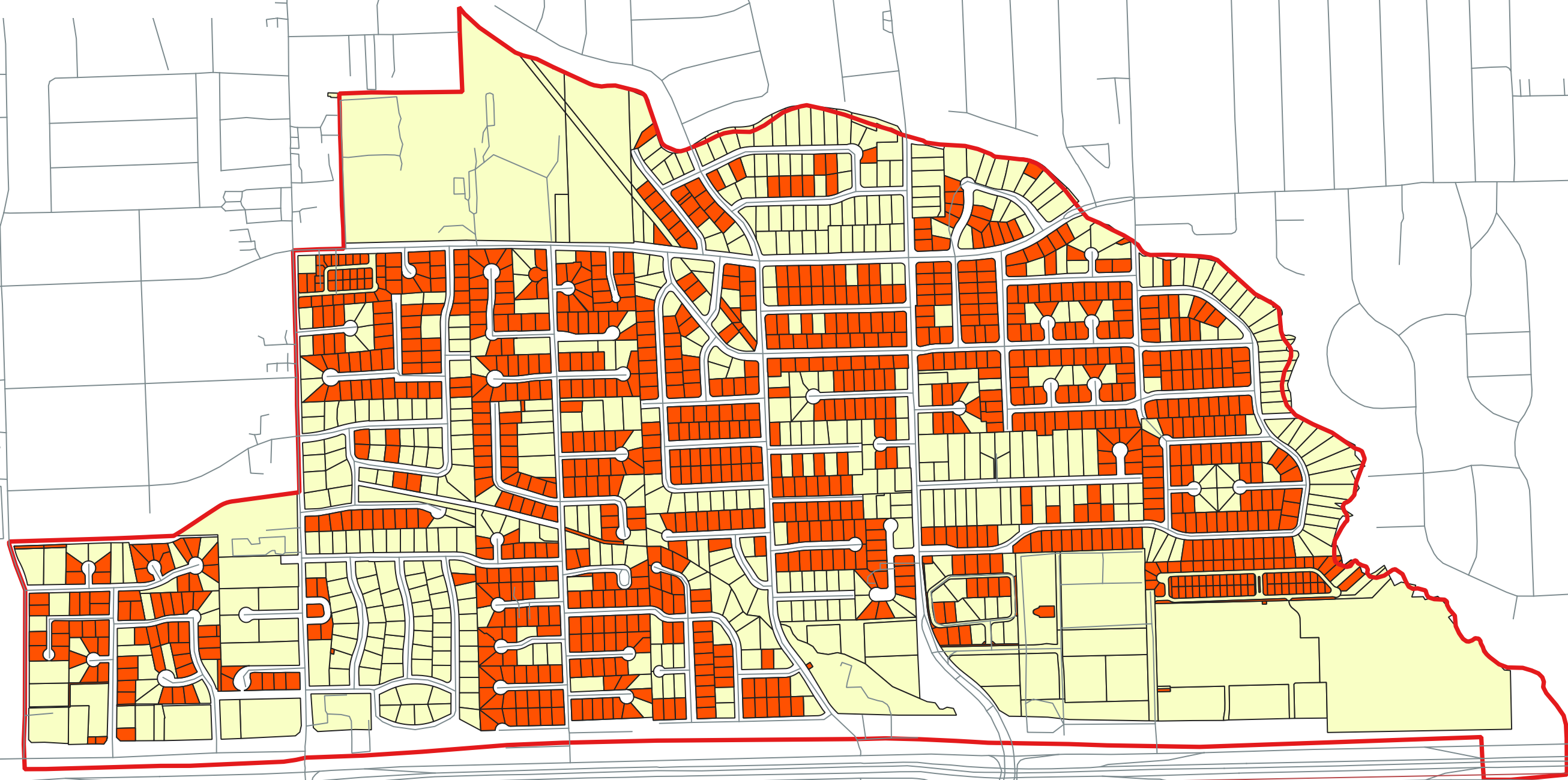
**LOTS OUT OF RUVERN VILLAGE
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August 31, 2020



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1" = 800'

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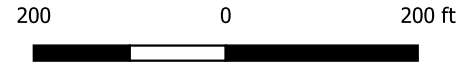


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SPRING VALLEY VILLAGE
12,000 SF OR LESS**

August 31, 2020

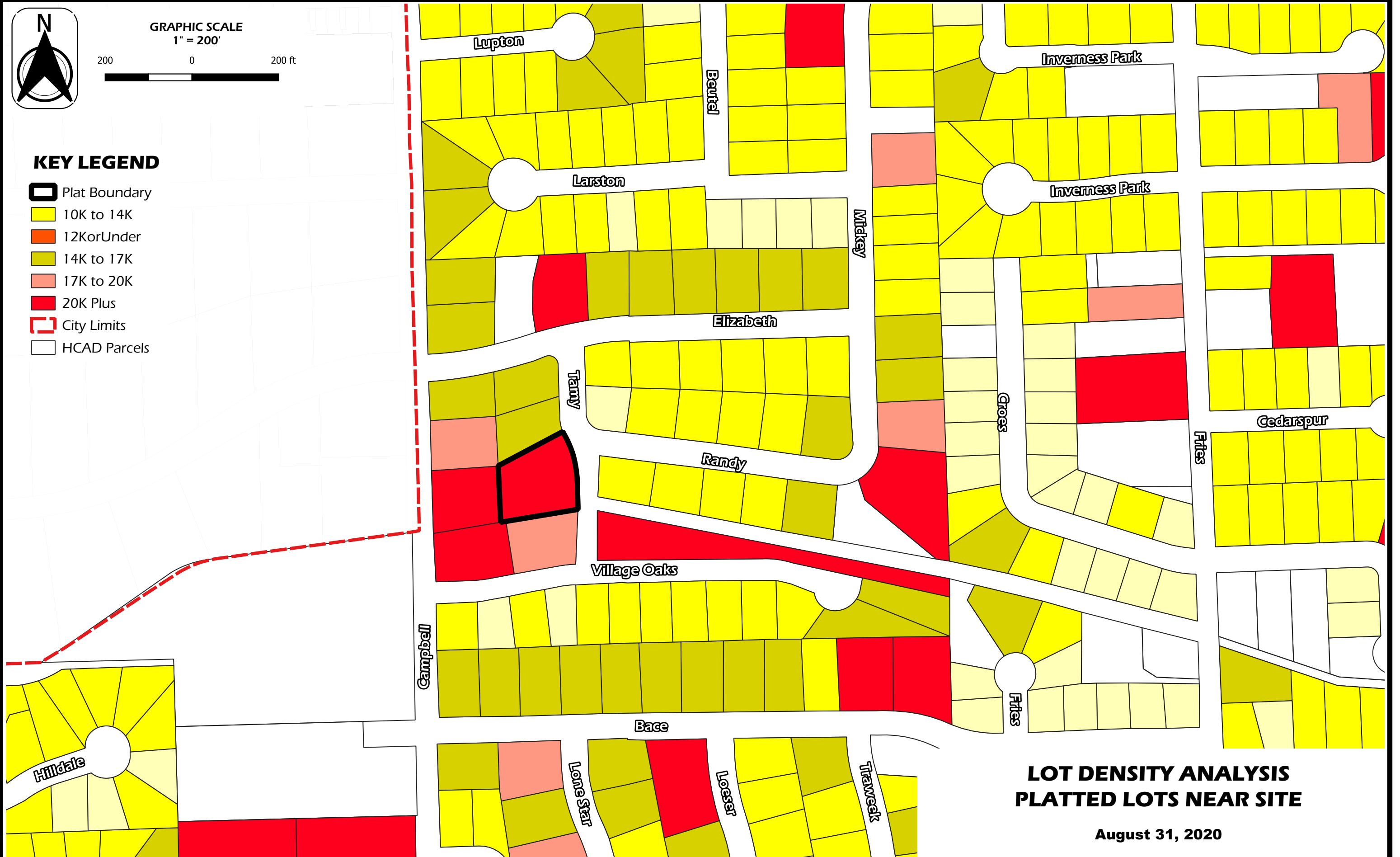


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KEY LEGEND

- Plat Boundary
- 10K to 14K
- 12K or Under
- 14K to 17K
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- 20K Plus
- City Limits
- HCAD Parcels



LOT DENSITY ANALYSIS PLATTED LOTS NEAR SITE

August 31, 2020

STATE OF TEXAS
COUNTY OF HARRIS

WE, INKER STREET LANDING, LLC, acting by and through Russell Alan Walker, Manager, and Charles Edward Neath, Manager, hereinafter referred to as Owners of the 0.5470 acre tract described in the above and foregoing map of TAMY TWO OF SPRING VALLEY, do hereby make and establish said subdivision and development plan of said property for and on behalf of said INKER STREET LANDING, LLC, according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15') feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Spring Valley Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single-family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions, filed separately.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the INKER STREET LANDING, LLC, has caused these presents to be signed by Russel Alan Walker, its Manager, and Charles Edward Neath, its Manager, thereunto authorized, this _____ day of _____, 20____.

INKER STREET LANDING, LLC

By: _____ By: _____
RUSSELL ALAN WALKER CHARLES EDWARD NEATH
MANAGER MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russel Alan Walker, Manager, and Charles Edward Neath, Manager of INKER STREET LANDING, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Lisa M Dobrowski, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown all block corners, lot corners, angle points and points of curve in plat or subdivision of land have been properly marked with galvanized iron pipes as stakes, such pipes being one (1) inch in diameter and three (3) feet or more in length; and that the plat correctly represents the survey made by me; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Lisa M Dobrowski
Registered Professional Land Surveyor
Texas Registration No. 6544

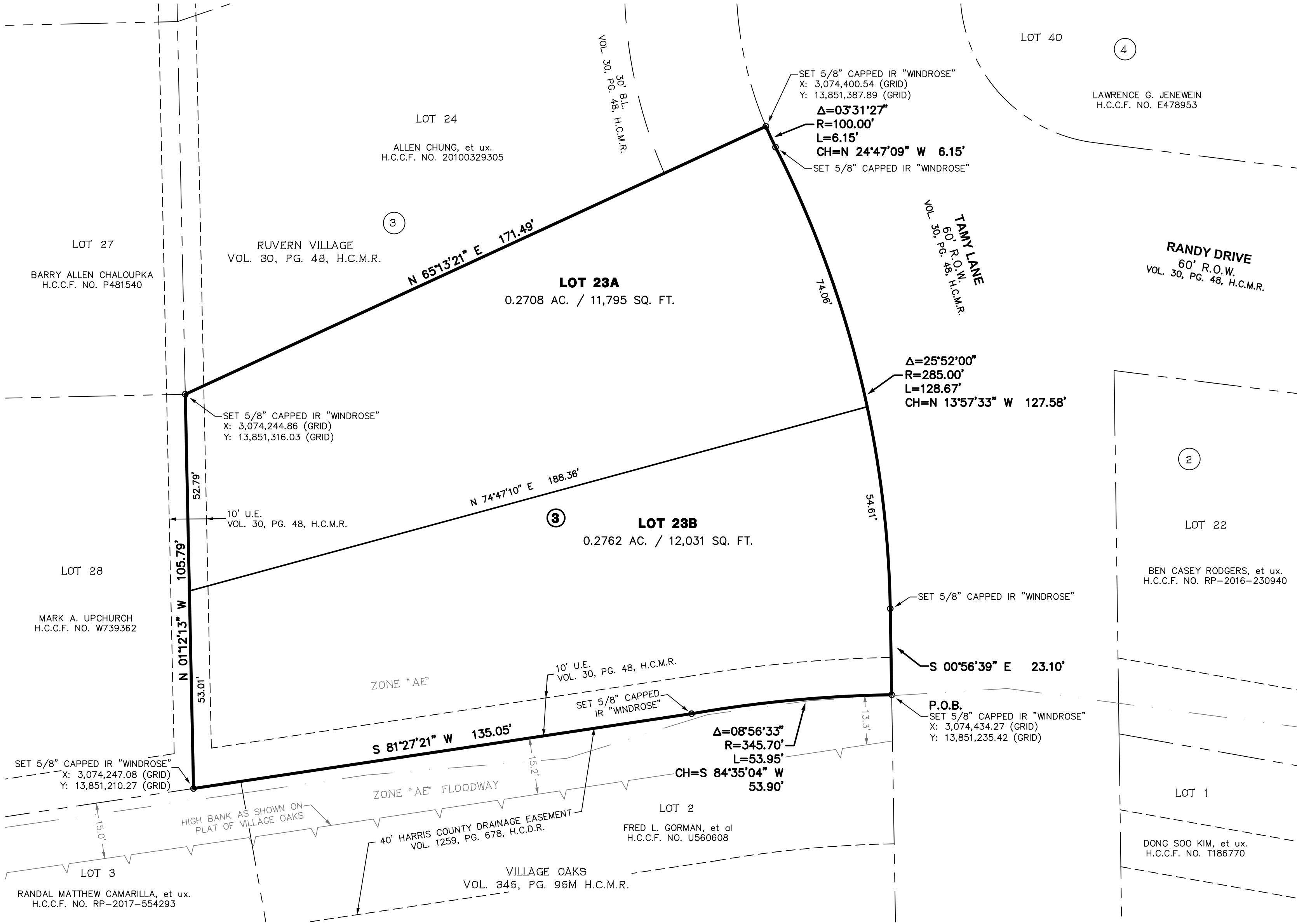
This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

In testimony whereof, witness this official signature of the Mayor of the City of Spring Valley Village, Texas, this _____ day of _____, 20____.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.5470 ACRES OR 23,826 SQUARE FEET OF LAND SITUATED IN THE AH OSBOURNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 23, BLOCK 3, OF RUVERN VILLAGE, MAP OR PLAT THEREOF RECORDED BY VOL. 30, PG. 48, HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO FRANK B. BURKE, RECORDED UNDER HARRIS COUNTY FILM CODE (H.C.C.F.) NO. F608344, WITH SAID 0.5470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF TAMY LANE (60' R.O.W.) AS RECORDED UNDER VOL. 30, PG. 48, H.C.M.R., MARKING THE NORTHEAST CORNER OF LOT 2, VILLAGE OAKS, AS RECORDED UNDER VOL. 346, PG. 96M, H.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 12 MIN. 13 SEC., ALONG THE EAST LINE OF SAID LOT 28 COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 105.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" MARKING THE COMMON CORNER OF SAID LOT 28, LOT 24 AND LOT 27 OF SAID RUVERN VILLAGE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 65 DEG. 13 MIN. 21 SEC. EAST, ALONG THE SOUTH LINE OF SAID LOT 24 COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 171.49 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID TAMY LANE, MARKING THE SOUTHEAST CORNER OF SAID LOT 24, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 03 DEG. 31 MIN. 27 SEC., AN ARC LENGTH OF 6.15 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEG. 47 MIN. 09 SEC. EAST - 6.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF TAMY LANE FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 25 DEG. 52 MIN. 00 SEC., AN ARC LENGTH OF 128.67 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEG. 57 MIN. 33 SEC. EAST - 127.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF SAID TAMY LANE, AND MARKING AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT;

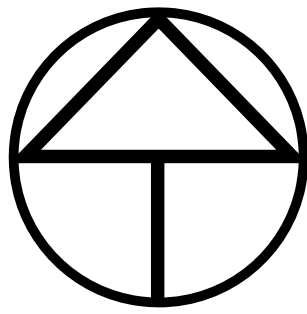
THENCE, SOUTH 00 DEG. 56 MIN. 39 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF TAMY LANE, A DISTANCE OF 23.10 FEET TO A PLACE OF BEGINNING AND CONTAINING 0.5470 ACRES AND 23,826 SQUARE FEET OF LAND.

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock ____M., and duly recorded on _____, 20____, at _____ o'clock ____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

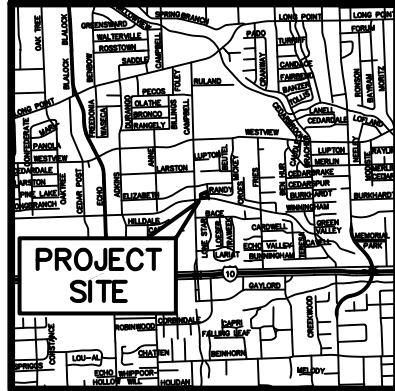
Chris Hollins
County Clerk of
Harris County, Texas

By: _____
Deputy



NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20 40 60 Feet



CITY OF SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1 INCH = 1 MILE

ABBREVIATIONS

A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
FND - FOUND
H.C.C.F. - HARRIS COUNTY CLERK FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
AC. - ACRES
SQ. FT. - SQUARE FEET
VOL. - VOLUME
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
(S) - SET 5/8" CAPPED IR "WINDROSE"

GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- LOT 23A AND LOT 23B, BLOCK 3, ARE HEREBY RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY VILLAGE ZONING ORDINANCE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.4820100464SL, WITH THE EFFECTIVE DATE OF JUNE 28, 2017, THE PROPERTY IS LOCATED IN ZONE "AE", AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.

TAMY TWO OF SPRING VALLEY

A SUBDIVISION OF
0.5470 AC. / 23,826 SQ. FT.
BEING A REPLAT OF
LOT 23, BLOCK 3, RUVERN VILLAGE, VOL. 30, PG. 48, H.C.M.R.
SITUATED IN THE
A.H. OSBORNE SURVEY, ABSTRACT NO. 610,
CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

1 BLOCK 2 LOTS

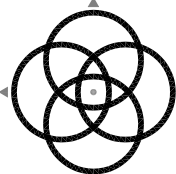
SEPTEMBER 2020

REASON FOR REPLAT: TO CREATE TWO SINGLE-FAMILY RESIDENTIAL LOTS
AND REMOVE BUILDING LINE

Owner
INKER STREET LANDING, LLC

9225 Katy Fwy, Suite 103
Houston, TX 77024
713-303-8808

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DIVIDER PAGE



**SPRING VALLEY
VILLAGE**

**PLANNING & ZONING
COMMISSION
VOTING FORM**

DATE: OCOTBER 13, 2020

AGENDA ITEM #3:

CONSIDERATION AND POSSIBLE ACTION CONCERNING: Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City's Subdivision Regulations, Specifically Section 9.103(I)(1)(Ii)(B), Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane.

<u>MEMBER NAME</u>	<u>MOTIONED</u>	<u>SECONDED</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>
CHARLIE CALDERWOOD		✓	✓		
TREY HOFFMAN			✓		
PATRICK JOHNSON			—		
JOHN LIENBY			—		
MARYELLEN MCGLOTHLIN			✓		
ANNE-MARIE MCMICHAEL	✓		✓		
LOUISE RICHMAN			✓		
JIM AUTENREITH, ALT.			—		

MOTION CARRIED 5-0

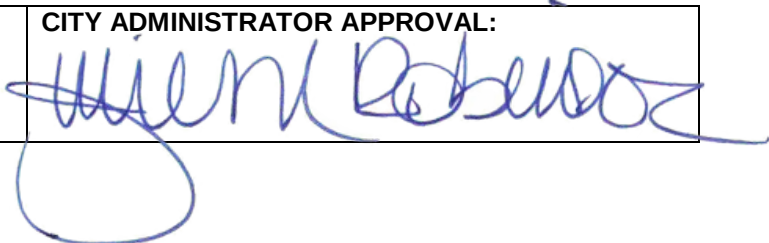
MOTION DENIED

*motion was made to recommend
denial of the variance requested.*

W. Z. Hoffman
**TREY HOFFMAN, CHAIRMAN
PLANNING & ZONING COMMISSION**

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat Of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.
BACKGROUND:	In the previous agenda item, the City Council held a public hearing concerning a Preliminary and Final Re-plat of Tamy Two of Spring Valley for the property located at 1213 Tamy Lane.
RECOMMENDATION:	On October 13, 2020, the Planning & Zoning Commission unanimously recommended denial of the Re-plat based on the denial of the subdivision variance.
ATTACHMENTS:	• Preliminary and Final Replat of Tamy Two of Spring Valley for the Property Located at 1213 Tamy Lane. • Recommendation from the Planning & Zoning Commission
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

STATE OF TEXAS
COUNTY OF HARRIS

WE, INKER STREET LANDING, LLC, acting by and through Russell Alan Walker, Manager, and Charles Edward Neath, Manager, hereinafter referred to as Owners of the 0.5470 acre tract described in the above and foregoing map of TAMY TWO OF SPRING VALLEY, do hereby make and establish said subdivision and development plan of said property for and on behalf of said INKER STREET LANDING, LLC, according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15') feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Spring Valley Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single-family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions, filed separately.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the INKER STREET LANDING, LLC, has caused these presents to be signed by Russel Alan Walker, its Manager, and Charles Edward Neath, its Manager, thereunto authorized, this _____ day of _____, 20____.

