



**Regular City Council Meeting**  
**October 26, 2021**  
**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 26, 2021, beginning at 6:00 p.m., For the Purpose of Considering and Acting upon the Following Items of Business:**

The meeting agenda and agenda packet are posted online at [www.springvalleytx.com](http://www.springvalleytx.com).

The video link to this meeting is <https://us02web.zoom.us/j/86225136017>

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: 862 2513 6017 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**

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 Regular City Council Meeting on September 28, 2021

5.2 Ordinance Number 2021-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY, TEXAS, PROVIDING FOR AN OFFICIAL NEWSPAPER FOR THE CITY; PROVIDING FOR THE REPEAL OF ORDINANCES, RESOLUTIONS,

OR POLICIES INCONSISTENT HERewith; AND PROVIDING FOR SEVERABILITY.

- 5.3 Resolution No. 21-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 5 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CONRAD CONSTRUCTION COMPANY, LTD., FOR THE LOESER, TRAWEEK, LONE STAR, LARIAT AND WEST TEX PAVING AND UTILITIES IMPROVEMENT PROJECT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.4 Approval of Pay Estimate No. 5 for Loeser, Traweek, Lone Star, West Tex Pavement & Utility Improvements Project to Conrad Construction Co., LTD. of \$301,108.22.

### **OLD BUSINESS**

6. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** September 2021 Police Department Staff Report (Chief Evans):
  1. Number of Calls for Service
  2. Number of Traffic Violations
  3. Number of K-9 Deployments
7. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on September 29, 2021 and Any Special Meetings That May Have Occurred since September 29, 2021. (Mayor Pro-Tem Carpenter / Council Member Bothe)
8. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Planning and Zoning Commission Meeting of October 12, 2021. (Council Member Dominy / Council Member Donaho / City Attorney Loren Smith)

### **NEW BUSINESS**

9. **CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Martin Estates, A Plot Containing 0.621 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8415 Burkhart Road and 8421 Burkhart Road.
  - A. Presentation of Preliminary and Final Plat by Applicant
  - B. Those In Favor
  - C. Those Opposed
  - D. Adjourn Public Hearing
10. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Martin Estates, A Plot Containing 0.621 Acres Of Land, Situated In

Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8415 Burkhart Road and 8421 Burkhart Road.

11. **CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Bonnie Oaks Section 2, Partial Re-Plat No. 3, A Plot Containing 0.3485 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1122 Traweek Drive.
  - A. Presentation of Preliminary and Final Plat by Applicant
  - B. Those In Favor
  - C. Those Opposed
  - D. Adjourn Public Hearing
12. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Bonnie Oaks Section 2, Partial Re-Plat No. 3, A Plot Containing 0.3485 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1122 Traweek Drive.
13. **CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2021-XX – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.19, SOLAR PANELS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO ALTER THE REGULATIONS OF BOTH ROOF MOUNTED AND GROUND MOUNTED SOLAR PANELS TO COMPLY WITH THE PROVISIONS OF SENATE BILL 398 REGARDING MUNICIPAL REGULATION SOLAR PANELS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.
  - A. Presentation of Proposed Ordinance by City Staff
  - B. Those In Favor
  - C. Those Opposed
  - D. Adjourn Public Hearing
14. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2021-XX – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.19, SOLAR PANELS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO ALTER THE REGULATIONS OF BOTH ROOF MOUNTED AND GROUND MOUNTED SOLAR PANELS TO COMPLY WITH THE PROVISIONS OF SENATE BILL 398 REGARDING MUNICIPAL REGULATION SOLAR PANELS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.
15. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Briefing



by City Staff:

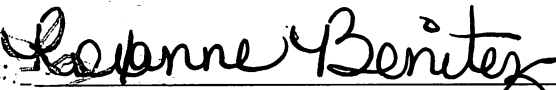
1. Status of Replacement of Ground Storage Tank #2
  2. Status of Loeser, Traweek, Lone Star and W. Tex Paving and Utility Improvements Project
  3. Status of Bingle Road Road Diet
16. **EXECUTIVE SESSION:** The City Council Will Now Hold A Closed Executive Meeting Pursuant To The Provision Of Chapter 551, Government Code, Vernon's Texas Codes Annotated, In Accordance With The Authority Contained In:
- 16.1 Section 551.074 – Personnel Matters to Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of Members to the Board of Adjustment.
17. **RECONVENE**
18. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Matters Discussed in Executive Session.
19. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Appointments / Reappointments to Board of Adjustment.
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 26, 2021 agenda of items to be considered by City Council was posted on or before the 21<sup>st</sup> day of October, 2021, at 2:00 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](mailto:secretary@springvalleytx.com) for further information.