INKER STREET LANDING, LLC

By: _____ By: _____
RUSSELL ALAN WALKER CHARLES EDWARD NEATH
MANAGER MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Russel Alan Walker, Manager, and Charles Edward Neath, Manager of INKER STREET LANDING, LLC, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Lisa M Dobrowski, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown all block corners, lot corners, angle points and points of curve in plat or subdivision of land have been properly marked with galvanized iron pipes as stakes, such pipes being one (1) inch in diameter and three (3) feet or more in length; and that the plat correctly represents the survey made by me; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Lisa M Dobrowski
Registered Professional Land Surveyor
Texas Registration No. 6544

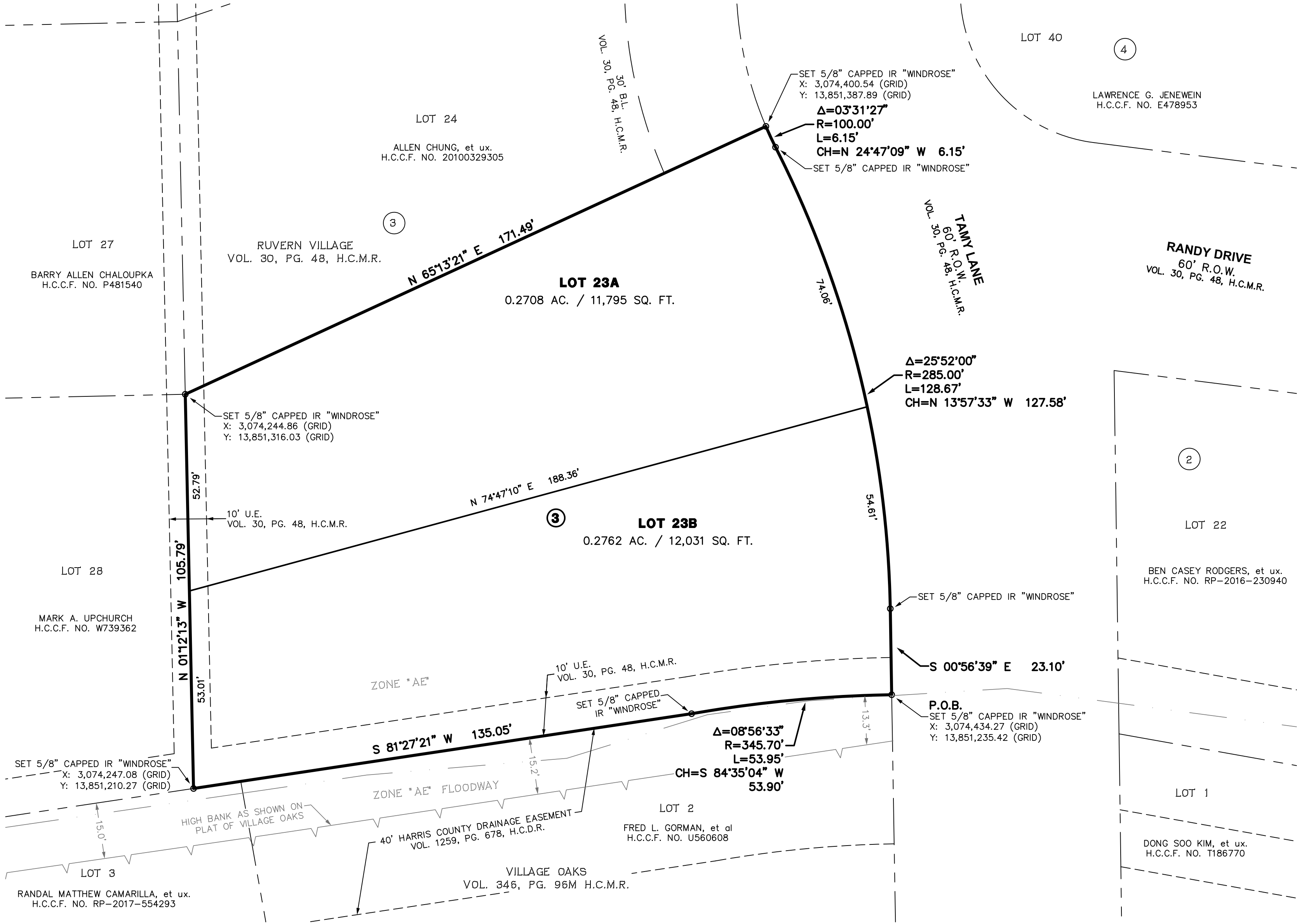
This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

In testimony whereof, witness this official signature of the Mayor of the City of Spring Valley Village, Texas, this _____ day of _____, 20____.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.5470 ACRES OR 23,826 SQUARE FEET OF LAND SITUATED IN THE AH OSBORNE SURVEY, ABSTRACT NO. 610, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 23, BLOCK 3, OF RUVERN VILLAGE, MAP OR PLAT THEREOF RECORDED BY VOL. 30, PG. 48, HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO FRANK B. BURKE, RECORDED UNDER HARRIS COUNTY FILM CODE (H.C.C.F.) NO. F608344, WITH SAID 0.5470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF TAMY LANE (60' R.O.W.) AS RECORDED UNDER VOL. 30, PG. 48, H.C.M.R., MARKING THE NORTHEAST CORNER OF LOT 2, VILLAGE OAKS, AS RECORDED UNDER VOL. 346, PG. 96M, H.C.M.R., AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 12 MIN. 13 SEC., ALONG THE EAST LINE OF SAID LOT 28 COMMON WITH THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 105.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" MARKING THE COMMON CORNER OF SAID LOT 28, LOT 24 AND LOT 27 OF SAID RUVERN VILLAGE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 65 DEG. 13 MIN. 21 SEC. EAST, ALONG THE SOUTH LINE OF SAID LOT 24 COMMON WITH THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 171.49 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID TAMY LANE, MARKING THE SOUTHEAST CORNER OF SAID LOT 24, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 03 DEG. 31 MIN. 27 SEC., AN ARC LENGTH OF 6.15 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEG. 47 MIN. 09 SEC. EAST - 6.15 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID TAMY LANE, MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

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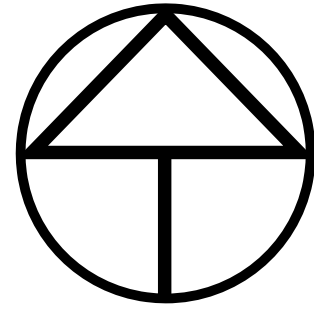
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I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock ____M., and duly recorded on _____, 20____, at _____ o'clock ____M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

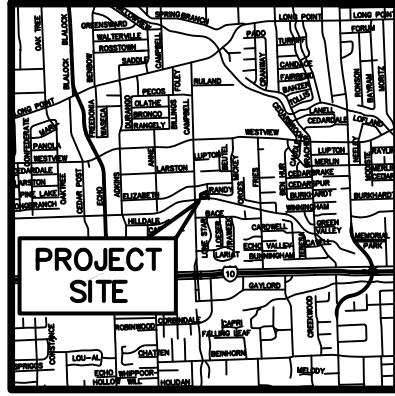
Chris Hollins
County Clerk of
Harris County, Texas

By: _____
Deputy



NORTH

GRAPHIC SCALE: 1" = 20'
20 0 20 40 60 Feet



CITY OF SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1 INCH = 1 MILE

ABBREVIATIONS

A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
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(S) - SET 5/8" CAPPED IR "WINDROSE"

GENERAL NOTES

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- LOT 23A AND LOT 23B, BLOCK 3, ARE HEREBY RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY VILLAGE ZONING ORDINANCE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.4820100464SL, WITH THE EFFECTIVE DATE OF JUNE 28, 2017, THE PROPERTY IS LOCATED IN ZONE "AE", AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.

TAMY TWO OF SPRING VALLEY

A SUBDIVISION OF
0.5470 AC. / 23,826 SQ. FT.
BEING A REPLAT OF
LOT 23, BLOCK 3, RUVERN VILLAGE, VOL. 30, PG. 48, H.C.M.R.
SITUATED IN THE
A.H. OSBORNE SURVEY, ABSTRACT NO. 610,
CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

1 BLOCK 2 LOTS

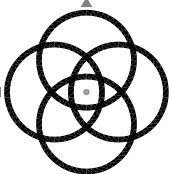
SEPTEMBER 2020

REASON FOR REPLAT: TO CREATE TWO SINGLE-FAMILY RESIDENTIAL LOTS
AND REMOVE BUILDING LINE

Owner
INKER STREET LANDING, LLC

9225 Katy Fwy, Suite 103
Houston, TX 77024
713-303-8808

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DIVIDER PAGE



SPRING VALLEY
VILLAGE

**PLANNING & ZONING
COMMISSION
VOTING FORM**

DATE: OCOTBER 13, 2020

AGENDA ITEM #5:

CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.

<u>MEMBER NAME</u>	<u>MOTIONED</u>	<u>SECONDED</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>
CHARLIE CALDERWOOD		✓	✓		
TREY HOFFMAN			✓		
PATRICK JOHNSON			—		
JOHN LISEBY			—		
MARYELLEN MCGLOTHLIN			✓		
ANNE-MARIE MCMICHAEL	✓		✓		
LOUISE RICHMAN			✓		
JIM AUTENREITH, ALT.			—		

MOTION CARRIED 5-0

MOTION DENIED _____

*motion was made to recommend
to deny approval of the replat*

W. Z. Hoffman
TREY HOFFMAN, CHAIRMAN
PLANNING & ZONING COMMISSION

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC: **CONDUCT A PUBLIC HEARING CONCERNING:**

Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

BACKGROUND:

Callaghan Middle, LLC (“Property Owner”) has purchased the properties located at 9200 and 9210 Old Katy Road. In the previous agenda item, the Council considered a replat of the two tracts into one tract that, if approved, would have the address of 9200 Old Katy Road (“Property”). The Property is located on the northwest corner of the I-10 Feeder Road and Bade Street in front of the AT&T property.

Following pre-development meetings with the City Team, an Application for a Planned Area Development for the Property (“Application”) was submitted by EHRA Engineering Inc. – Brad Sweitzer (“Applicant”) on behalf of the Property Owner on July 14, 2020. The Application is for the development of a new commercial building in the Freeway Planned Area Development District (“FPADD”) and contains two alternative scenarios for the Property.

The following is a summary of the proposed alternatives for the Property:

Alternative A

- Proposed one-story building with approximately 1,255 square feet. This is the larger building of the two alternatives.
- Seven (7) parking spaces are provided which equates to 5.6

**Spring Valley Village City Council
Agenda Item Data Sheet**

spaces per 1,000 square feet of gross building space. This complies with retail, office and medical land uses per the City of Spring Valley Zoning Ordinance.

- The allowable uses are provided in Exhibit 13 of the submission. (It should be noted that because of the parking count, a restaurant would not be permitted under this alternative.)
- The hours of operation are proposed as follows:
 - Retail Use – 6am to 12am
 - Office Use – 5am to 12am

Alternative B

- Proposed one-story building with approximately 970 square feet.
- Eight (8) parking spaces are provided which equates to 8.2 spaces per 1,000 square feet of gross building space. This complies with retail, office, medical office, and restaurant land uses per the City of Spring Valley Village Zoning Ordinance.
- The allowable uses are provided in Exhibit 14 of the submission. (It should be noted that this alternative is proposed as a small restaurant use, such as a coffee shop.)
- The hours of operation are proposed as follows:
 - Retail Use – 6am to 12am
 - Office Use – 5am to 12am
 - Restaurant Use – 6am to 12am (including outdoor dining)

The following are similar features found in each of the alternatives as proposed:

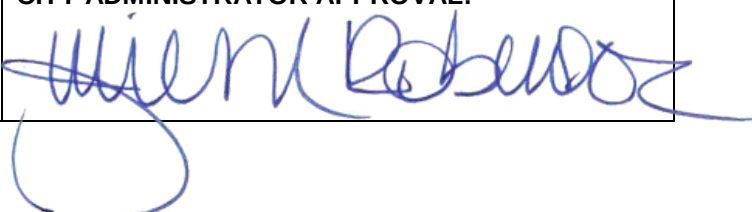
- Building Setbacks:
 - Front – Ten (10') feet from property line (Approximately thirty-five (35') feet from the edge of pavement for I-10 frontage road)
 - Corner – Five (5') feet from property line
 - Side – Ten (10') feet from property line (Approximately twenty-eight (28') feet from the edge of pavement of Bade Street)

**Spring Valley Village City Council
Agenda Item Data Sheet**

➤ Rear – Five (5') feet from property line • Additional information concerning access, landscaping, lighting, signage and other typically addressed in a PAD Ordinance have all been provided within the submittal package. More extensive information is provided in the Application itself.

RECOMMENDATION: Not Applicable in Public Hearing

ATTACHMENTS: • Application for New Planned Area Development and Supporting Documents • Copy of Published Notice of Public Hearing • Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property • Sign Posting and Maintenance Affidavits
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SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 
--	--

DIVIDER PAGE

Bade Street Reserve

Planned Area Development Request

City of Spring Valley Village

July 27, 2020

Owner/Developer:

Callaghan Middle, LLC

10000 Memorial Drive, Suite 450
Houston, TX 77024

Prepared By:



EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042
713.784.450

Bade Street Reserve
Planned Area Development Request

Table of Contents

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Page 3:	Property Owner's Acknowledgement
Page 4:	PAD Application
Pages 5-8:	PAD Request Letter

Exhibits

Exhibit 1:	Metes & Bounds Description
Exhibit 2:	Plat
Exhibit 3:	Alternative A Site Plan
Exhibit 4:	Alternative B Site Plan
Exhibit 5:	Alternative A Perspective
Exhibit 6:	Alternative A Elevation Plan
Exhibit 7:	Alternative B Perspective
Exhibit 8:	Alternative B Elevation Plan
Exhibit 9:	Alternative A Photometric Site Study
Exhibit 10:	Alternative B Photometric Site Study
Exhibit 11:	Sign Plan
Exhibit 12:	Permitted Plant List
Exhibit 13:	Alternative A Permitted Land Use Table
Exhibit 14:	Alternative B Permitted Land Use Table

City of Spring Valley Village
1025 Campbell Road
Houston, TX 77055

Re: Bade Street Reserve

To Whom It May Concern,

Callaghan Middle, LLC. hereby authorizes EHRA Engineering Inc. to act as an agent on its behalf regarding the zoning application and plat for a new Planned Area Development (PAD) to be known as "Bade Street Reserve". Furthermore, Callaghan Middle, LLC. hereby acknowledges and authorizes submittal of the aforementioned application to the City of Spring Valley Village.

Vincent A. Grammslvs

Printed Name

V. Grammslvs

Signature

7/1/2020

Date



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

PAD DEVELOPMENT & PAD AMENDMENT APPLICATION

PROPERTY INFORMATION	
Type of Application:	☒ New Planned Area Development ☐ Amendment to Planned Area Development
Property Address: 9200 Old Katy Road, Houston TX, 77055	
Legal Description: A 0.1441 acre tract of land in the Thomas Hoskins Survey, A-342; City of Spring Valley Village, Harris County, Texas.	
Development Name: Bade Street Reserve	Zoning District: Freeway PADD

OWNER INFORMATION	
Name: Callaghan Middle, LLC.	Phone#: 713-789-5858
Address: 1000 Memorial Drive, Suite 450, Houston TX, 77024	
Email: vagiammalva@comcast.net	

APPLICANT/AGENT INFORMATION	
Name: EHRA Engineering Inc. - Brad Sweitzer	Phone#: (713) 784-4500
Address: 10011 Meadowglen Lane, Houston TX, 77042	
Email: bsweitzer@ehrainc.com	
**If applicant is different than property owner a Notarized Letter of Authorization must be attached to the application	

PROPERTY OWNER/AGENT AUTHORIZATION		
Property Owner Consent/Agent Authorization: By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Spring Valley Village officials to enter the property on official business as part of the application process.		
		July 14, 2020
Signature of Contractor/Authorized Agent	Printed Name	Application Date

FOR OFFICE USE ONLY	
Zoning Case Number: _____	Date Submitted: _____
P&Z Meeting Date: _____	P&Z Recommendation: ☐ Approved ☐ Denied
Council Meeting Date: _____	Council Decision: ☐ Approved ☐ Denied

NOTE: Only complete applications shall be accepted and payment must be received at time of submission.

July 27, 2020

Planning and Zoning Commission
City of Spring Valley Village, Texas

Subject: Request for establishment of a Planned Area Development (PAD) for the 0.1441 acre tract located at the western corner of Bade Street and Interstate 10, being a tract located in the City of Spring Valley Village (herein referred to as “City”) FPADD overlay district, to be known as “Bade Street Reserve”.

Background

The subject tract is located at the western corner of Bade Street and the westbound frontage road for Interstate 10 (Katy Freeway). It is a portion of Lot 1 of the West Park subdivision which was recorded in 1946. This tract was previously subject to a right-of-way acquisition by the Texas Department of Transportation (TxDOT) to expand Interstate 10 in the early 2000’s. Because of this, the existing two-story commercial building was removed, and the tract was substantially reduced in size from approximately 0.35 acres to 0.14 acres. This has deterred redevelopment of the site, and it has remained vacant since. As part of the highway expansion project, one driveway was constructed along the new frontage road which is the only source of access for the tract. No other driveways are allowed along the frontage road per TxDOT driveway spacing standards.

Development Plan

Callaghan Middle, LLC recently closed on the subject tract and proposes two alternative site development options in accordance with the City’s zoning regulations. Both alternatives contemplate a commercial land use. One of the main reasons for the two different site plans is the need for sufficient parking. In order to comply with the City’s parking requirements, the building size will need to be fairly small in either alternative. This will also limit the height of the building to one story.

The development schedule has not yet been pinpointed, but it is the goal of the developer to start construction in the first or second quarter of 2021 with anticipated completion in the third or fourth quarter of 2021.

The site plan for Alternative A has the larger building of the two options with an approximate 1,255 square foot, one-story building intended for commercial use. The precise use is unknown

at this point, but a list of potential uses for Alternative A is included with this request and is labeled as Exhibit 13. Seven (7) concrete parking spaces would be provided, all measuring 9' by 19' (171 square feet each). A restaurant of any type would not be permitted under Alternative A due to the limited parking.

The site plan for Alternative B has the smaller building of the two options with an approximate 970 square foot, one-story building intended for commercial use. The precise use is unknown at this point, but a list of potential uses for Alternative B is included with this request and is labeled as Exhibit 14. Eight (8) concrete parking spaces would be provided, all measuring 9' by 19' (171 square feet each). Alternative B would allow for a small restaurant type use such as a coffee or donut shop.

Building Setbacks

Building setback variances are necessary for this project to be viable. As-is, the City's fifty-foot (50') building setback requirement from Interstate 10 in the Freeway PADD overlay district is greater than the total depth of the subject tract (approximately 47.5'). This is a hardship not caused by the developer as the reduced depth of the subject tract is a direct result of the TxDOT right-of-way acquisition in the early 2000's.

A ten-foot (10') building setback is proposed along Interstate 10. This results in a total distance of about thirty-five feet (35') from the frontage road to the edge of the proposed building as the frontage road is approximately twenty-five feet (25') from the right-of-way line. A ten-foot (10') building setback is proposed along Bade Street. Due to the large right-of-way corner clip also acquired by TxDOT, there would be a functional building setback of roughly twenty-eight feet (28') from the edge of Bade Street to the proposed building. A five-foot (5') rear building setback is proposed.

Parking, Logistics, and Hours of Operation

Alternative A has seven (7) parking spaces which equates to a parking ratio of 5.6 spaces per 1,000 square feet of building space. This complies with retail, office, and medical office land uses per the City's code. Alternative B has eight (8) parking spaces which equates to a parking ratio of 8.2 spaces per 1,000 square feet of building space. This complies with retail, office, medical office, and restaurant land uses. Overnight parking is prohibited for both alternatives.

The dumpster enclosure location will be on the far west side of the parking lot in both alternatives. Dumpsters shall not be visible during normal business hours. Trash pickup is proposed to occur overnight during off-hours.

The proposed hours of initial construction for the project is 7am to 7pm.

The proposed maximum hours of operation for Alternative A are:

- For a retail use – 6am to 12am
- For an office use – 5am to 12am

The proposed maximum hours of operation for Alternative B are:

- For a retail use – 6am to 12am
- For an office use – 5am to 12am
- For a restaurant use – 6am to 12am (outdoor dining is restricted to the same hours)

Landscape, Lighting, and Adjacent Property Impacts

The landscape plan for both options can be seen in the preliminary site plans. The developer/owner shall follow the general intent of the landscape design as shown in the preliminary site plans. The landscape shall consist of high-quality plant material and be well maintained in perpetuity. The landscape shall be irrigated and have an operable irrigation system in compliance with all City, Harris County, and State of Texas regulations. Landscape maintenance shall be permitted between 7am and 7pm, Monday through Friday, and between 9am and 6pm on Saturday and Sunday.

A list of permitted plants to be used for the project is included with this application and is labeled as Exhibit 12.

Abutting tracts to the west and north shall be screen via perennial shrubbery and /or small trees. Outdoor storage and outdoor display of merchandise is prohibited for both alternatives.

No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded as possible. Lighting shall be placed an oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than two-foot candles with no more than three-foot candles in the drive aisle during business hours. Lighting shall be reduced to average one-foot candle for after-hours security. All lighting shall be “white” color corrected lighting. No high-pressure sodium lighting is permitted. Parking lot lighting shall be hooded, shielded, and/or aimed downward to prevent light pollution.

Maintenance and Deliveries

Parking lot areas shall be cleaned at least five days each calendar month at a time to be designated by the City.

Building maintenance is permitted between 7am and 7pm, Monday through Friday, and between 9am and 6pm on Saturdays and Sundays.

Deliveries are permitted between 5am and 8pm, Monday through Friday, and between 9am and 6pm on Saturdays and Sundays.

Drainage

The developer/owner shall design and construct stormwater drainage improvements to limit stormwater runoff to the property's existing design capacity. The developer/owner shall provide drainage improvements in substantial compliance with the application.

Signage

The development may have one building identification sign along Interstate 10 at the location identified on each of the site plans. The size and specifications are shown on Exhibit 11. Wall signs affixed to the building are also permitted in compliance with the City's sign ordinance. Permits shall be required for all signage.

We look forward to working with the City of Spring Valley Village and the opportunity to develop this remainder tract.

Regards,



Brad Sweitzer, PLA, AICP
Senior Planner
713-784-4500
bsweitzer@ehrainc.com

Exhibit 1: Bade Street Reserve

**METES AND BOUNDS DESCRIPTION
BEING 0.1441 ACRES
IN THE THOMAS HOSKINS SURVEY, ABSTRACT NO. 342
CITY OF HOUSTON
HARRIS COUNTY, TEXAS**

A 0.1441 ACRE TRACT OF LAND IN THE THOMAS HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 6,193 SQ. FT. TRACT CONVEYED TO GEORGE I. DIB, AS DESCRIBED IN DOCUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2018-208661, THE SAID 0.1441 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at an iron rod with TX DOT cap stamped "50089" found in the east line of a called 0.20 acre tract conveyed to William J. Sonne as described in document recorded under H.C.C.F. No. S807773, marking the northerly end of a cut-back corner of the westerly Right-Of-Way (R.O.W.) line of Bade Street (based on a width of 60 feet) as dedicated by West Park, map or plat thereof recorded under Volume (Vol.) 23, Page (Pg.) 10 of the Harris County Map Records (H.C.M.R.) and the northerly R.O.W. line of Interstate Highway 10, and the northeast corner of a called 0.2078 acre tract as conveyed to the State of Texas as described in document recorded under H.C.C.F. No. Y982642, and the most easterly southeast corner of the herein described tract;

THENCE, South 44°34'57" West, along said cut-back corner, a distance of 35.89 feet, to a an iron rod with TX DOT cap stamped "50088", found marking an interior corner of said 0.2078 acre tract, and the most southerly southeast corner of the herein described tract, from which an iron rod with TX DOT cap stamped "50091" bears, North 88°42'09" East, 110.48 feet;

THENCE, South 88°42'09" West, along the northerly line of said 0.2078 acre tract, common with the southerly line of the herein described tract, a distance of 113.07 feet, to a 1/2-inch iron rod found in the west line of a called 0.15 acre tract conveyed to William J. Sonne as described in the document recorded under H.C.C.F. No. S807772, and marking the northwest corner of said 0.2078 acre tract, and the southwest corner of the herein described tract, from which an iron rod with TX DOT cap found bears, South 88°42'09" West, 152.77 feet;

THENCE, North 0°20'29" East, departing the northerly R.O.W. line of said Interstate Highway 10, and along the west line of said 0.15 acre tract, a distance of 47.52 feet, to a "X" cut in concrete found marking the northwest corner of said 0.15 acre tract, and the herein described tract;

THENCE, North 88°32'34" East, along the north line of said 0.15 acre tract, passing at a distance of 58.07 feet, a 1-inch pinched top pipe found marking the northeast corner of said 0.15 acre tract, and the northwest corner of aforesaid 0.20 acre tract, continuing a total distance of 138.18 feet, to a 5/8-inch iron rod found on the westerly R.O.W. line of said Bade Street, marking the northeast corner of said 0.20 acre tract, and the herein described tract;

THENCE, South 0°27'45" West, along the westerly R.O.W. line of Bade Street, common with the easterly line of said 0.20 acre tract, a distance of 22.91 feet to the **POINT OF BEGINNING** and containing 0.1441 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300



Kevin M. Reidy, R.P.L.S.
Texas Registration No. 6450
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: June 17, 2020

Job No: 201-035-00

File No: R:\2020\201-035-00\Docs\Description\Boundary\Plat_M&B.doc

XXXX

STATE OF TEXAS }
COUNTY OF HARRIS }

We, Callaghan Middle, LLC, a Texas limited liability company, acting by and through Vincent A. Giammolva, President of Callaghan Middle, LLC, a Texas limited liability company, hereinafter referred to as Owners (whether one or more) of the 0.1441 acre tract described in the above and foregoing map of Bade Street Reserve, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Spring Valley Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

In Testimony Whereof in the city of Houston, Texas, this ____ day of _____, 2020.

OWNER
Callaghan Middle LLC
a Texas limited liability company

By: _____
Vincent A. Giammolva, President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Vincent A. Giammolva, President of Callaghan Middle, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

This is to certify that the Planning and Zoning Commission of the City of Spring Valley Village, Texas, has approved this replat and subdivision of Bade Street Reserve and is in conformance with the laws of the State of Texas and the ordinances of the City of Spring Valley Village as shown hereon and authorizes the recording of this plat this ____ day of _____, 2020.

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this plat and subdivision of Bade Street Reserve in conformance with the laws of the State of Texas and the ordinances of the City of Spring Valley Village as shown hereon and authorized the recording of this plat this ____ day of _____, 2020.

By: _____ By: _____
Tom S. Ramsey, Mayor Roxanne Benitez, TRMC, CPM, CMCC
City of Spring Valley Village, Texas City Secretary

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ____ 20____, at ____ o'clock, __M. and duly recorded on ____ 20____, at ____ o'clock, __M. and at Film Code No. _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

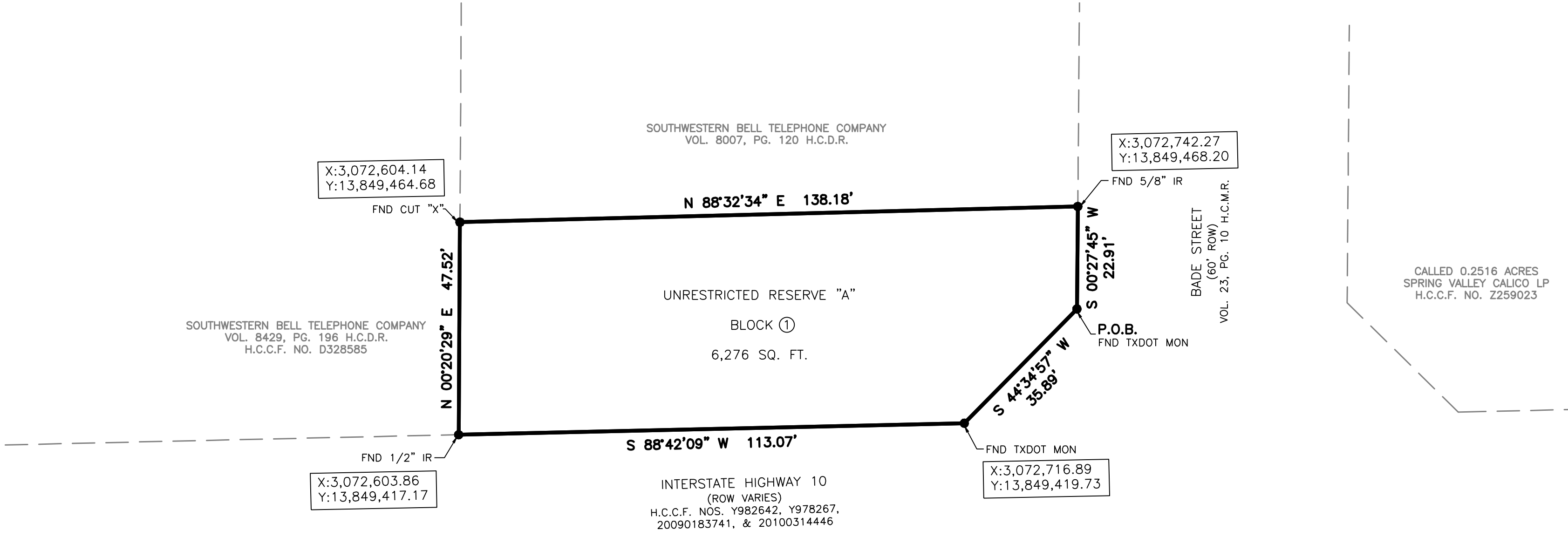
Chris Hollins
County Clerk
Of Harris County, Texas

By: _____
Deputy

JOB NO. 201-035-00

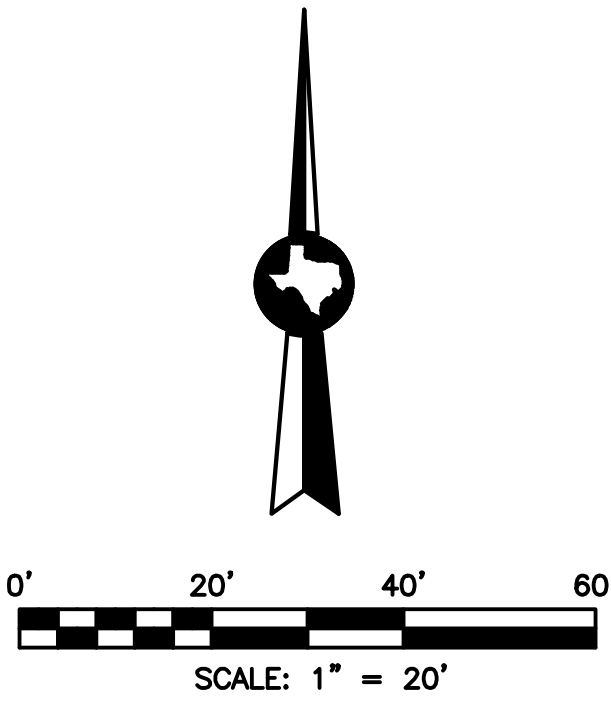
I, Kevin M Reidy, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, (central or south central) zone.

Kevin M Reidy,
Registered Professional Land Surveyor
Texas Registration No. 6450



NOTES:

- F.C. No. indicates Film Code Number
H.C.C.F. No. indicates Harris County Clerk's File Number
H.C.D.R. indicates Harris County Deed Records
H.C.M.R. indicates Harris County Map Records
FND. indicates Found
IR indicates Iron Rod
R.O.W. indicates Right-Of-Way
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.99989946160.
- Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.



METES AND BOUNDS DESCRIPTION

A 0.1441 ACRE TRACT OF LAND IN THE THOMAS HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 6,193 SQ. FT. TRACT CONVEYED TO GEORGE I. DIB, AS DESCRIBED IN DOCUMENT RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2018-208661, THE SAID 0.1441 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at an iron rod with TX DOT cap stamped "50089" found in the east line of a called 0.20 acre tract conveyed to William J. Sonne as described in document recorded under H.C.C.F. No. S807773, marking the northerly end of a cut-back corner of the westerly Right-Of-Way (R.O.W.) line of Bade Street (based on a width of 60 feet) as dedicated by West Park, map or plat thereof recorded under Volume (Vol.) 23, Page (Pg.) 10 of the Harris County Map Records (H.C.M.R.) and the northerly R.O.W. line of Interstate Highway 10, and the northeast corner of a called 0.2078 acre tract as conveyed to the State of Texas as described in document recorded under H.C.C.F. No. Y982642, and the most easterly southeast corner of the herein described tract;

THENCE, South 44°34'57" West, along said cut-back corner, a distance of 35.89 feet, to a on iron rod with TX DOT cap stamped "50088", found marking an interior corner of said 0.2078 acre tract, and the most southerly southeast corner of the herein described tract, from which an iron rod with TX DOT cap stamped "50091" bears, North 88°42'09" East, 110.48 feet;

THENCE, South 88°42'09" West, along the northerly line of said 0.2078 acre tract, common with the southerly line of the herein described tract, a distance of 113.07 feet, to a 1/2-inch iron rod found in the west line of a called 0.15 acre tract conveyed to William J. Sonne as described in the document recorded under H.C.C.F. No. S807772, and marking the northwest corner of said 0.2078 acre tract, and the southwest corner of the herein described tract, from which an iron rod with TX DOT cap found bears, South 88°42'09" West, 152.77 feet;

THENCE, North 0°20'29" East, departing the northerly R.O.W. line of said Interstate Highway 10, and along the west line of said 0.15 acre tract, a distance of 47.52 feet, to a "X" cut in concrete found marking the northwest corner of said 0.15 acre tract, and the herein described tract;

THENCE, North 88°32'34" East, along the north line of said 0.15 acre tract, passing at a distance of 58.07 feet, to a 1-inch pinched top pipe found marking the northeast corner of said 0.15 acre tract, and the northwest corner of aforesaid 0.20 acre tract, continuing a total distance of 138.18 feet, to a 5/8-inch iron rod found on the westerly R.O.W. line of said Bade Street, marking the northeast corner of said 0.20 acre tract, and the herein described tract;

THENCE, South 0°27'45" West, along the westerly R.O.W. line of Bade Street, common with the easterly line of said 0.20 acre tract, a distance of 22.91 feet to the POINT OF BEGINNING and containing 0.1441 acres of land.

BADE STREET RESERVE

BEING A SUBDIVISION OF 0.1441 OF AN ACRE
OUT OF THE THOMAS HOSKINS SURVEY, A-342,
IN SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER
CALLAGHAN MIDDLE LLC,
A TEXAS LIMITED LIABILITY COMPANY
10000 MEMORIAL DRIVE
SUITE 450
HOUSTON, TEXAS 77024
PH# 713-789-5858

JULY, 2020



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

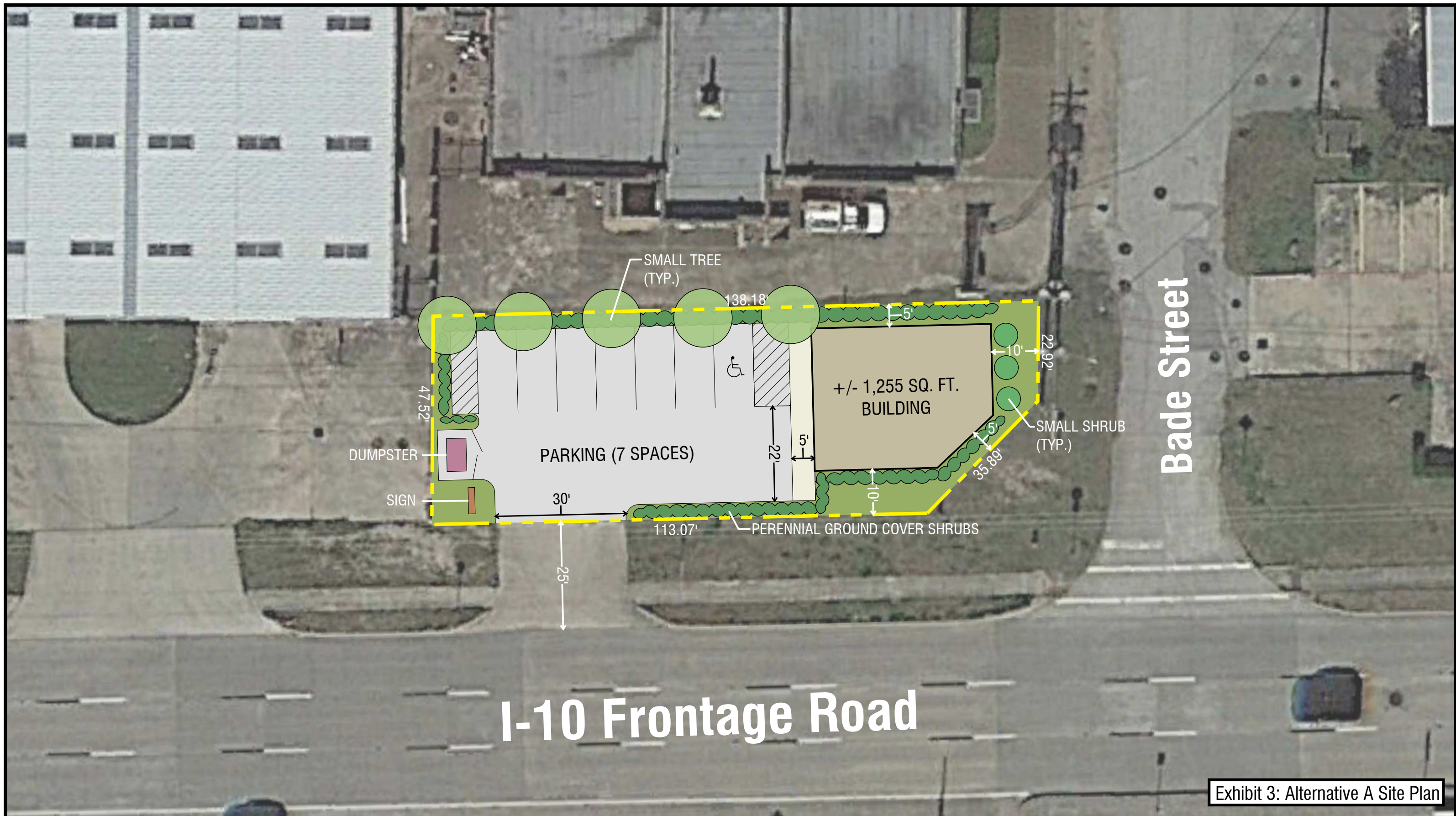


Exhibit 3: Alternative A Site Plan

Bade Street Reserve: Exhibit 3 - Alternative A Site Plan

Spring Valley Village, Texas

0 10 20
SCALE: 1"=20'



EHRA JOB NO.
201-035-00

No warranty or representation of intended use,
design or proposed improvements are made
herein. All Plans for land or facilities are subject
to change without notice.



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SINCE 1936

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HOUSTON, TEXAS 77042
713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

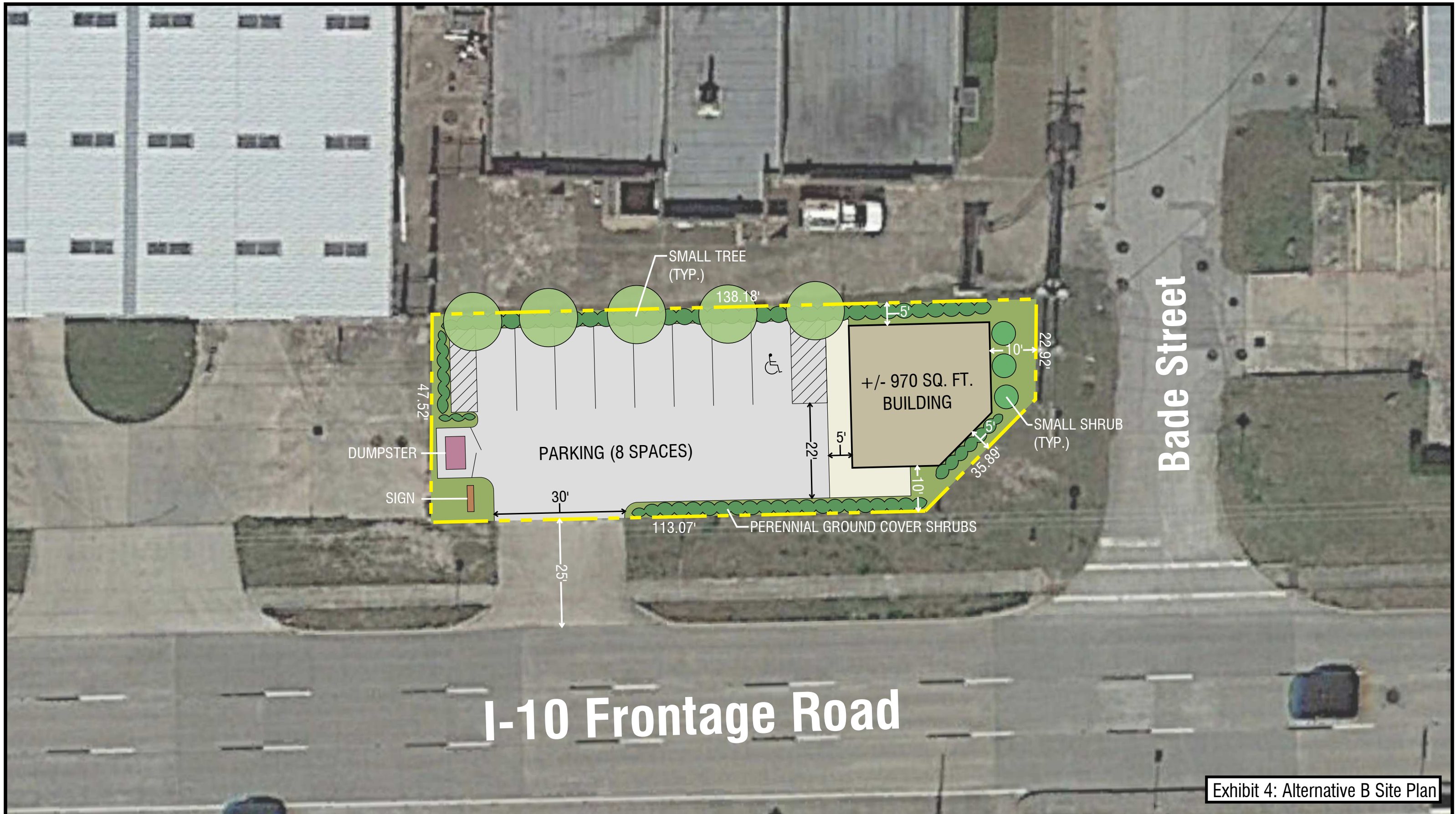


Exhibit 4: Alternative B Site Plan

Bade Street Reserve: Exhibit 4 - Alternative B Site Plan

Spring Valley Village, Texas



EHRA JOB NO.
201-035-00

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EHRA

ENGINEERING THE FUTURE
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713.784.4500
EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



Exhibit 5: Alternative A Perspective

Bade Street Reserve: Exhibit 5 - Alternative A Perspective

Spring Valley Village, Texas

EHRA JOB NO.
201-035-00

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Exhibit 6: Alternative A Elevation Plan

Bade Street Reserve: Exhibit 6 - Alternative A Elevation Plan

Spring Valley Village, Texas

EHRA JOB NO.
201-035-00

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Exhibit 7: Alternative B Perspective

Bade Street Reserve: Exhibit 7 - Alternative B Perspective

Spring Valley Village, Texas

EHRA JOB NO.
201-035-00

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Exhibit 8: Alternative B Elevation Plan

Bade Street Reserve: Exhibit 8 - Alternative B Elevation Plan

Spring Valley Village, Texas

EHRA JOB NO.
201-035-00

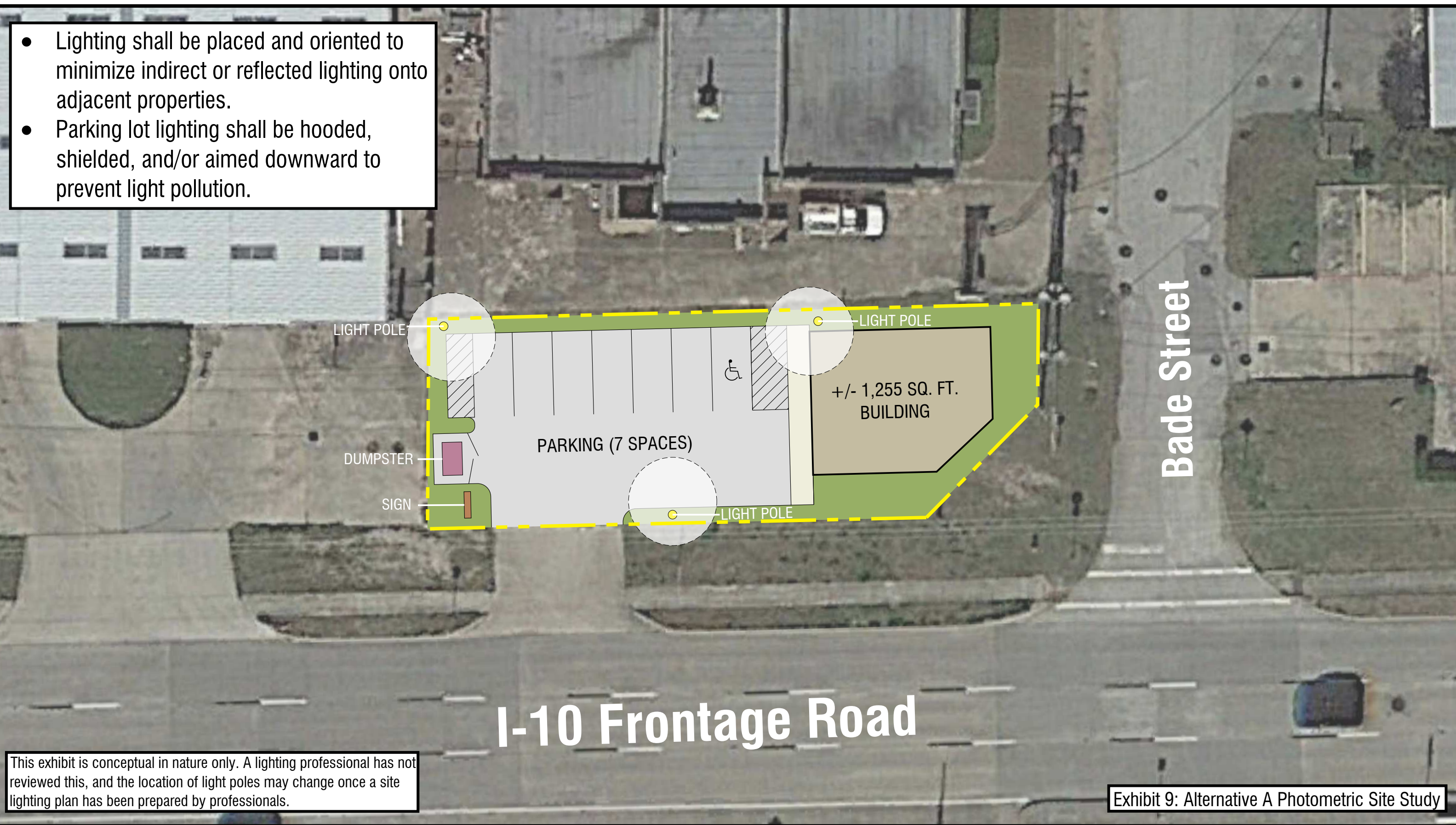
No warranty or representation of intended use,
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TBPE No. F-726
TBPLS No. 10092300

- Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties.
- Parking lot lighting shall be hooded, shielded, and/or aimed downward to prevent light pollution.



This exhibit is conceptual in nature only. A lighting professional has not reviewed this, and the location of light poles may change once a site lighting plan has been prepared by professionals.

Exhibit 9: Alternative A Photometric Site Study

Bade Street Reserve: Exhibit 9 - Alternative A Photometric Site Study

Spring Valley Village, Texas

0 10 20
SCALE: 1"=20'

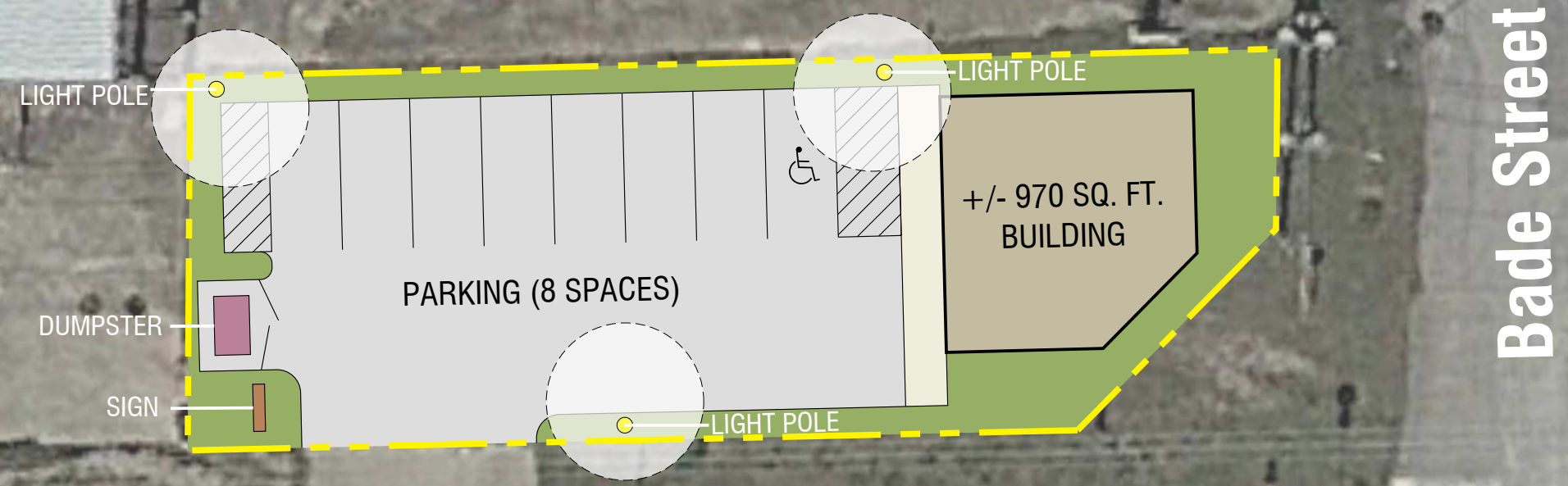


EHRA JOB NO.
201-017-00
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TBPE No. F-726
TBPLS No. 10092300

- Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties.
- Parking lot lighting shall be hooded, shielded, and/or aimed downward to prevent light pollution.



This exhibit is conceptual in nature only. A lighting professional has not reviewed this, and the location of light poles may change once a site lighting plan has been prepared by professionals.

Exhibit 10: Alternative B Photometric Site Study

Bade Street Reserve: Exhibit 10 - Alternative B Photometric Site Study

Spring Valley Village, Texas

0 10 20
SCALE: 1"=20'



EHRA JOB NO.
201-017-00

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TBPLS No. 10092300

Exhibit 11: Bade Street Reserve Sign Plan

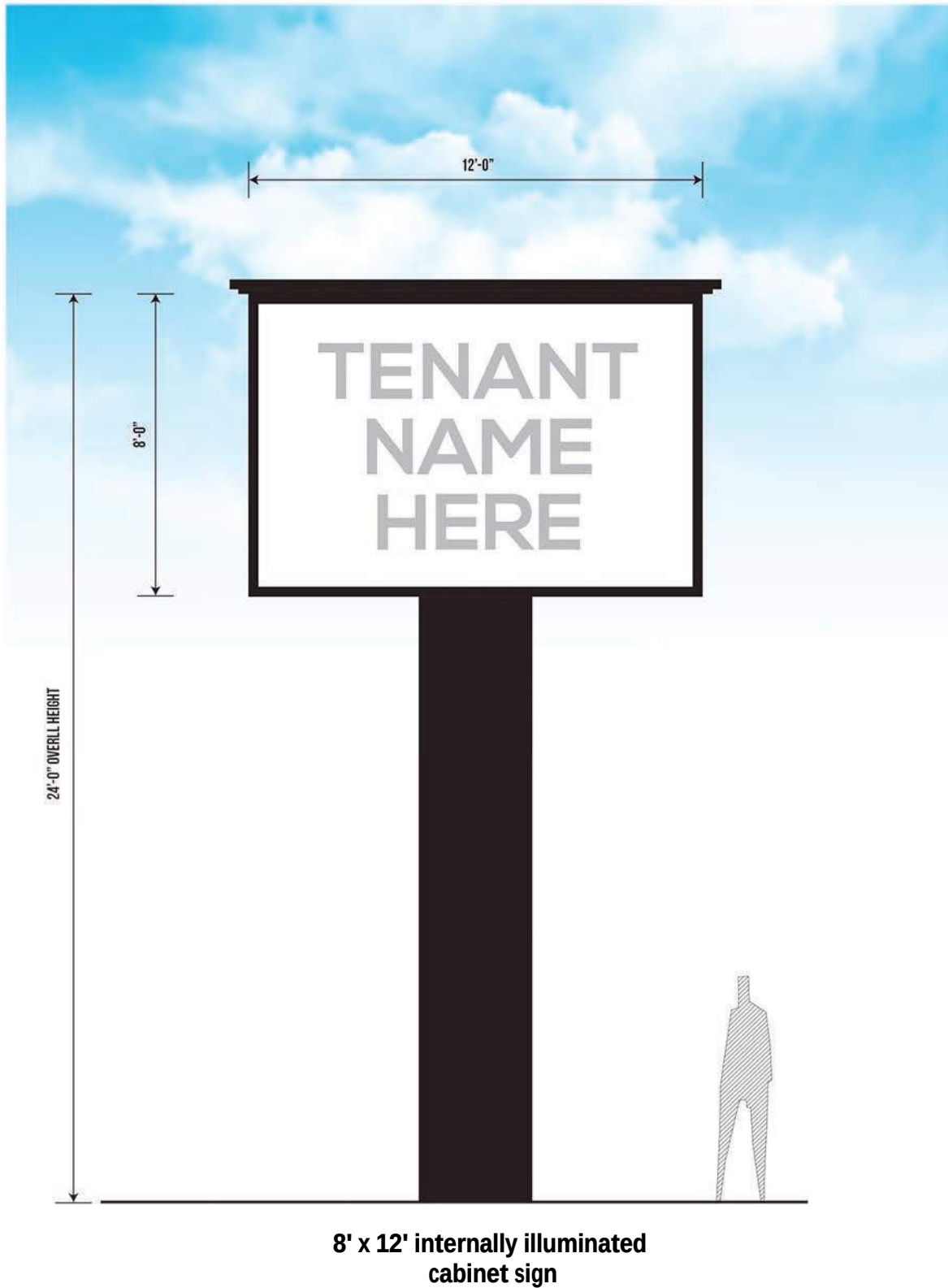


Exhibit 12: Bade Street Reserve Permitted Plant List

The following is a list of approved trees and shrubs. Alternative plants not specified in this list may be approved by the Director if determined that an alternative is substantially equal to or better than a specified material and the use will not violate any provision of the PAD:

Shade Trees:

Pecan	<i>Carya illinoensis</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Nellie R. Stevens Holly	<i>Ilex x attenuata 'Nellie R. Stevens'</i>
Savannah Holly	<i>Ilex attenuate 'Savannah'</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Loblolly Pine	<i>Pinus taeda</i>
Texas Pistache	<i>Pistacia texana</i>
Sycamore	<i>Platanus occidentalis'</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Monterey Oak	<i>Quercus polymorpha</i>
Water Oak	<i>Quercus nigra</i>
Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Bald Cypress	<i>Taxodium distichum</i>
Pond Cypress	<i>Taxodium ascendens</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Bosque or Drake Elm	<i>Ulmus parvifolia 'Bosque' or 'Drake'</i>

Small & Ornamental Trees:

Texas Redbud	<i>Cercis canadensis 'var. texensis'</i>
European Fan Palm	<i>Chamaerops humilis</i>
Desert Willow	<i>Chilopsis linearis</i>
Smokebush	<i>Cotinus obovatus</i>
Loquat	<i>Eryobotrya japonica</i>
Foster Holly	<i>Ilex x attenuata 'Fosterii'</i>
Possumhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Columnar Juniper	<i>Juniporus spp.</i>
Crape Myrtle	<i>Lagerstroemia indica 'Basham's Pink', 'Natchez', 'Muskogee'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Tree form (MT) Ligustrum	<i>Ligustrum japonicum</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Tree Wax Myrtle	<i>Myrica cerifica</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Sable Palm	<i>Sabal texana</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Windmill Palm	<i>Trachycarpus fortunei</i>
Chaste Tree	<i>Vitex agnus-castus</i>

Shrubs:

Abelia	<i>Abelia x grandiflora</i> 'Prostrata', 'Sherwoodi', Edward Goucher'
Dwarf Bottlebrush	<i>Callistemon citrinus</i> 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
Japanese Clevera	<i>Ternstroemia gymnathera</i>
Sago Palm	<i>Cycas revoluta</i>
Umbrella Plant	<i>Cyperus alternifolius</i>
African/Butterfly Iris	<i>Dietes iridioides</i> , <i>Dietes bicolor</i>
Elaeagnus Ebbingei	<i>Elaeagnus macrophylla</i>
Silverberry	<i>Elaeagnus fruilandi</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Barbados Cherry	<i>Malpighia Glabra</i>
Fatsia	<i>Fatsia japonica</i>
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii Nana'
Chinese Holly	<i>Ilex cornuta</i> 'Rotunda'
Dwarf Yaupon	<i>Ilex vomitoria</i> 'Nana'
Louisiana Iris	<i>Iris louisiana</i>
Dwarf Crape Myrtle	<i>Lagerstroemia indica</i> 'Nana'
Ligustrum	<i>Ligustrum japonicum</i>
Waxleaf Glossy Privet	<i>Ligustrum lucidum</i>
Fringe Flower	<i>Loropetalum chinense</i>
Maiden Grass	<i>Miscanthus sinensis</i> var.
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Nandina	<i>Nandina domestica</i>
Purple Fountain Grass	<i>Pennisetum setaceum</i>
Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'
Shrub Rose	<i>Rosa</i> spp. 'Knockout', 'The Fairy', 'Bonica', 'Carefree Wonder'
Society Garlic	<i>Tulbaghia violacea</i>
Sweet Viburnum	<i>Viburnum</i> spp.
Bridal Wreath Spirea	<i>Spirea prunifolia</i>
Oleander	<i>Nerium oleander</i>
Dwarf Oleander	<i>Nerium oleander</i> 'Petite Pink', 'Little Red'
Plumbago	<i>Plumbago auriculata</i>
Dwarf Pomegranate	<i>Punica granatum</i> 'Nana'
Kumquat	<i>Fortunella</i> spp.
Muhly Grass	<i>Meuhlenbergia lindheimeri</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'

Exhibit 13: Bade Street Reserve Alternative A Permitted Land Use Table

The uses listed below are permitted in the PAD, except as otherwise limited herein. The symbol “P” in the right column means the use is permitted, while the symbol “O” means the use is permitted only for business office purposes. For instance, a manufacturing established would not be authorized to use a tract for manufacturing purposes, but the corporate offices for the manufacturing business would be authorized if indicated by the symbol “O.”

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O
Mining, Quarrying, and Oil and Gas Extraction	21	O
Utilities	22	O
Construction	23	O
Manufacturing	31-33	O
Wholesale Trade	42	O
Retail Trade	44-45	O
Furniture and Home Furnishings Stores	442	P
Electronics and Appliance Stores	443	P
Building Material and Garden Equipment and Supplies Dealers	444	P
Supermarkets and Other Grocery	445110	P

(except Convenience) Stores		
Specialty Food Stores	4452	P
Beer, Wine, and Liquor Stores	445310; provided that (1) such stores contain at least 15,000 square feet enclosed space; and (2) such stores retail other specialized lines of food {NAICS Sector 4452}	O
Health and Personal Care Stores	446	P
Clothing and Clothing Accessories Stores	448	P
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P
Transportation and Warehousing	48-49	O
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	P
Real Estate and Rental and Leasing	53	O
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	P
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P

Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P
Management of Companies and Enterprises	55	P
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P
Educational Services	61	O
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O
Accommodation and Food Services	72	O
Full-Service Restaurants	722511	O
Limited-Services Restaurants	722513	O
Snack and Nonalcoholic Beverage Bars	722515	O

Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P
Barber Shops	812111	P
Beauty Salons	812112	P
Nail Salons	812113	P
Diet and Weight Reducing Centers	812191	P
Funeral Homes and Funeral Services	812210	P
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P
Business Associations	813910	P
Professional Organizations	813920	P
Private Households	814110	P
Public Administration	92	P

Exhibit 14: Bade Street Reserve

Alternative B Permitted Land Use Table

The uses listed below are permitted in the PAD, except as otherwise limited herein. The symbol “P” in the right column means the use is permitted, while the symbol “O” means the use is permitted only for business office purposes. For instance, a manufacturing established would not be authorized to use a tract for manufacturing purposes, but the corporate offices for the manufacturing business would be authorized if indicated by the symbol “O.”

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O
Mining, Quarrying, and Oil and Gas Extraction	21	O
Utilities	22	O
Construction	23	O
Manufacturing	31-33	O
Wholesale Trade	42	O
Retail Trade	44-45	O
Furniture and Home Furnishings Stores	442	P
Electronics and Appliance Stores	443	P
Building Material and Garden Equipment and Supplies Dealers	444	P
Supermarkets and Other Grocery	445110	P

(except Convenience) Stores		
Specialty Food Stores	4452	P
Beer, Wine, and Liquor Stores	445310; provided that (1) such stores contain at least 15,000 square feet enclosed space; and (2) such stores retail other specialized lines of food {NAICS Sector 4452}	O
Health and Personal Care Stores	446	P
Clothing and Clothing Accessories Stores	448	P
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P
Transportation and Warehousing	48-49	O
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	P
Real Estate and Rental and Leasing	53	O
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	P
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P

Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P
Management of Companies and Enterprises	55	P
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P
Educational Services	61	O
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O
Accommodation and Food Services	72	O
Full-Service Restaurants	722511	P
Limited-Services Restaurants	722513	P
Snack and Nonalcoholic Beverage Bars	722515	P

Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P
Barber Shops	812111	P
Beauty Salons	812112	P
Nail Salons	812113	P
Diet and Weight Reducing Centers	812191	P
Funeral Homes and Funeral Services	812210	P
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P
Business Associations	813910	P
Professional Organizations	813920	P
Private Households	814110	P
Public Administration	92	P

DIVIDER PAGE

**PUBLIC NOTICE
CITY OF SPRING VALLEY VILLAGE, TEXAS
NOTICE OF PUBLIC HEARING**

Notice Is Hereby Given To Hear Comments And Testimony Concerning The Following Proposed Ordinance:

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, September 8, 2020

Time: 7:00 p.m.

Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, September 22, 2020

Time: 6:00 p.m.

Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the Director of Community Development, Zachary Meadows at (713) 465-8308.



EST. 1955

SPRING VALLEY VILLAGE

August 24, 2020

Dear Property Owner:

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following:

A Preliminary and Final Re-Plat of Bade Street Reserve, A Plot Containing 0.1441 Acre Of Land, Situated In The Freeway Planned Area Development District, City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9200 Old Katy Road.

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

The **Planning and Zoning Commission** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, September 8, 2020

Time: 7:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

The **City Council** of the City of Spring Valley Village will hold a public hearing regarding this request to provide all interested parties the right to appear and request information on:

Date: Tuesday, September 22, 2020

Time: 6:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

This notice is being sent to you as current property records indicate that you own property in close proximity to 9200 Old Katy Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows
Director of Community Development

SPRING VALLEY CALICO LP 9198 OLD KATY ROAD HOUSTON TX 77055	SPRING VALLEY CALICO LP 9190 KATY FWY STE 101 HOUSTON TX 77055-7440	THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 9198 OLD KATY ROAD HOUSTON, TEXAS 77055
CALLAGHAN MIDDLE, LLC 9200 OLD KATY ROAD HOUSTON TX 77055	CALLAGHAN MIDDLE, LLC 10000 MEMORIAL DR STE 450 HOUSTON TX 77024-3455	THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 9200 OLD KATY ROAD HOUSTON, TEXAS 77055
CALLAGHAN MIDDLE, LLC 9210 OLD KATY ROAD HOUSTON TX 77055	CALLAGHAN MIDDLE, LLC 10000 MEMORIAL DR STE 450 HOUSTON TX 77024-3455	THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 9210 OLD KATY ROAD HOUSTON, TEXAS 77055
JOAN CLAIRE TEMPLE LIVING TRUST 1010 BADE STREET HOUSTON TX 77055-7402	LE HUONG T 1014 BADE STREET HOUSTON TX 77055	LE HUONG T 17 STONEGATE DR HOUSTON TX 77024-2703
THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 1014 BADE STREET HOUSTON, TEXAS 77055 SOUTHWESTERN BELL TELEPHONE COMPANY ATTN: PROPERTY TAX DEPT 1010 PINE 9E-L-01 SAINT LOUIS MO 63101 SOUTHWESTERN BELL TELEPHONE COMPANY ATTN: PROPERTY TAX DEPT 1010 PINE 9E-L-01 SAINT LOUIS MO 63101	SPRING VALLEY MEMORIAL REAL ESTATE INVESTORS LP 9190 KATY FWY STE 102 HOUSTON TX 77055-7440 THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 9210 OLD KATY ROAD HOUSTON, TEXAS 77055 THIS NOTICE IS IN REGARDS TO YOUR PROPERTY AT: 1015 BADE STREET HOUSTON, TEXAS 77055	SOUTHWESTERN BELL TELEPHONE COMPANY 9210 OLD KATY ROAD HOUSTON, TEXAS 77055 SOUTHWESTERN BELL TELEPHONE COMPANY 1015 BADE STREET HOUSTON, TEXAS 77055 SV PHYSICIAN PROPERTIES I LP 9230 KATY FWY STE 500 HOUSTON TX 77055-7468

DIVIDER PAGE

AFFIDAVIT OF SIGN POSTING

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: 9/8/20

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Brad Sweitzer hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 9200 Old Katy Road, Spring Valley Village, TX

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on 8/25/20 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Westbound Interstate 10 Frontage Road and Bade Street

I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

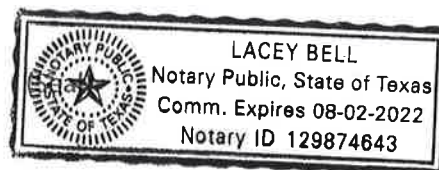
Executed this date: 8/31/20

Printed Name of Applicant or Authorized Representative for Zoning Case No. Brad Sweitzer

Signature of Applicant or Authorized Representative for Zoning Case No. BS

Sworn and subscribed before me on this date: 8/31/20

Notary Public Lacey Bell



PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) fourteen (14) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE

(Re)Zoning Case No. _____

Date of City Council Meeting: 9/22/20

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Brad Sweitzer hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 9200 Old Katy Road, Spring Valley Village, Texas

Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date 8/31/20 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change.

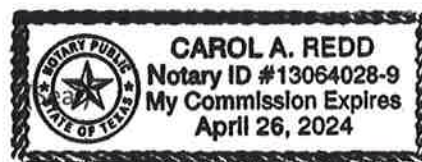
Executed this date: 8/31/20

Printed Name of Applicant or Authorized Representative for Zoning Case No. Brad Sweitzer

Signature of Applicant or Authorized Representative for Zoning Case No. B-S

Sworn and subscribed before me on this date: 8-31-2020

Notary Public



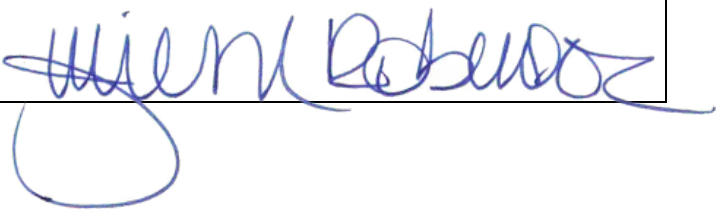
PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC:	ORDINANCE NUMBER 2020-XX AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
BACKGROUND:	In the previous agenda item, the City Council conducted a public hearing on a PAD Development for Bade Street Reserve, the property located on the northwest corner of Bade Street and I-10. The Ordinance as attached with this item incorporates both alternatives as discussed in the Public Hearing.
RECOMMENDATION:	On September 8, 2020, the Planning & Zoning Commission unanimously recommended denial of the requested Planned Area Development.
ATTACHMENTS:	• Ordinance No. 2020-XX • Recommendation from the Planning & Zoning Commission
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ORDINANCE NO. 2020-XX

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, CALLAGHAN MIDDLE, LLC (the “Owner”), whose contact is Vincent Giammalva, an individual, with the mailing address of 1000 Memorial Drive, Suite 450, Houston, Texas, 77042 owns a 0.1411 acre tract of land, more or less, being located at the northwest corner of the intersection of I-10 and Bade Street (the “Property”) within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes; and

WHEREAS, the property is presently zoned Freeway Planned Area Development District (“FPADD”) pursuant to the City’s Zoning Ordinance, as amended; and

WHEREAS, the City Council wishes to adopt this Ordinance to allow construction of a building on the 0.1411 acres of property described above, in compliance with the terms and provisions set forth herein; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on

the proposed ordinance for the construction of improvements on the 0.1411 acre tract at the northwest corner of I-10 and Bade Street; and

WHEREAS, the City Council has considered the report of the Commission; and

WHEREAS, the City Council now finds it in the best interest of the health, safety and welfare of the citizens to adopt this Ordinance as an amendment to the City's Zoning Ordinance as provided herein; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The application of the owner of the 0.1411 acre tract at the northwest corner of I-10 and Bade Street for a planned area development is hereby approved, subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. The Zoning District Map of the City of Spring Valley Village, Texas, shall be revised and amended to show the designation of the 0.1411 acre tract at the northwest corner of I-10 and Bade Street as provided in the preamble hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the regulations, restrictions, terms and conditions provided for herein. When a conflict exists between the Comprehensive Zoning Ordinance and this Ordinance, this Ordinance shall prevail.

Section 5. The Planned Area Development use authorized and permitted on the Property shall be subject to the following additional limitations, restrictions and covenants:

A. Compliance with Application and Site Plans. The granting of the PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated July 27, 2020 (the “Application”) including the description of the proposed use, and the site and landscape plan that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. Buildings; setbacks, architectural elevations:

1. The Development within the PAD shall consist of a single one-story building with up to 1,255 square feet of interior space.
2. The new construction shall be fully equipped with the number of fire sprinklers as required by City Ordinance.
3. All structures shall be set back at least ten feet (10’) from the I-10 right-of-way and Bade Street, and five feet (5’) from all other property lines.
4. The Development may include a single one-story building as described in the Application.
5. The building and extensions shall not exceed 20 feet (20’) above ground level in height. The building and structures within the district shall be constructed and maintained in substantial compliance with the Application.
6. All buildings shall be constructed and maintained in substantial compliance with the architectural elevations of the building to be

approved by the Planning and Zoning Commission and City Council prior to commencement of construction.

C. Access; Parking facilities.

1. The Development shall be accessed by one (1) existing thirty foot (30') wide driveway on the I-10 frontage road. The City is not responsible for controlling traffic into, out of, or within the PAD driveways/private access roads.
2. The Owner shall provide paved parking spaces, either surface parking or in the parking structure, for all persons attending activities on the Property in substantial compliance with the Application and the City's off-street parking ordinances. The site shall include a minimum of 7 parking spaces.
3. Parking on streets adjacent to the Property by persons attending activities on the Property is prohibited.
4. Parking on the Property on any surface other than a paved surface is prohibited.
5. Overnight parking is prohibited except for tenants' delivery vans or trucks in designated parking spaces only.
6. Signs shall be posted and maintained prohibiting overnight parking.

D. Occupancy/Use.

1. The Property may be used for the following purposes only:

Retail shops (other than retail shops performing vehicular and heavy machinery repair; shops that require outside bulk storage;

convenience retail food stores; pornography shops and massage parlors); and

Restaurants, cafes, and cafeterias, including restaurants, cafes and cafeterias that serve alcoholic beverages to customers in conjunction with the sale of food prepared and served by the restaurant, cafe or cafeteria; and

Professional and business offices and clinics (other than drive-in and/or drive-through facilities connected with or part of a professional and/or business office or clinic).

2. Restaurants, including those serving alcohol, shall be permitted to operate from 6:00 am to 12:00 am. Office uses shall be permitted from 5:00 a.m. to 12:00 a.m. Restaurant uses shall be permitted to operate from 6:00 a.m. to 12:00 a.m.
3. Outdoor uses restricted.
 - a) Outdoor patio dining hours shall be permitted between the hours of 6:00 a.m. and 12:00 a.m. in the areas designated on the application.
 - (b) Outdoor storage and outdoor displays are prohibited.
4. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9 am and 6 pm Saturday – Sunday.
5. Uses not specifically identified as permitted uses are not authorized.

E. Landscape/Screening/Lighting.

1. The Owner shall provide landscaping in substantial compliance with the Application.
2. The landscaping and irrigation for the development shall meet or exceed City ordinance requirements. The owner shall preserve, plant and maintain trees and landscaping as shown on the site and landscape plan, including the removal of the trees on the existing medical office building parcel that are planted along the south side of the sound wall shown in the Application. A final landscape and irrigation plan shall be submitted to the City with full construction documents at the time of building permit submission.
3. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.
4. No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than 2.4 foot (2.4') candles with no more than 3.69 foot (3.69') candles on top of the parking structure during business hours. Lighting shall be reduced to average one foot candle for after-hours security. All lighting shall be "white" color corrected lighting. Light poles not exceeding

twenty feet (20') in height will be utilized on the surface parking lot.

No high pressure sodium lighting is permitted.

F. Refuse; building maintenance; deliveries.

1. Location. The Development will have one (1) dumpster location as shown on the Application. The dumpster shall be enclosed and located in the northwest corner of the surface lot and shall not be visible from any public right-of-way.
2. Pickup. Refuse/dumpster containers shall only be picked up between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends.
3. Parking Lot Maintenance. Parking lot areas shall be cleaned at least five days each calendar month between 7:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on weekends.
4. Building Maintenance. Building maintenance is permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturday - Sunday.
5. Deliveries. Deliveries are permitted only between 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays.

G. Drainage Systems. The Owners shall design and construct storm water drainage improvements in compliance with all applicable City ordinances and in substantial compliance with the Application, as approved by the City's Floodplain Administrator.

H. Signs.

1. The Development may have one building identification sign on I-10 in compliance with the City's sign regulations as shown on the Application.
2. All signage shall comply with all other ordinances of the City applicable to signage; permits shall be required for all signage in compliance with other ordinances of the City.
3. Landscaping shall be placed adjacent to the building identification sign. This landscaping shall consist of bushes, shrubs, annual and perennial flowering plants, and appropriate vegetative ground cover or a combination thereof, and shall be in addition to any other landscape requirements set forth.

I. Noise. All activities shall comply with the ordinances of the City applicable to noise and sounds, except that operating hours may be extended as provided above.

Section 6. In the event that construction activities on the property subject to this Ordinance has not commenced within two (2) years of the effective date of this Ordinance, this Ordinance shall expire on its own terms and become null and void.

Section 7. In the event any section, paragraph, subdivision, 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 any part or provision hereof other than the part declared to be invalid or

unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 8. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate 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. Each day of violation shall constitute a separate offense.

Section 9. Attached to this ordinance are the following documents:

Exhibit A: Legal Description;
Exhibit B: The Application.

ADOPTED this the ____ of _____, 2020.

Marcus Vajdos, Mayor
Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

**EXHIBIT “A” –
LEGAL DESCRIPTION**

A SUBDIVISION OF 0.1411 ACRES BEING OUT OF LOT 1, WEST PARK SUBDIVISION (VOL. 23, PG. 10, H.C.M.R.) IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

**EXHIBIT “B” –
APPLICATION**

**Due to the Size of the Application This
Exhibit Will Be Added After Action Has
Been Taken By City Council**

DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

PLANNING & ZONING COMMISSION
VOTING FORM

DATE: SEPTEMBER 8, 2020

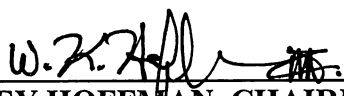
AGENDA ITEM #8:

CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A SINGLE-STORY BUILDING BETWEEN 970 SQUARE FEET AND 1,255 SQUARE FEET, SURFACE PARKING, AND ALLOWING COMMERCIAL USES TO BE KNOWN AS THE BADE STREET RESERVE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

<u>MEMBER NAME</u>	<u>MOTIONED</u>	<u>SECONDED</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>
CHARLIE CALDERWOOD					
TREY HOFFMAN				✓	
PATRICK JOHNSON				•	
JOHN LIENBY		✓		✓	
MARYELLEN MCGLOTHLIN				✓	
ANNE-MARIE MCMICHAEL	✓			✓	
LOUISE RICHMAN				✓	
JIM AUTENREITH, ALT.				✓	

MOTION CARRIED _____

MOTION DENIED 6-0



TREY HOFFMAN, CHAIRMAN
PLANNING & ZONING COMMISSION

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC: **CONDUCT A PUBLIC HEARING CONCERNING:**

An Application for the Installation of Two Speed Cushions At Approximately 8317 and 8328 Winningham Lane Submitted by Resident Adam Noyes Pursuant to the Residential Neighborhood Traffic Calming/Control Policy (Winningham Lane Project – 0000-20)

BACKGROUND:

In late January, the City received a Project Request under the City's adopted Residential Neighborhood Traffic Calming/Control Measure Policy ("Policy") from Adam Noyes, the resident at 8316 Winningham Lane, for the installation of speed cushions at 8317 and 8328 Winningham Lane. A Petition was provided to Mr. Noyes with a deadline of April 28, 2020 for submission to the City with the required minimum of 75% of residents in the Primary Affected Area. City Administrator Julie Robinson extended this deadline at the request of Mr. Noyes since this was during the first rise of COVID-19. The new deadline was July 21, 2020, and Mr. Noyes submitted the Petition with signatures and the Application Fee. Staff began reviewing the submission for compliance with the City's Policy, and it was missing the actual Application. Mr. Noyes submitted the completed Application on September 1, 2020, and the entire submission was complete and met all requirements of the Policy.

Consequently and pursuant to the Policy, Public Notices were mailed to all residents in the Primary and Adjacent Affected Areas (a copy of which is provided with this agenda item) on Friday, September 11, 2020, and also placed on the City's website and mobile app. The comment period ran through October 9, 2020.

In response to the Public Notices, the City received the following:

FOR: IN PRIMARY OR ADJACENT AREA:

44 North Creekside Court
8305 WINNINGHAM LANE
8331 WINNINGHAM LANE
8332 WINNINGHAM LANE
8336 WINNINGHAM LANE

AGAINST: IN PRIMARY OR ADJACENT AREA:

1109 KRIST DRIVE
8301 BURKHART COURT
8313 BURKHART COURT
8317 BURKHART COURT

**Spring Valley Village City Council
Agenda Item Data Sheet**

AGAINST: NOT IN PRIMARY OR ADJACENT AREA: 1242 MICKEY WAY This is the first Application to go through this process since the City adopted the Policy.	
RECOMMENDATION: Not Applicable in Public Hearing	
ATTACHMENTS: - Public Notice for Residential Neighborhood Traffic Calming/Control Measure Packet Dated September 11, 2020 - Copies of Comments Received in Response to Public Notice In Favor of Request (Within Primary & Adjacent Affected Areas) - Copies of Comments Received in Response to Public Notice Opposed to Request (Within Primary & Adjacent Affected Areas) - Copy of Comment Received in Response to Public Notice Opposed to Request (Outside of Primary & Adjacent Affected Areas)	
FUNDING ISSUES: ☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____	
FINANCE VERIFICATION OF FUNDING: 	
SUBMITTING STAFF MEMBER: Pat Riley, Director of Public Works	CITY ADMINISTRATOR APPROVAL: 

DIVIDER PAGE



PUBLIC NOTICE
September 11, 2020

For: Winningham Lane Project – 0000-20 (“Proposed Project”)
By: City of Spring Valley Village Department of Public Works

Dear Resident,

The City of Spring Valley Village has received an Application from Adam Noyes, the property owner at 8316 Winningham Lane, Houston, TX 77055, for the installation of two speed cushions at approximately 8317 Winningham Lane and 8328 Winningham Lane in Spring Valley Village. A copy of the Application and associated documents may be found on the front page of the City’s website at www.springvalleytx.com or through the City’s new mobile app downloadable for both iPhone and Android through their respective app stores.

The City Council is scheduled to consider the Application for the Proposed Project during the October 27, 2020 meeting. Written comments will be accepted until Friday, October 9, 2020 and may be submitted to City Hall through the Report a Concern link on the City’s website or through the City’s new mobile app, by email to publicworks@springvalleytx.com, or by using the Comment Card provided below. City staff will review all written comments regarding the Proposed Project and provide any feedback to the City Council. There will also be a public hearing during the October 27, 2020 City Council meeting to provide an additional opportunity for you to provide feedback to the City Council prior to making a decision on the Proposed Project.

For additional information, please call the Public Works Department at 713-465-8308. Thank you for your participation and interest in traffic safety on Spring Valley Village streets.

Comment Card

Please submit any comments you may have regarding the proposed speed cushions on Winningham Lane in writing. ***All comments must be received by the City no later than Friday, October 9, 2020.***

Mail to or Bring to: City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

Printed Name: _____

Address of the Property You Own in Spring Valley Village: _____

☐ I DO support. ☐ I DO NOT support. ☐ I support the measure but with modifications.

Signature: _____

Date: _____

Email Address: _____

Best Phone Number: _____

Application for Residential Neighborhood Traffic Calming/Control Measure(s)

Application Date: January 28, 2020 Application Fee: \$ 100.00 Application # 20200128
 90 day Due Date: April 28, 2019 (To be completed by City)

Applicant's Name ADAM NOYES

Applicant's Property Address 8316 Winningham Ln, Houston, Tx 77055

Does the Applicant represent his/her self as an Individual? ☒ Yes ☐ No

Does the Applicant represent an HOA or Neighborhood? ☒ Yes ☐ No

HOA/
Neighborhood
Signature



(Subdivision Name and/or Home Owners Association Name, if Applicable)

Brief Description
of Traffic Calming/
Control Measure
Requested

Request 2 traffic calming devices installed on 8300 Block of Winningham Ln Between Krist and Pech Rd.

(Include Street Name and address limits of requested traffic calming/control measure, attach a map with limits of the desired traffic calming/control area clearly identified)

Reason for Request

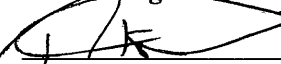
High Speed traffic along 8300 Block of Winningham Ln

HOA
Acknowledgement
and Applicant's
Signature

I hereby certify that I am the Homeowners Association (HOA) President (or duly authorized agent of the HOA, subdivision or neighborhood); and I acknowledge this request submitted by the Applicant listed herein. Approval of the HOA is not required for this application. This acknowledgement only indicates that the HOA has been made aware of the request.

(Please print legibly or type on the lines below)

AMANDA J KIRK
HOA/Neighborhood Representative


Signature (must be original signature)

BOARD MEMBER
HOA Representative Title

8315 WINNINGHAM LN
Address

HOUSTON, TX, 77055
City, State, Zip

713-354-0284
Best Telephone Number

HOUSTONEXPAT@GMAIL.COM
E-mail address

ADAM NOYES
Applicant / Contact Person


Signature (must be original signature)

Home Owner
Title (if applicable)

8316 Winningham Ln
Property Address

Houston Tx 77055
City, State, Zip

713-725-2229
Best Telephone Number

ADAMGNOYES@GMAIL.COM
E-mail address

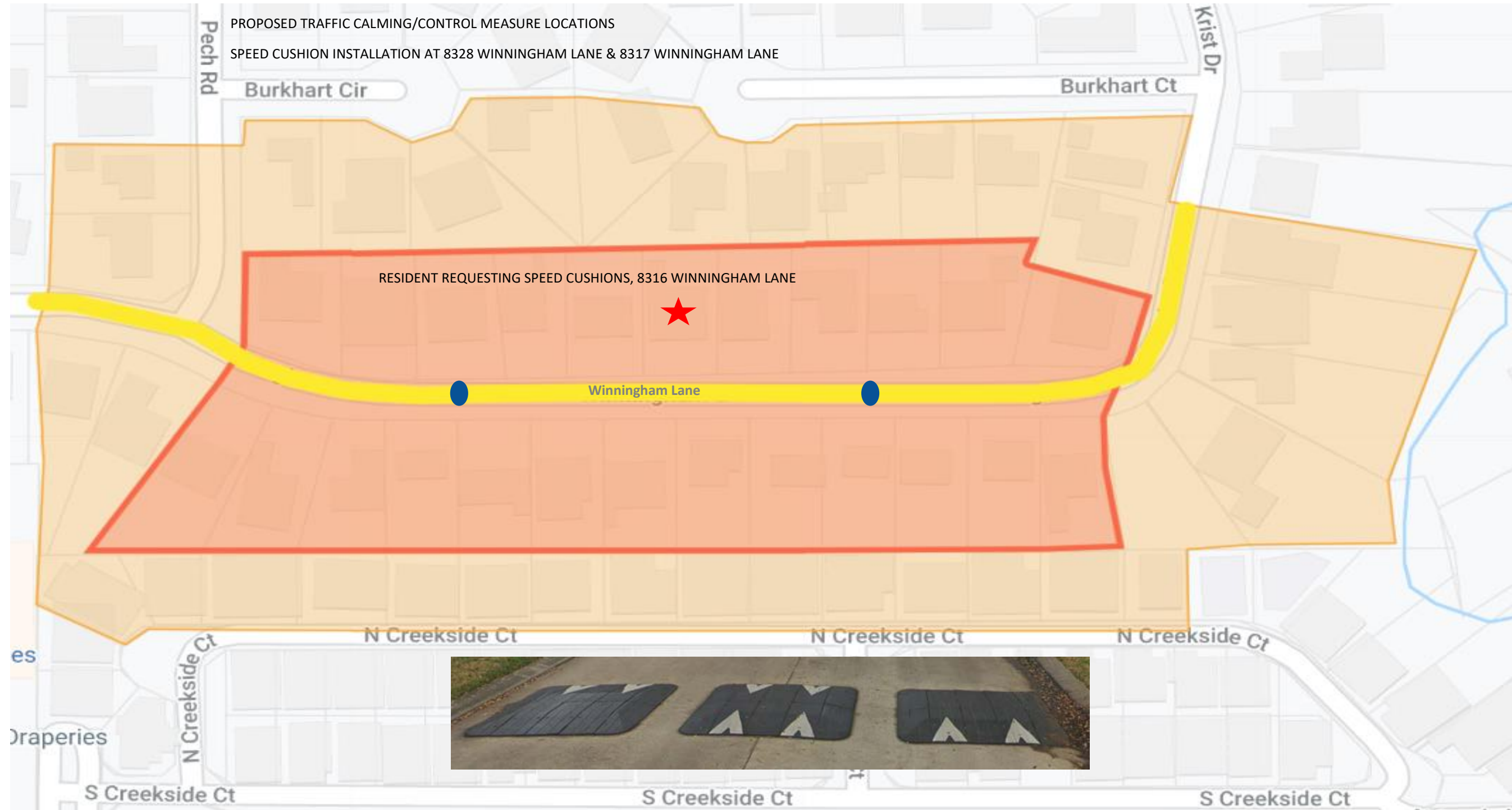
Please attach completed Traffic Calming/Control Measure(s) Petition issued by the City. Failure to attach such Petition to this Application will result in rejection of the Application.



EST. 1955

SPRING VALLEY
VILLAGE

PROJECT NAME: WINNINGHAM LANE 0000-20



LEGEND

- TARGET STREET
- PROPOSED SPEED CUSHION

- PRIMARY AFFECTED AREA
- ADJACENT AFFECTED AREA



DIVIDER PAGE

**COMMENTS IN FAVOR OF
REQUESTED SPEED CUSHIONS**

**(IN PRIMARY AND/OR ADJACENT
AREA)**



PUBLIC NOTICE
September 11, 2020

For: Winningham Lane Project – 0000-20 (“Proposed Project”)
By: City of Spring Valley Village Department of Public Works

Dear Resident,

The City of Spring Valley Village has received an Application from Adam Noyes, the property owner at 8316 Winningham Lane, Houston, TX 77055, for the installation of two speed cushions at approximately 8317 Winningham Lane and 8328 Winningham Lane in Spring Valley Village. A copy of the Application and associated documents may be found on the front page of the City’s website at www.springvalleytx.com or through the City’s new mobile app downloadable for both iPhone and Android through their respective app stores.

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For additional information, please call the Public Works Department at 713-465-8308. Thank you for your participation and interest in traffic safety on Spring Valley Village streets.

Comment Card

Please submit any comments you may have regarding the proposed speed cushions on Winningham Lane in writing. *All comments must be received by the City no later than Friday, October 9, 2020.*

Mail to or Bring to: City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

Printed Name: Banno J Bauer S. Jan Bauer
Address of the Property You Own in Spring Valley Village: 44 North Creekside Court

☒ I DO support. ☐ I DO NOT support. ☐ I support the measure but with modifications.

Signature: [Handwritten Signature]
Email Address: banno0002@comcast.net

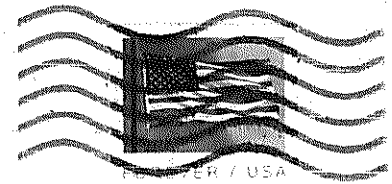
Date: 9.13.2020
Best Phone Number: 713 725 5595



Benno J. Bauer Jr
44 North Creekside Court
Houston, Texas 77055

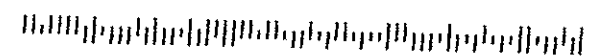
NORTH HOUSTON TX 773

14 SEP 2020 - PM 5 L



City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, Texas 77055

77055-749599



Project Name: Winningham Lane Project – 0000-20

Printed Name: Tommy and Hannah LeBlanc

Address of the Property You Own in Spring Valley Village: 8305 Winningham Lane

☒ I DO support. ☐ I DO NOT support. ☐ I support the measure but with modifications.

Signature: Hannah K. LeBlanc

Date: 9/14/2020

Email Address: Hannah.LeBlanc@compass.com

Best Phone Number: 832.928.1084

COMPASS

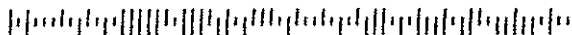
Jimmy & Hannah LeBlanc
5305 Wingham Lane
Houston, TX 77055

NORTH HOUSTON TX 773
14 SEP 2020 PM 5 L



City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

77055-749599





PUBLIC NOTICE
September 11, 2020

For: Winningham Lane Project – 0000-20 (“Proposed Project”)
By: City of Spring Valley Village Department of Public Works

Dear Resident,

The City of Spring Valley Village has received an Application from Adam Noves, the property owner at **8316 Winningham Lane**, Houston, TX **77055**, for the installation of two speed cushions at approximately 8317 Winningham Lane and 8328 Winningham Lane in Spring Valley Village. A copy of the Application and associated documents may be found on the front page of the City’s website at www.springvalleytx.com or through the City’s new mobile app downloadable for both iPhone and Android through their respective app stores.

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Mail to or Bring to: City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

Printed Name: NIRA PRATO

Address of the Property You Own in Spring Valley Village: 8331 Winningham Lane

☒ I DO support. ☐ I DO NOT support. ☐ I support the measure but with modifications.

Signature: [Handwritten Signature]
Email Address: NIRAPRATO@yahoo.com

Date: 9/18/20
Best Phone Number: 832-212-9315



PUBLIC NOTICE
September 11, 2020

For: Winningham Lane Project – 0000-20 (“Proposed Project”)
By: City of Spring Valley Village Department of Public Works

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Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

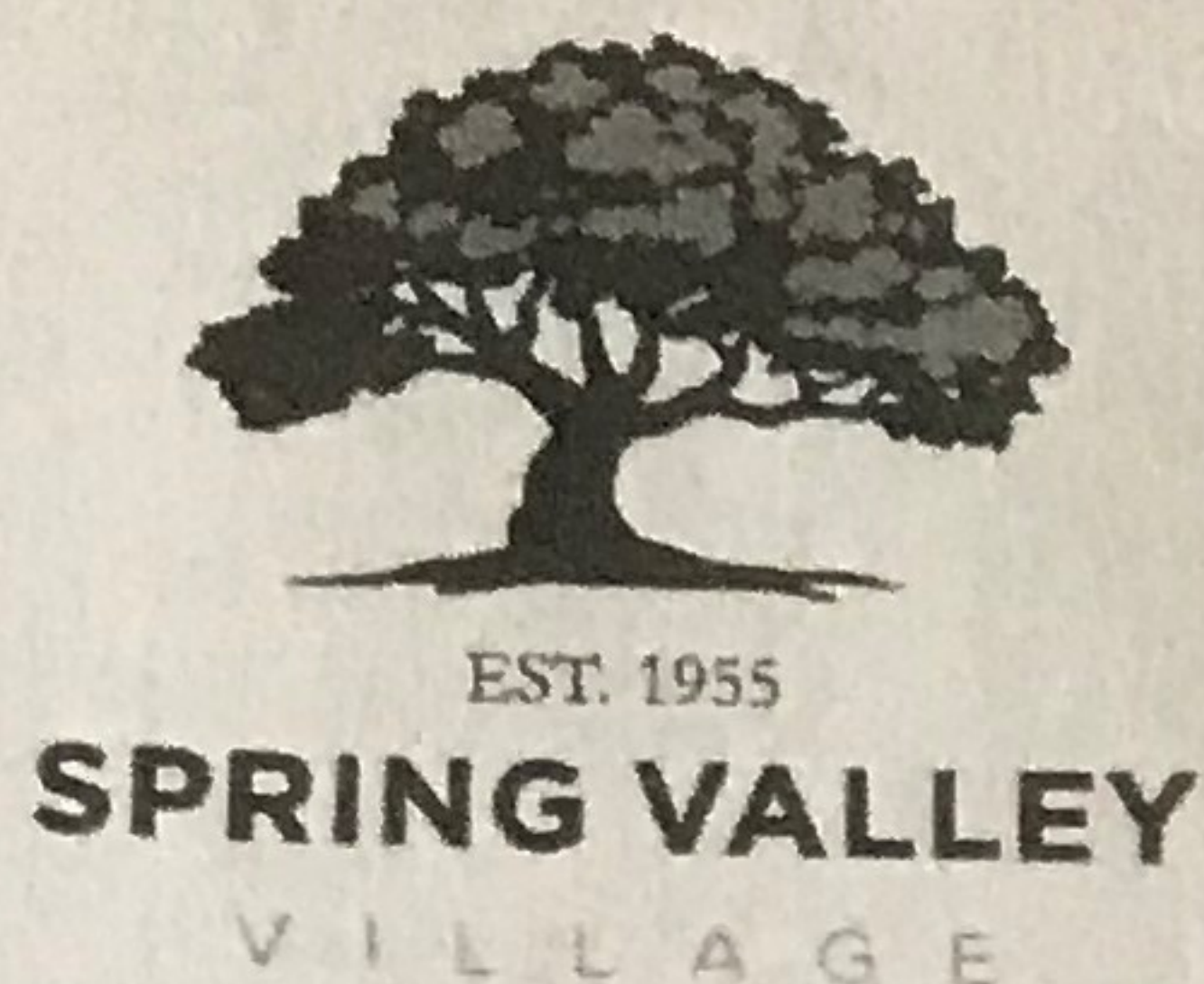
Printed Name: PATRICK COMMERFORD

Address of the Property You Own in Spring Valley Village: 8332 WINNINGHAM

☒ I DO support. ☐ I DO NOT support. ☐ I support the measure but with modifications.

Signature: [Signature]
Email Address: PTCOMMERFORD@GMAIL.COM

Date: 9/17/20
Best Phone Number: 817 925 5888



PUBLIC NOTICE
September 11, 2020

For: **Winningham Lane Project – 0000-20 (“Proposed Project”)**
By: **City of Spring Valley Village Department of Public Works**

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Mail to or Bring to: City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

Printed Name: CHRIS PECCI

Address of the Property You Own in Spring Valley Village: _____

☒ I DO support. ☐ I DO NOT support. ☐ I support the measure but with modifications.

DRIVERS ROUTINELY ROLL THE STOP SIGNS AT WINNINGHAM
+ PECH AND SPEED PAST PEDESTRIANS TOO CLOSELY.
I ROUTINELY RUN THROUGH THE NEIGHBORHOOD AND HAVE
COME CLOSE TO BEING HIT BY INATTENTIVE DRIVERS.

Signature: _____

Email Address: Chris.pecci@yahoo.com

Date: _____

10/12/2020

Best Phone Number: 907-223-4035

**COMMENTS OPPOSED TO
REQUESTED SPEED CUSHIONS**

**(IN PRIMARY AND/OR ADJACENT
AREA)**



PUBLIC NOTICE
September 11, 2020

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By: City of Spring Valley Village Department of Public Works

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Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

Printed Name: DAVID + MARY KAYLE
Address of the Property You Own in Spring Valley Village: 1109 KRIST

☐ I DO support. ☒ I DO NOT support. ☐ I support the measure but with modifications.

ANY CITY STREET TRAFFIC / ROAD MODIFICATIONS
SHOULD BE DONE FROM A TRAFFIC ENGINEER'S
RECOMMENDATION – NOT BY A POPULARITY VOTE OF
RESIDENTS BASED ON HOW THEY "FEEL" – AS THE COURTS
HAVE RULED IN OTHER COMMUNITIES.

Signature: [Signature]
Email Address: DEKAYLE@HOTMAIL.COM

Date: 9/11/2020
Best Phone Number: 7132493271



RECEIVED
9-11-2020

PUBLIC NOTICE
September 11, 2020

For: Winningham Lane Project – 0000-20 (“Proposed Project”)
By: City of Spring Valley Village Department of Public Works

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Comment Card

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Mail to or Bring to: City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

Printed Name: Keith Lineberry

Address of the Property You Own in Spring Valley Village: 8301 Burkhardt

☐ I DO support. ☒ I DO NOT support. ☐ I support the measure but with modifications.

Signature: [Signature]
Email Address: Keith.Lineberry@pobox.com

Date: 16 Sept 2020
Best Phone Number: _____

77055-74955 Houston, Texas 77055

City of Spring Valley Village
Department of Public Works
1025 Campbell Road



NORTH HOUSTON TX 773
17 SEP 2020 PM 1 L

RCL
8301 Burkhead St
Houston Texas 77055



PUBLIC NOTICE
September 11, 2020

For: Winningham Lane Project – 0000-20 (“Proposed Project”)
By: City of Spring Valley Village Department of Public Works

Dear Resident,

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Mail to or Bring to: City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

Printed Name: SUSAN NORRIS

Address of the Property You Own in Spring Valley Village: 8313 BURKHART CT

☐ I DO support. ☒ I DO NOT support. ☐ I support the measure but with modifications.

PLEASE SEE ATTACHED STATEMENT. I OPPOSE THE PROJECT FOR THE
REASONS STATED.

Signature: Susan D Norris
Email Address: norris.sd@gmail.com

Date: 9/17/20
Best Phone Number: 361 701 9782

1) Are the Speed Cushions Necessary?

- a. There is a stop sign at the Winningham/Pech intersection, which acts as a speed deterrent.
- b. There is a sharp bend in the road where Winningham meets Krist, which acts as a speed deterrent.
- c. There are often many cars parked on this block; this results in speed reduction. This morning (9/17) at 10:20 AM, I counted 13 cars parked on the road in this block. While I have not done a detailed analysis, this is pretty typical, and I cannot imagine meeting, much less exceeding the speed limit in this situation.
- d. Are motorists actually typically speeding in this area? I am seeing no evidence in the documents posted in support of this project.

2) What are the Unintended Consequences?

Placement of the two speed cushions at the stated locations will almost certainly result in diversion of some traffic to the adjacent Pech and Cedarspur streets. (I will most likely choose this route to my house on Burkhart Ct.) The likely consequence?

Pech/Cedarspur residents will be unhappy with the additional traffic, and will want speed cushions, too. The result: additional expense to the city and an awful lot of speed bumps. I'd respectfully submit that the residents on Pech and Cedarspur are among the "affected area" of this project and should be consulted as well.

I oppose the proposed project and believe that our tax dollars could be better spent elsewhere.

Sincerely,

Susan Norris



77055-749599

CITY OF SPRING VALLEY VILLAGE
DEPARTMENT OF PUBLIC WORKS
1025 CAMPBELL RD
HOUSTON, TX 77055

NORRIS
8313 BUCKLEBERRY CT
HOUSTON, TX 77055

NORTH HOUSTON TX 773
18 SEP 2020 PM 4 L



PUBLIC NOTICE
September 11, 2020

For: Winningham Lane Project – 0000-20 (“Proposed Project”)
By: City of Spring Valley Village Department of Public Works

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Mail to or Bring to: City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

Via Email to:
publicworks@springvalleytx.com

Project Name: Winningham Lane Project – 0000-20

Printed Name: Elizabeth Perez

Address of the Property You Own in Spring Valley Village: 8317 Burkhardt Ct.

☐ I DO support. ☒ I DO NOT support. ☐ I support the measure but with modifications.

Signature: Elizabeth Perez
Email Address: enlowry182@yahoo.com

Date: 9/11/20
Best Phone Number: 332-797-7413

COMMENTS OPPOSED TO REQUESTED SPEED CUSHIONS

**(OUTSIDE OF PRIMARY AND
ADJACENT AREA)**

From: [Chris Harrod](#)
To: [Pat Riley](#)
Subject: Winningham Lane Project – 0000-20
Date: Saturday, September 26, 2020 3:03:29 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender cjharrod@gmail.com

I do not support.

Speed cushions ruin the feel of neighborhoods. Just speak to whomever is driving too fast.

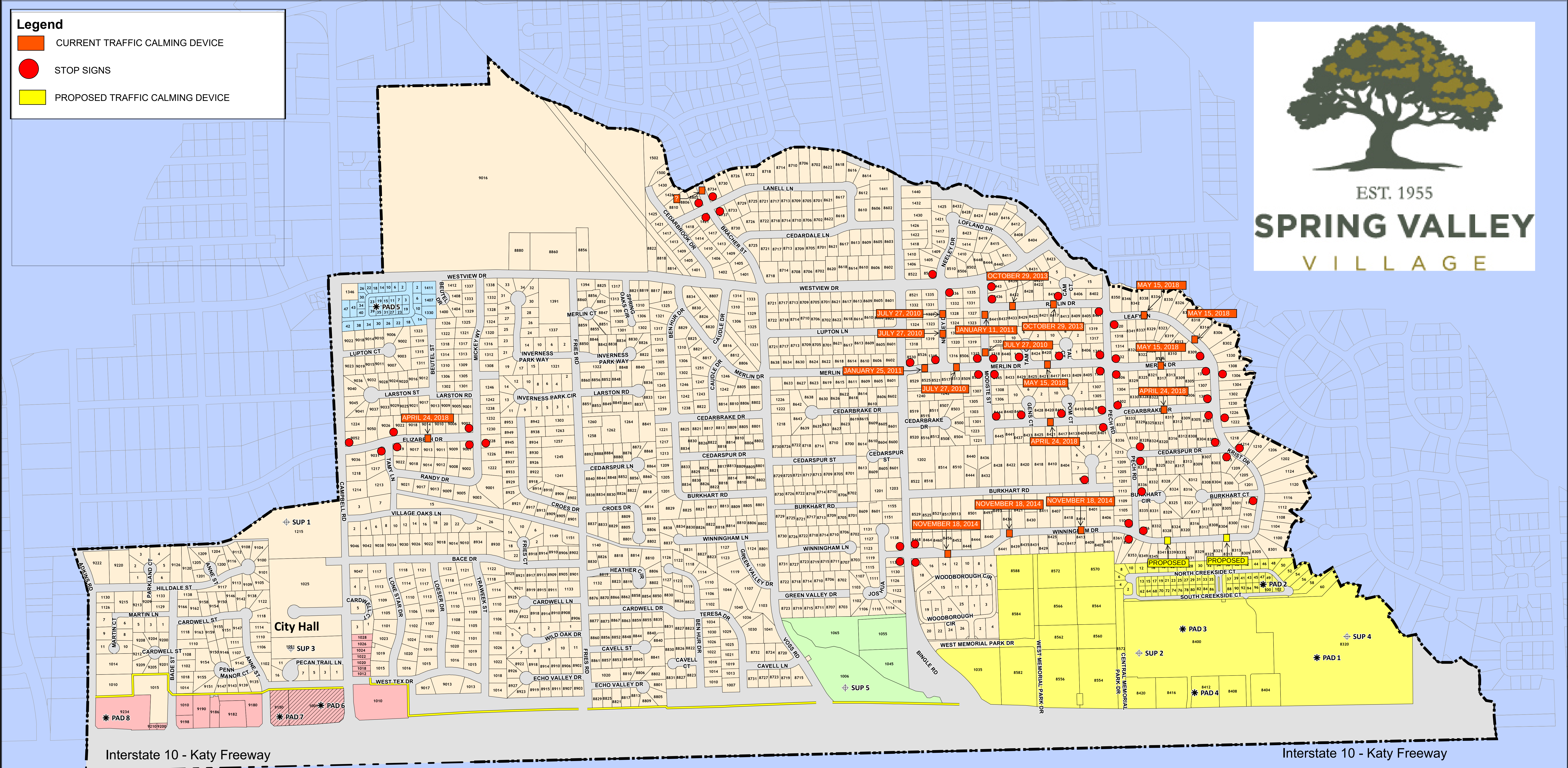
Chris Harrod
1242 Mickey Way.

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

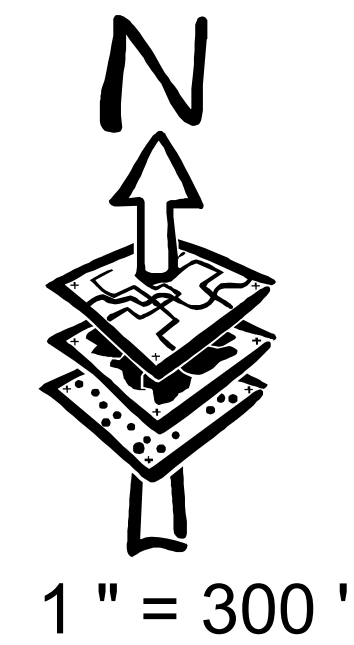
TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: An Application for the Installation of Two Speed Cushions At Approximately 8317 and 8328 Winningham Lane Submitted by Resident Adam Noyes Pursuant to the Residential Neighborhood Traffic Calming/Control Policy (Winningham Lane Project – 0000-20).
BACKGROUND:	In the previous agenda item, the City Council conducted a public hearing on an Application from Adam Noyes, the resident at 8316 Winningham Lane, for the installation of speed cushions at 8317 and 8328 Winningham Lane. In order to assist the Council in evaluating the Application, Director of Public Works Pat Riley has created a map reflecting the current locations of approved traffic-calming devices and the locations of the requested speed cushions on Winningham Lane which is provided with this agenda item. Also provided is a copy of Resolution 19-12 Adopting A Residential Neighborhood Traffic Calming/Control Policy. Additionally, City Staff have reviewed previous petitions for speed cushions as well as City Council meeting minutes related to discussions that occurred on previous petitions and did not find that Mr. Noyes participated in the petitions or discussions.
RECOMMENDATION:	None
ATTACHMENTS:	• Map Reflecting Current Locations of Approved Traffic-Calming Devices and Locations of Requested Speed Cushions on Winningham Lane • Copy of Resolution 19-12 Adopting A Residential Neighborhood Traffic Calming/Control Policy
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING: 	
SUBMITTING STAFF MEMBER: Pat Riley, Director of Public Works	CITY ADMINISTRATOR APPROVAL: 

DIVIDER PAGE



Traffic Calming Devices Locations/Approved Date/Stop Sign Locations

Traffic Calming Devices Address	APPROVAL DATE	Traffic Calming Devices Address	APPROVAL DATE
BRACHER STREET AT SPRING BRANCH CREEK	?	1322 NEELEY DRIVE	7/27/2010
1327 MODISTE STREET	1/25/2011	9013 ELIZABETH DRIVE	4/24/2018
1318 MODISTE STREET	7/27/2010	8414 WINNINGHAM LANE	11/18/2014
8525 MERLIN DR	1/25/2011	8436 WINNINGHAM LANE	11/18/2014
8513 MERLIN DR	7/27/2010	8456 WINNINGHAM LANE	11/18/2014
8420 MERLIN DR	5/15/2018		
8317 MERLIN DR	5/15/2018		
8314 LEAFY LANE	5/15/2018		
8338 LEAFY LANE	5/15/2018		
8417 RAYLIN DRIVE	10/29/2013		
8433 RAYLIN DRIVE	10/29/2013		
8421 CEDARBRAKE DRIVE	4/24/2018		
8318 CEDARBRAKE DRIVE	4/24/2018		
1328 NEELEY DRIVE	7/27/2010		



DIVIDER PAGE

RESOLUTION NUMBER 19-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, ADOPTING A RESIDENTIAL NEIGHBORHOOD TRAFFIC CALMING/CONTROL POLICY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Spring Valley Village desires to have a written policy outlining the policy and process for requesting the installation and/or removal of residential neighborhood traffic calming/control devices, and the City does not currently have such a policy; and

WHEREAS, the City Council is of the opinion that the Residential Neighborhood Traffic Calming/Control Policy attached hereto as Exhibit "A" should be adopted.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

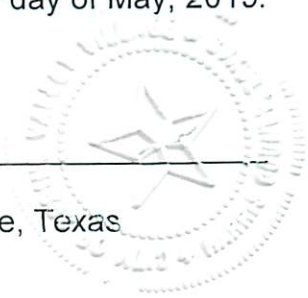
Section 2. The City Council of the City of Spring Valley Village hereby adopts the Residential Neighborhood Traffic Calming/Control Policy attached hereto as Exhibit "A."

Section 3. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED AND ADOPTED on this the 21st day of May, 2019.



Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas



ATTEST:



Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

EXHIBIT "A"

TO

RESOLUTION NUMBER 19-12



EST. 1955

SPRING VALLEY
V I L L A G E

Residential Neighborhood Traffic Calming/Control Policy

Resolution #***** approved by the City of Spring Valley Village City Council on _____

It is important to the City of Spring Valley Village to maintain the safety and integrity of neighborhoods and meet the needs of drivers on the roadway. In response to this set of objectives, the City has developed a Neighborhood Traffic Calming/Control Policy to address certain neighborhood traffic issues.

This policy allows citizens to request the installation or removal of traffic calming/control measures and establishes a procedure for making such requests. The policy and the accompanying procedures specify the types of streets that are eligible for consideration, how to submit a request, and procedures used to evaluate a request. Considering that traffic calming/control measure(s) may also affect nearby streets, the policy provides a means for property owners in the primary and adjacent affected areas to participate in the process and understand the impact on affected streets prior to providing their feedback on the proposal.

The City is responsible for the implementation of this policy and installation or removal of any approved traffic calming/control measures. If you have any questions concerning this policy and the procedures adopted herein, please contact the Public Works Department by email to publicworks@springvalleytx.com or by phone at 713-465-8308.

Definitions

An **Applicant** is the individual who submits an Application requesting the installation or removal of a traffic calming/control measure and may be designated as the contact person for a group (Individual, HOA, subdivision, or a sub-set of an HOA or subdivision) requesting the traffic calming/control measure, as applicable.

An **Adjacent Affected Area** consists of the properties abutting:

1. The Primary Affected Area;
2. Any street that feeds into the Target Street; and
3. Those streets in the area adjacent to the Target Street that are likely to experience an increase in traffic after a traffic calming/control measure is implemented due to diverted traffic and/or depend on the Target Street for convenient access as determined by the City.

The **Primary Affected Area** consists of the properties abutting the Target Street. The City will determine the Primary Affected Area for the Target Street following the submittal of a complete Application.

Street closure refers to the partial or complete closure of a publicly-owned and maintained street to through traffic, typically implemented by the installation of a physical measure or barrier designed to prevent vehicular traffic from passing in either direction, and may include warning signage, pedestrian access through the barrier, emergency vehicle access, and a vehicle turn-around, if required.

Street length is the quantified distance along the centerline of the street from the projection of the curb line at the last intersecting street or an existing acceptable turn-around point to the center of the proposed turn-around, dead-end, or cul-de-sac.

A **Target Street** is the street for which a complete Application for the installation or removal of a traffic calming/control measure has been submitted to the City.

A **Traffic calming/control measure(s)** is traffic control regulatory signage, a physical barrier or a geometric design feature installed to reduce the speed and/or volume of vehicles traveling a roadway.

Eligibility Requirements for Requesting Installation or Removal of a Traffic Calming/Control Measure

A Project Request and/or Application for Residential Neighborhood Traffic Calming/Control Measure(s) is eligible for consideration by the City if it meets all of the following eligibility requirements:

- (1) Traffic calming and control measures that are eligible for consideration by the City Council are:
 1. Speed Cushions
 2. Stop Signs
 3. New Traffic Signals

4. Changes to traffic signal sequencing/signalization

5. Road closures (extreme situations)

Notwithstanding the criteria and procedures described in this policy, the City Council, at its discretion, may close, divert or reopen any public street within the City when deemed necessary to preserve or protect the public health, safety, and welfare.

(2) Operational Characteristics of Target Street:

(a) Traffic calming/control measure(s) may be requested only for Local Streets or Collector Streets as identified in Appendix A hereto.

(b) Properties fronting or having access to the Target Street must be predominantly residential in character.

(c) A traffic calming/control measure must not eliminate the only means of vehicular, pedestrian, emergency, or service vehicle access to any property or restrict access to utilities.

(d) A road closure or any other traffic calming/control measure must not create terminated roadway segments, dead-end blocks, or cul-de-sacs that are greater than 500' in length.

(3) Geometric Characteristics of Target Street:

(a) The Target Street must have adequate sight distances for safely accommodating the traffic calming/control measure, as determined by the City.

(b) The Target Street must not have curves or grades that prevent safe placement of the traffic calming/control measure. The measure may not be located on streets that have a vertical grade of more than 5% on their immediate approaches.

(c) The Target Street must be paved and be at least 1,000 feet in contiguous length. If there is no curb and gutter, a special design is required to prevent vehicles from maneuvering around the traffic calming/control measure(s).

(d) The design and implementation of the traffic calming/control measure must not interfere with the existing Target Street drainage, property access, or driveways.

(e) Street rehabilitation/reconstruction of any sort on the Target Street scheduled to occur within one year of the requested traffic calming/control measure will delay the request until such time that, if approved, it can be completed during the planned construction process.

An Application for the installation or removal of a traffic calming/control measure must meet the above Eligibility Requirements.

Procedures for Requesting the Installation or Removal of Traffic Calming/Control Measure(s)

1.1.1. Project Request

Prior to submitting an Application, a Project Request for Residential Neighborhood Traffic Calming/Control Measure(s) must be submitted to the Department of Public Works for the City of Spring Valley Village in the form provided by the City and must originate from at least one of the property owners residing on the Target Street. A Project Request may be submitted by email to publicworks@springvalleytx.com or by hard copy to City of Spring Valley Village, Attn: Department of Public Works, 1025 Campbell Road, Houston, Texas 77055. The submission of a Project Request for Residential Neighborhood Traffic Calming/Control Measure(s) will prompt the generation of a Traffic Calming/Control Measure(s) Petition that will be issued and dated by the City. An example of a Project Request form is provided in Appendix B.

1.1.2. Traffic Calming/Control Measure (s) Petition Requirements

After submitting a Project Request and prior to submitting an Application, the Applicant must obtain a Traffic Calming/Control Measure(s) Petition that is issued and dated by the City. The Applicant must obtain all required signatures.

- (a) The Petition must be signed by a minimum of 75% of the residential property owners in the Primary Affected Area which will be identified by the City.
- (b) Signatures from renters or tenants do not qualify.
- (c) All signatures on the Petition must be dated within 90 days of the issuance of the Petition by the City.

In order to obtain a Petition from the City to submit with an Application, please submit a completed Project Request for Residential Neighborhood Traffic Calming/Control Measure(s) to the Public Works Department either by email to publicworks@springvalleytx.com or by hard copy delivered to City of Spring Valley Village, Attn: Department of Public Works, 1025 Campbell Road, Houston, Texas 77055. The Primary Affected Area will be determined by the City, and a Petition will be issued and provided to the Applicant either by email or hard copy for use with the Application.

1.1.3. Application Requirements

An Application consists of:

- (a) A completed Application for Residential Neighborhood Traffic Calming/Control Measure(s) provided by the City and the form of which may be found in Appendix B to this policy;
- (b) A completed Traffic Calming/Control Measure(s) Petition using a Petition that has been issued by the City; **and**
- (c) The application review fee of \$100 which is due at the time of submittal.

1.1.4. Application Submittal and Review

Each Application will be reviewed by the City for compliance with this policy, and only complete Applications will be accepted and processed for consideration by the City Council. In the event that an Application is deemed to be incomplete, the Applicant will be notified by the City in writing of the deficiency that exists.

1.1.5. Public Notice

Once City staff has reviewed and confirmed that an Application is complete, the City will notify all property owners within both the Primary Affected Area and the Adjacent Affected Area of the proposed traffic calming/control measure(s) by mailing a public notice and map, an example of which is provided in Appendix B, that:

- (a) describes the proposed traffic calming/control measure type(s) and location;
- (b) provides the date of the City Council meeting during which the proposed traffic calming/control measure(s) will be considered; and
- (c) provides information on ways that property owners may provide feedback concerning the proposed traffic calming/control measure(s) and a deadline for doing so.

1.1.6. City Council Decision

The City Council shall have the final decision making authority regarding all complete Applications for Residential Neighborhood Traffic Calming/Control Measure(s). The City Council will hold a public hearing on the proposed traffic calming/control measure(s) during the meeting at which the proposed measure(s) will be considered in order to provide the public with an additional opportunity to provide feedback prior to the City Council making its decision.

1.1.7. Prohibition on Submission of Application for One Year

In the event that the City Council denies an Application regarding the proposed Traffic Calming/Control Measures, no Application may be submitted for the street(s) that were the subject of the denied Application for one year from the date of the City Council's denial of the Application.

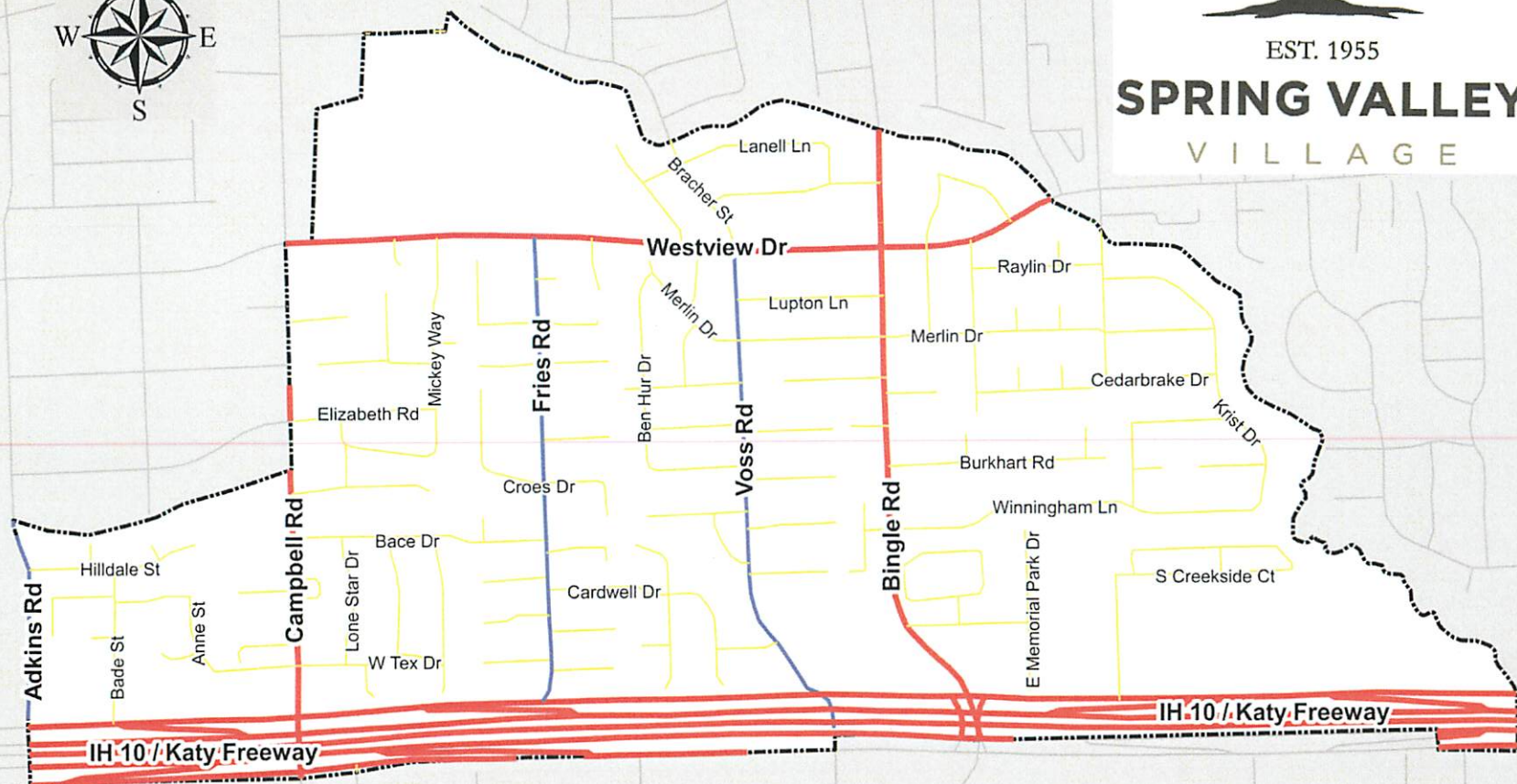
Appendix A

City of Spring Valley Village, Texas 2018 Thoroughfare Map



EST. 1955

SPRING VALLEY
VILLAGE



Legend

— Major Thoroughfare
 — Collector Street
 — Local Street
 Spring Valley Village City Limits
 Villages / Houston / Harris County

0 0.25 0.5 1
Miles

Source: Houston-Galveston Area Council (H-GAC) Datasets, 2015
and Texas Department of Transportation (TxDOT), 2015

City of Spring Valley Village Thoroughfares

STREET NAME	ROAD CLASSIFICATION
ADKINS RD	Collector Street
ANNE ST	Local Street
BACE DR	Local Street
BADE ST	Local Street
BEN HUR DR	Local Street
BEUTEL DR	Local Street
BINGLE RD	Major Thoroughfare
BRACHER ST	Local Street
BURKHART CIR	Local Street
BURKHART CT	Local Street
BURKHART DR	Local Street
BURKHART FOREST CT	Local Street
BURKHART RD	Local Street
CAM CT	Local Street
CAMPBELL CT	Local Street
CAMPBELL RD	Major Thoroughfare
CARDWELL CT	Local Street
CARDWELL DR	Local Street
CAUDLE DR	Local Street
CAVELL LN	Local Street
CEDARBRAKE DR	Local Street
CEDARBROOK DR	Local Street
CEDARDALE DR	Local Street
CEDARSPUR DR	Local Street
CREEKSIDE LN	Local Street
CROES DR	Local Street
E MEMORIAL PARK DR	Local Street
ECHO VALLEY DR	Local Street
ELIZABETH RD	Local Street
FRIES CT	Local Street
FRIES RD	Collector Street
GENS CT	Local Street
GREEN VALLEY DR	Local Street
HEATHER CIR	Local Street
HILLDALE ST	Local Street
IH 10 / KATY FREEWAY	Major Thoroughfare
INVERNESS DR	Local Street
INVERNESS PKWY	Local Street
JOSHUA LN	Local Street
KRIST DR	Local Street
LANELL LN	Local Street
LARIAT DR	Local Street
LARSTON ST	Local Street
LEAFY LN	Local Street

LOESER DR	Local Street
LOFLAND DR	Local Street
LONE STAR DR	Local Street
LUPTON CT	Local Street
LUPTON LN	Local Street
MARTIN CT	Local Street
MARTIN LN	Local Street
MERLIN CT	Local Street
MERLIN DR	Local Street
MICKEY WAY	Local Street
MODISTE ST	Local Street
N CREEKSIDE LN	Local Street
NEELEY DR	Local Street
PARKLAND CT	Local Street
PECAN TRAIL LN	Local Street
PECH RD	Local Street
PENN MANOR CT	Local Street
POM CT	Local Street
RANDY DR	Local Street
RAYLIN DR	Local Street
S CREEKSIDE LN	Local Street
SPRING OAKS CIR	Local Street
TAL CT	Local Street
TAM CT	Local Street
TAMY LN	Local Street
TERESA DR	Local Street
TRAWEK ST	Local Street
VILLAGE OAKS LN	Local Street
VOSS RD	Collector Street
W MEMORIAL PARK DR	Local Street
W TEX DR	Local Street
WESTVIEW DR	Major Thoroughfare
WINNINGHAM LN	Local Street
WOODSBOROUGH CIR	Local Street
WOODSBOROUGH DR	Local Street

Appendix B

Project Request for Residential Neighborhood Traffic Calming/Control Measures

Project Request Submission Date _____

Project Request # _____
(To be completed by City)

Requestor's Name _____

Requestor's Property Address _____

Does the Requestor represent his/her self as an Individual? ☐ Yes ☐ No

Does the Requestor represent an HOA or Neighborhood? ☐ Yes ☐ No

If yes, please provide information below.

HOA/Neighborhood: _____

(Subdivision Name and/or Home Owners Association Name if applicable)

Brief Description of Traffic Calming/Control Measure(s) Requested: _____

(Include Street Name and address limits of requested traffic calming/control measure(s) and attach a map with limits of the desired traffic calming/control area clearly identified.)

Requestor's Signature: _____

Written Name of Requestor: _____

Date of Signature: _____

Application for Residential Neighborhood Traffic Calming/Control Measure(s)

Application Date _____ Application Fee: \$ 100.00 Application # _____
(To be completed by City)

Applicant's Name _____

Applicant's Property _____

Address _____

Does the Applicant represent his/her self as an Individual? ☐ Yes ☐ No

Does the Applicant represent an HOA or Neighborhood? ☐ Yes ☐ No

If yes, please provide information below.

HOA/
Neighborhood _____
(Subdivision Name and/or Home Owners Association Name, if Applicable)

Brief Description
of Traffic
Calming/Control
Measure
Requested _____
(Include Street Name and address limits of requested traffic calming/control measure,
attach a map with limits of the desired traffic calming/control area clearly identified)

Reason for
Request _____

HOA
Acknowledgement
and Applicant's
Signature _____
I hereby certify that I am the Homeowners Association (HOA) President (or duly
authorized agent of the HOA, subdivision or neighborhood); and I acknowledge this
request submitted by the Applicant listed herein. Approval of the HOA is not
required for this application. This acknowledgement only indicates that the HOA has
been made aware of the request.
(Please print legibly or type on the lines below)

HOA / Neighborhood Representative

Applicant / Contact Person

Signature (must be original signature)

Signature (must be original signature)

HOA Representative Title

Title (if applicable)

Address

Property Address

City, State, Zip

City, State, Zip

Best Telephone Number

Best Telephone Number

E-mail address

E-mail address

Please attach completed Traffic Calming/Control Measure(s) Petition issued by the City. Failure to
attach such Petition to this Application will result in rejection of the Application.

Traffic Calming/Control Measure(s) Petition Form

The City of Spring Valley Village requires this Petition to consider an Application requesting the installation or removal of traffic calming/control measure(s) on an eligible street. The Petition will be issued and dated by the City, and it must be signed by a minimum of 75% of the property owners in the Primary Affected Area. Signatures from renters or tenants do not qualify. All signatures on the Petition must be dated within 90 days of the issuance of the Petition by the City.

Obtaining a completed Petition is one step in the process and does not guarantee approval of a requested traffic calming/control measure(s) for a particular street.

By signing this Petition, I affirm that I am the property owner of the Property Address listed and that I concur with the traffic calming/control measure(s) being requested. Seventy-five percent (75%) of the Primary Affected Area's property owners must concur for the City to consider an Application for Residential Neighborhood Traffic Calming/Control Measure(s).

DATE ISSUED BY CITY: _____

NAME OF CITY STAFF ISSUING PETITION: _____

ISSUED TO: (PRINTED NAME) _____

Property Address	Mailing Address	Property Owner	Signature	Date of Signature
123 Main Street Spring Valley Village, TX 77055	123 Main Street Spring Valley Village, TX 77055	John & Jane Doe		
124 Main Street Spring Valley Village, TX 77055	321 Broadway Dallas, TX 75214	Jane Doe		
125 Main Street Spring Valley Village, TX 77055	125 Main Street Spring Valley Village, TX 77055	John & Jane Doe		
126 Main Street Spring Valley Village, TX 77055	126 Main Street Spring Valley Village, TX 77055	John Doe		
127 Main Street Spring Valley Village, TX 77055	127 Main Street Spring Valley Village, TX 77055	John & Jane Doe		
128 Main Street Spring Valley Village, TX 77055	128 Main Street Spring Valley Village, TX 77055	Jane Doe		
129 Main Street Spring Valley Village, TX 77055	123 Country Lane Spring Valley Village, TX 75082	John & Jane Doe		
130 Main Street Spring Valley Village, TX 77055	130 Main Street Spring Valley Village, TX 77055	John Doe		
131 Main Street Spring Valley Village, TX 77055	131 Main Street Spring Valley Village, TX 77055	John & Jane Doe		

PUBLIC NOTICE
January 1, 2019

For: Main Street – 0000-19

By: City of Spring Valley Village Department of Public Works

Dear Resident,

The City of Spring Valley Village has received an Application from _____ (Name of Applicant), the property owner at **123 Main Street, Spring Valley Village, TX 77055** for the installation (or removal) of a Traffic Calming/Control Measure on Main Street in Spring Valley Village. A copy of the Application may be found on the City's website at _____.

The City Council is scheduled to consider the Application and proposed traffic calming/control measure(s) at the _____, 2019 meeting. Written comments will be accepted until January 16, 2019 and may be submitted to our office online at: **website name here** or using the Comment Card below. City staff will review all written comments regarding the project on Main Street and provide the feedback to the City Council. There will also be a public hearing during the _____, 2019 City Council meeting to provide an additional opportunity for you to provide feedback to the City Council prior to making a decision on the Application.

For additional information, please call City of Spring Valley Village at 713-465-8308. Thank you for your participation and interest in traffic safety on Spring Valley Village streets.

Comment Card

Please submit any comments you may have regarding the proposed Traffic Calming/Control Measure in writing. *All comments must be received by the City no later than January 16, 2019.*

Mail to: City of Spring Valley Village
Department of Public Works
1025 Campbell Road
Houston, TX 77055

Online: **website name here.** _____

Project Name: **Main Street 0000-19**

Printed Name: _____

Address of the Property You Own in Spring Valley Village: _____

☐ I DO support. ☐ I DO NOT support. ☐ I support the measure but **with modifications**.

Signature: _____

Date: _____

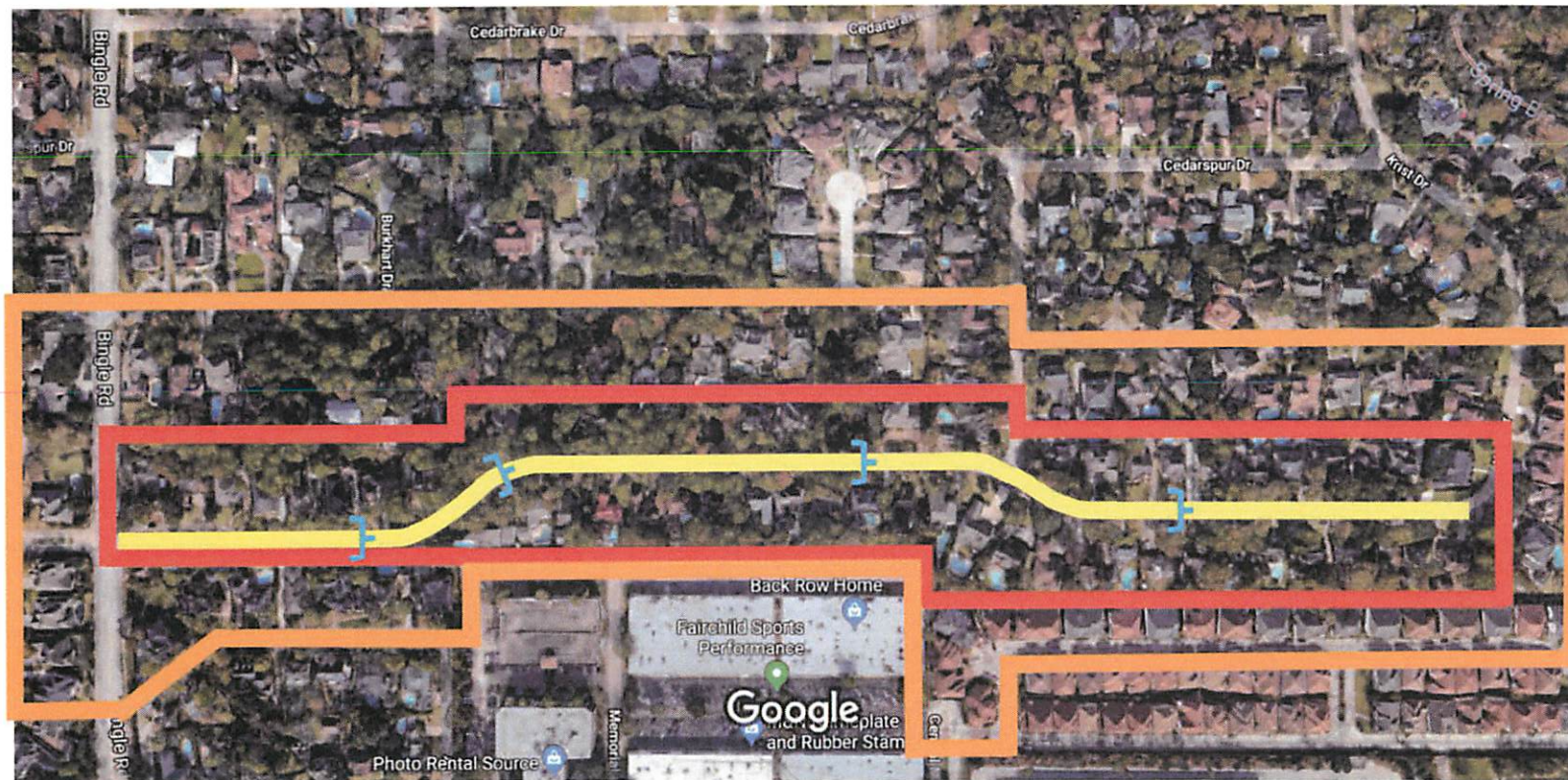
Email Address: _____

Best Phone Number: _____

Proposed Traffic Calming/Control Measure

EXAMPLE 1. Main Street (Speed Cushion Installation)

Google Maps Spring Valley Village



Legend

- Target Street
- Primary Affected Area
- Speed Hump/Cushion
- Adjacent Affected Area

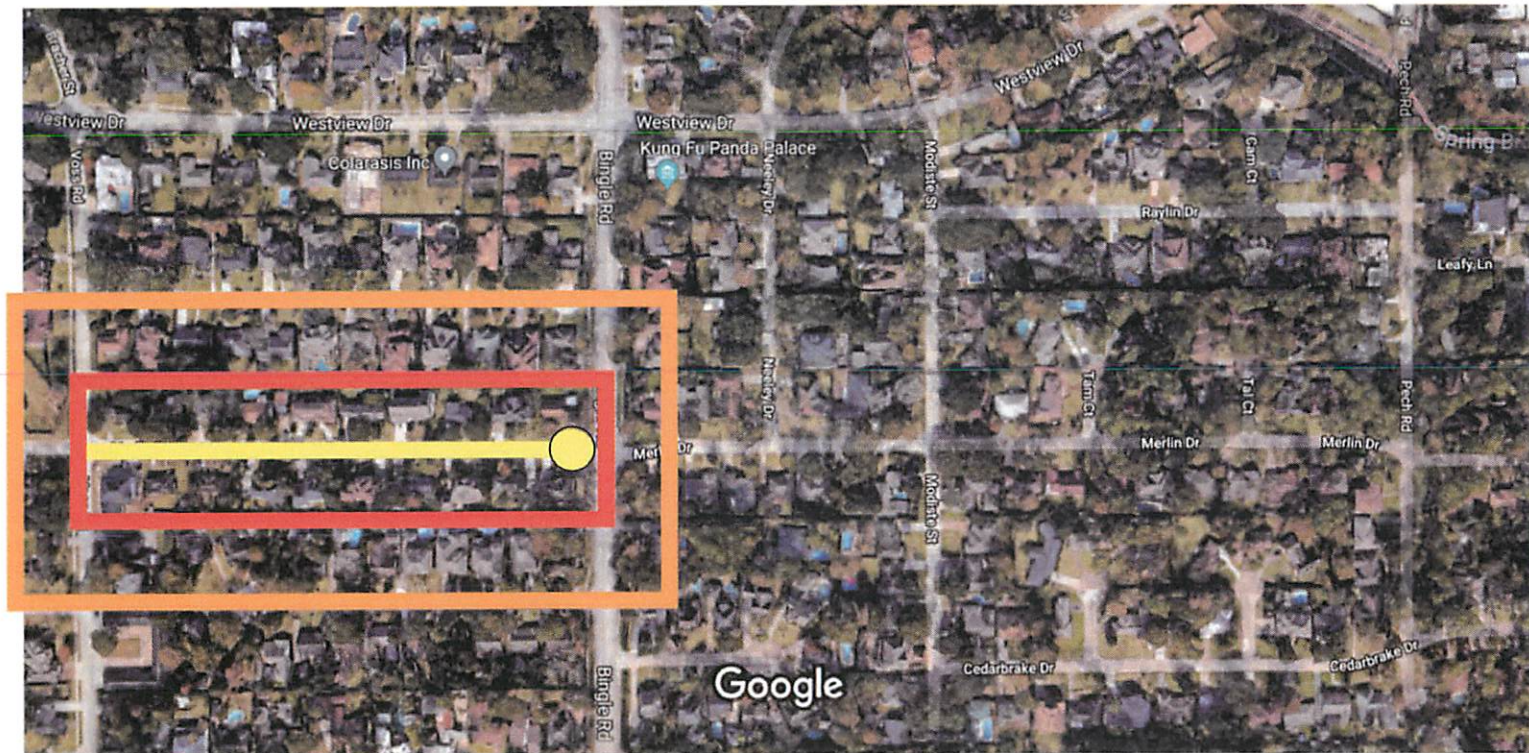
Imagery ©2019 Google, Map data ©2019 Google 200 ft



Proposed Traffic Calming/Control Measure

EXAMPLE 2. West Street (Road Closure)

Google Maps Spring Valley Village



Legend

Yellow line Target Street

Yellow circle Road Closure

Red rectangle Primary Affected Area

Orange rectangle Adjacent Affected Area

Imagery ©2019 Google, Map data ©2019 Google 200 ft



DIVIDER PAGE



EST. 1955

SPRING VALLEY VILLAGE

May 1, 2019

Dear Property Owner:

Over the last several months, City staff has been developing a proposed Residential Neighborhood Traffic Calming/Control Measure Policy for use by the City Council in evaluating traffic calming/control measures to ensure consistency for all such requests.

On Tuesday, May 21, 2019, beginning at 6:00 pm in the City Council Chambers at Spring Valley Village City Hall, 1025 Campbell Road, Houston, Texas 77055, the City Council will be discussing and possibly taking action on a proposed Residential Neighborhood Traffic Calming/Control Policy that has been developed, a copy of which is available on the home page of the City's website at www.springvalleytx.com. You are encouraged to attend the meeting to hear the discussion by the City Council and provide feedback concerning the proposed Policy.

The packet for the meeting will be posted by the close of business on Thursday, May 16, 2019, to the City's website in the Agenda Center which you can find at <https://springvalleytx.com/AgendaCenter> and scrolling down to the City Council section. You will also be able to download the packet to review the information that is included related to this discussion item.

The City Council, and City staff appreciate your participation concerning the proposed Residential Neighborhood Traffic Calming/Control Policy. Should you have any questions concerning the meeting, please feel free to contact me via email to jrobinson@springvalleytx.com or telephone to (713) 465-8308.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie M. Robinson", is written over the printed name.

Julie M. Robinson
City Administrator

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC:	Ordinance Number 2020-XX AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS ADOPTING AMENDMENT NO. 1 TO THE ORIGINAL BUDGET OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR THE FISCAL YEAR 2019-2020; FUNDING CERTAIN OBLIGATIONS OF THE CITY DURING THE BUDGET PERIOD NECESSARY FOR THE PROVISION OF CITY SERVICES; CONTAINING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING OTHER DETAILS RELATING TO THE SUBJECT.
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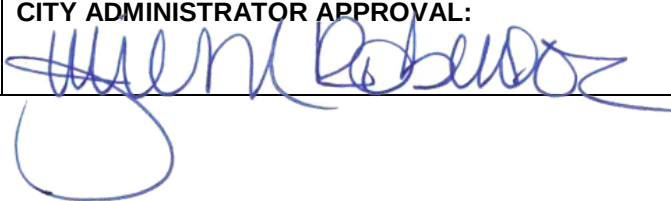
BACKGROUND:	The FY 2020 Budget transfers and amendments as outlined in the attached schedules are recommended to true-up fluctuations in the FY 2020 budget based on actuals. Finance staff continues to work on FY2020 year-end close. Additional transfers or amendments will be brought to Council if needed.
--------------------	--

RECOMMENDATION:	Staff recommends approval of the Ordinance.
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ATTACHMENTS:	Ordinance Number 2020-XX
---------------------	--

FUNDING ISSUES:	☐ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☒ Not budgeted, if approved, the recommended Budget Amendment will be included as part of the FY 2020 Budget.
------------------------	--

FINANCE VERIFICATION OF FUNDING:	
---	---

SUBMITTING STAFF MEMBER: Michelle Yi, City Treasurer	CITY ADMINISTRATOR APPROVAL: 
--	---

ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

ORDINANCE NUMBER 2020-XX

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, ADOPTING AMENDMENT NO. 1 TO THE ORIGINAL BUDGET OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, FOR THE FISCAL YEAR 2019-2020; FUNDING CERTAIN OBLIGATIONS OF THE CITY DURING THE BUDGET PERIOD NECESSARY FOR THE PROVISION OF CITY SERVICES; CONTAINING FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING OTHER DETAILS RELATING TO THE SUBJECT.

WHEREAS, the Original Budget of the City of Spring Valley Village, Texas, for the fiscal year beginning October 1, 2019, and ending September 30, 2020 ("Original Budget"), was adopted within the time and in the manner required by State law; and

WHEREAS, the City Council hereby finds and determines that it is necessary to fund the attached amendment to such Original Budget which reflect expenditures necessary for the provision of City services; and

WHEREAS, the City Council further finds that these changes are warranted and necessary for the municipal purposes stated, and that the amendment of such Original Budget is an emergency and a matter of public necessity warranting action at this time.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Original Budget of the City of Spring Valley Village, Texas, for the fiscal year beginning October 1, 2019, and ending September 30, 2020 is hereby amended to fund the changes reflected on the attached Amendment No. 1 to the Original Budget of The City of Spring Valley Village, Texas, for the Fiscal Year 2019-2020, which shall be attached to and made a part of such Original Budget by the City Secretary and filed as required by State law, and a true and correct copy of which is attached hereto as Exhibit "A" and is made a part of this Ordinance for all purposes.

Section 3. In the event any section, paragraph, subdivision, 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 of provision hereof other than the part declared to be invalid or

unconstitutional; and the City Council of the City of Spring Valley 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, or whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

EXHIBIT “A”
TO
ORDINANCE NUMBER 2020-XX

CITY OF SPRING VALLEY VILLAGE
BUDGET AMENDMENT NO. 1
For the Fiscal Year October 1, 2019 - September 30, 2020

Staff would like to request a budget amendment for following line items.

From Account	Amount	To Account	Amount
10-10-4010 Salaries Exempt Regular	(1,878)	10-10-4011 Salaries Non Exempt Regular	1,878
10-10-4100 Health Insurance	(6,618)	10-10-4016 457-Plan	1,602
10-11-4603 City Hall janitorial Services	(5,000)	10-10-4030 Salaries Overtime	5,016
10-10-5507 Profess. Fees - Misc	(23,000)	10-10-5500 Building Inspections	33,255
10-10-5509 Professional Fees - Consultant	(5,000)	10-10-5506 Profess. Fees - Drainage	71,676
10-10-5027 Travel & Tuition	(16,000)	10-10-5630 Communication	5,000
10-10-5032 Recruiting Bonus	(1,000)	10-11-4524 Emergency Management	27,126
10-10-4521 Printing Costs	(8,500)	10-11-4602 City Hall Building Maintenance	11,000
10-10-4526 General Expenses	(3,500)	10-11-5502 Professional Fee - Audit	111
10-10-6018 Election Expense	(10,000)	10-11-5505 Harris County Appraisal District	1,024
10-10-4525 Office Supplies	(2,000)	10-11-5511 Bank Services	1,060
10-11-4527 Postage	(8,000)	10-11-6228 Economic Incentive	57,642
10-30-4110 Employee Ben. TMRS	(393)	10-11-9000 Transfer to CIP	255,022
10-30-5618 Interpreter	(4,200)	10-11-9001 Transfer to Debt Service	40,000
10-35-4516 Event - VIF	(3,754)	10-11-9002 Transfer to Utility Fund	150,000
10-40-4605 Auto Expense - Gasoline	(13,000)	10-11-9003 Transfer to Capital Replacement (FY2018 Unexpended Fund Balance)	466,996
10-40-4100 Health Insurance	(65,000)	10-30-4100 Employee Ben - Health Insurance	393
10-40-4130 Employee Ben. Workers Comp	(9,000)	10-30-5617 Software	2,200
10-40-4140 Employee Ben. Unemployment Ins	(2,000)	10-30-6012 Credit Card Fees	2,000
10-40-4525 Office Supplies	(4,000)	10-35-4610 Park Improvement	3,754
10-40-4606 Office Equipment & Repairs	(2,000)	10-35-4612 Community Enhancement (FY2018 Unexpended Fund Balance)	14,920
10-40-4603 Janitorial & Cleaning	(2,000)	10-40-4010 Salaries Exempt Regular	5,643
10-40-4622 Ticket Writer	(4,000)	10-40-4011 Salaries Non Exempt Regular	30,000
10-40-5027 PD - Training	(20,000)	10-40-4015 Certification Pay	4,033
10-40-5031 Employee Medical Testing	(3,000)	10-40-4017 COVID-19 Pay (FY2019 Unexpended Fund Balance)	49,000
10-40-5032 Recruiting Bonus	(5,000)	10-40-4030 PD Overtime (Both Grant and FY2019 Unexpended Fund Balance)	340,812
10-40-5033 Police Canine Expenses	(4,000)	10-40-4110 Employee Ben - TMRS	2,489
10-40-5600 Computer Service & Maint	(5,000)	10-40-4508 PD Crime Control Supplies	3,000
10-40-7001 PD - PP&E	(1,000)	10-40-4524 Disaster Expenses	21,057
10-50-4526 General Expenses	(3,000)	10-40-4600 Auto Expenses - Maint	10,710
10-50-4609 Street System	(1,500)	10-40-5630 Utilities - Communication	9,074
10-50-5506 Profess. Fees - Engineering	(11,820)	10-40-7002 Capital Equipment (FY2019 Unexpended Fund Balance)	145,442
10-50-5625 Utilities - Street & Traffic Lights	(5,540)	10-50-4011 Salaries Non Exempt Regular	2,194
20-10-4521 Printing Costs	(3,000)	10-50-4010 Salaries Exempt Regular	788
20-10-5027 Travel & Tuition	(1,500)	10-50-4017 COVID-19 Pay (FY2019 Unexpended Fund Balance)	2,000
20-10-4100 Health Insurance	(5,212)	10-50-4030 Salaries Overtime	6,557
20-60-5500 Contract Labor	(8,500)	10-50-4511 Uniforms	907
20-60-5628 Electrical Power	(10,402)	10-50-4529 Street - Material & Supplies	3,675
20-60-7102 New Water Services	(5,000)	10-50-4608 Equipment Rental	200
20-70-5500 Contract Labor	(10,000)	10-50-5511 Mowing	401
		10-50-7002 Materials & Equipment	5,540
		15-01-5406 Interest Income	(9,500)
		15-01-5700 Transfer In (FY 2018 Unexpended Fund Balance)	(466,996)
		20-01-5700 Transfer in (FY 2019 Unexpended Fund Balance)	(150,000)
		20-10-4017 COVID-19 Pay	5,000
		20-10-4511 Uniforms	1,500
		20-10-4601 Mach & Equipment	3,100
		20-10-5502 Profess. Fees - Audit	112
		20-15-6700 Maint Fee/Debt Services	600
		20-60-4525 Water Supplies	14,844
		20-60-4607 Well Repair	9,500
		20-60-5536 Professional Fee - Eng	63,500
		20-60-6023 Water Treatment	9,060
		20-70-4601 Sewer System Maint	6,602
		20-70-7002 Capital Equipment	565
		25-01-5406 Interest Income	(59,500)
		25-01-5710 Transfer In (FY 2018 Unexpended Fund Balance)	(255,562)
		25-01-5802 Proceeds From Sale of Bonds (CO Bond 2)	(8,130,000)

CITY OF SPRING VALLEY VILLAGE
BUDGET AMENDMENT NO. 1
For the Fiscal Year October 1, 2019 - September 30, 2020

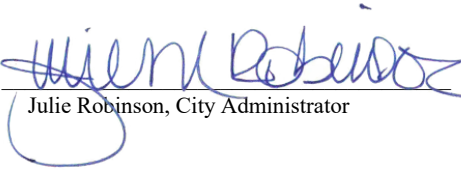
25-01-5803	Premium on Bond (CO Bond 2)	(55,143)
25-50-5535	Prof. Fees - Hilldale/Bade	6,485
25-50-5544	Prof. Fees - Connectivity	3,614
25-50-5548	Eng. Cost - Safety	6,749
25-50-6226	Bond Issuance Cost	81,414
25-50-6945	Street Light Replacement	11,272
25-50-6947	Fire Department Renovation	192,969
25-50-7504	Park Improvement	143,035
25-50-7516	Sidewalk	33,368
30-15-6700	Maint Fee/Debt Services	750
30-01-5700	Transfer from GF (FY 2019 Unexpended Fund)	(40,000)

Requested by: _____


Michelle Yi, City Treasurer

Date: 10/20/2020

Approved By: _____


Julie Robinson, City Administrator

Date: 10-21-2020

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: October 27, 2020

TOPIC: Resolution Number 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS DESIGNATING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2021 GENERAL ASSEMBLY; AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND: Each year, the City of Spring Valley Village must designate a representative and alternate to serve on the H-GAC General Assembly. In previous years, the following officials were designated:

- 2020 – Representative: Mayor Marcus Vajdos
Alternate: Council Member David Dominy
- 2019 – Representative: Council Member Joy McCormack
Alternate: Council Member David Dominy
- 2018 – Representative: Council Member Bo Bothe
Alternate: Mayor Tom Ramsey
- 2017 – Representative: Mayor Tom Ramsey
Alternate: Council Member Bo Bothe
- 2016 – Representative: Council Member Bo Bothe
Alternate: Mayor Tom Ramsey

H-GAC has notified the City that it is time to appoint the 2021 representative and alternate. Therefore, this item is submitted for Council action.

RECOMMENDATION: None

ATTACHMENTS:

- Resolution Number 20-XX
- H-GAC Correspondence dated October 1, 2020

FUNDING ISSUES:

☒ Not applicable – no dollars are being spent or received.

☐ Full amount already budgeted in Acct/Project# _____

☐ Not budgeted, if approved, the following will be included in the next Budget Amendment:

☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____

☐ \$ _____ from unassigned fund balance will be used and added to Acct/Project# _____

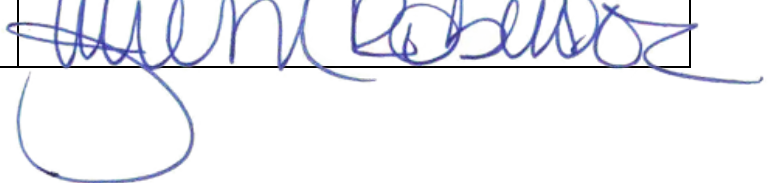
☐ \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____

FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:
Roxanne Benitez, City Secretary

CITY ADMINISTRATOR APPROVAL:



RESOLUTION NUMBER 20-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS DESIGNATING A REPRESENTATIVE AND AN ALTERNATE TO THE HOUSTON-GALVESTON AREA COUNCIL 2021 GENERAL ASSEMBLY; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. _____ be and is hereby designated as the City of Spring Valley Village's Representative to the **GENERAL ASSEMBLY** of the Houston-Galveston Area Council for the year 2021.

Section 2. That the Official Alternate authorized to serve as the voting representative should the hereinabove named representative become ineligible, or should he/she resign, is _____.

Section 3. The Executive Director of the Houston-Galveston Area Council shall be notified of the designation of the hereinabove named representative and alternate.

Section 4. This Resolution shall become effective upon its passage.

DULY PASSED AND ADOPTED this ____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

DIVIDER PAGE



To: Mayors – General Law Cities
Subject: 2021 General Assembly Designations
From: Chuck Wemple
Date: October 1, 2020

A handwritten signature in black ink, appearing to read 'CW', is placed next to the 'From' field.

It's hard to believe 2021 is right around the corner. The Houston-Galveston Area Council will be entering our 55th year of public service and we continue to explore opportunities to better serve our members. The General Assembly and Board of Directors are more active than ever and play an important and revitalized role in setting the course for our agency. You have an opportunity to play a unique role in our future by designating the City Councilmembers that will represent your city at the annual gathering of our General Assembly.

I've attached a form for your city's use in officially designating a representative and an alternate. The two designees must be elected official members of your city's governing body. Please return the completed form by email to cynthia.jones@h-gac.com.

A virtual meeting of General Law city representatives will be called on November 5, 2020 via Zoom. At that meeting, your 2020 General Law Cities' H-GAC Board of Directors representatives will report on this year's activities and look ahead to issues and progress in 2021.

We are sending a copy of these designation materials to your city secretary as well. We would appreciate receiving your city's designation form **no later than October 30**.

If more information concerning General Assembly membership would be useful, please contact me at 713-993-4514 or Rick Guerrero at 713-993-4598. Thank you again for your city's continuing participation and support for the Houston-Galveston Area Council

Sincerely,

Chuck Wemple

CW/cj

Attachment
cc: City Secretary