## Consent Agenda Items

**MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF SPRING VALLEY VILLAGE, TEXAS  
TUESDAY, SEPTEMBER 28, 2021 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 Pro Tem Carpenter at 6:00 p.m.

Members Present:

Mayor Pro Tem Allen Carpenter

Council Member Bo Bothe

Council Member David Dominy (arrived at 6:01 p.m.)

Council Member Tom Donaho

Council Member Joy McCormack

Members Absent:

Mayor Marcus Vajdos

**2. INTRODUCTIONS**

Julie M. Robinson, City Administrator

Roxanne Benitez, City Secretary

Michelle Yi, City Treasurer

Zachary Meadows, Director of Community Development

Arthur Faiello, Director of Public Works

Matthew Hitt, Assistant to the City Administrator

Loyd Evans, Chief of Police (by phone conference)

Mark Schulze, Police Captain

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 July 27, 2021

- 5.2 Minutes for Regular City Council Meeting on July 27, 2021
- 5.3 Minutes for Regular City Council Meeting on August 24, 2021
- 5.4 Resolution No. 21-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, RATIFYING THE ACTIONS OF THE CITY ADMINISTRATOR IN EXECUTING AN AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND MASTERWORD SERVICES, INC. FOR IN-PERSON AND VIRTUAL LANGUAGE TRANSLATION SERVICES; PROVIDING FOR INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.5 Resolution No. 21-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, RATIFYING THE ACTIONS OF THE CITY ADMINISTRATOR IN EXECUTING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 3 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CONRAD CONSTRUCTION COMPANY, LTD., FOR THE LOESER, TRAWEEK, LONE STAR, LARIAT AND WEST TEX PAVING AND UTILITIES IMPROVEMENT PROJECT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.6 Resolution No. 21-XX - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, RATIFYING THE ACTIONS OF THE CITY ADMINISTRATOR IN EXECUTING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 4 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CONRAD CONSTRUCTION COMPANY, LTD., FOR THE LOESER, TRAWEEK, LONE STAR, LARIAT AND WEST TEX PAVING AND UTILITIES IMPROVEMENT PROJECT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.7 Resolution No. 21-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, RATIFYING THE ACTIONS OF THE DIRECTOR OF PUBLIC WORKS IN EXECUTING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 1 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND IDS ENGINEERING GROUP FOR CLEANING AND TELEVISIONING THE SEWER SYSTEM FOR THE LOESER, TRAWEEK, LONE STAR, LARIAT AND WEST TEX PAVING AND UTILITIES IMPROVEMENT PROJECT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.
- 5.8 Approval of Pay Estimate No. 4 for Loeser, Traweek, Lone Star, West Tex Pavement & Utility Improvements Project to Conrad Construction Co., LTD. of \$288,471.42
- 5.9 Approval of Pay Estimate No. 10 to W. W. Payton Corporation for \$48,589.20 for the New Production Well Project (CSB #2019-01-01B)

Council Member Dominy 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 2021 Police Department Staff Report (Chief Evans):

Captain Schulze provided the report on behalf of Chief Evans.

1. Number of Calls for Service – 2,365
2. Number of Traffic Violations – 2,150
3. Number of K-9 Deployments – 79

7. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on August 25, 2021 and Any Special Meetings That May Have Occurred since August 25, 2021. (Mayor Pro Tem Carpenter / Council Member Bothe)

Mayor Pro Tem Carpenter advised that the Fire Department renovation project was still on budget, the new completion date is scheduled for the end of October, and all issues have been resolved. He also advised that the temporary EMS personnel saved a Hedwig Village resident's life.

## **NEW BUSINESS**

8. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2021-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2021 CERTIFIED APPRAISAL ROLL; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

Mayor Pro Tem Carpenter read the Ordinance by caption only. Council Member Donaho made a motion to approve Ordinance No. 2021-15, and Council Member Dominy seconded the motion. Motion carried 5-0.

9. **CONDUCT A PUBLIC HEARING CONCERNING:** Proposed Fiscal Year 2021-2022 Budget.

Mayor Pro Tem Carpenter opened the Public Hearing at 6:17 p.m.

### **A. Staff Presentation**

City Administrator Julie Robinson advised that the proposed budget presented is slightly different than the one presented to Council at the July 27, 2021 Budget Workshop. The budget presented incorporates the following:

- The salary and benefits for the approved Municipal Court Clerk II position
- The salary and benefits for approved Systems Operator II – Water & Wastewater position
- Annual costs of \$4,250 for video/audio cloud-based storage with Civic Plus as required in order to utilize Zoom for public meetings
- Annual costs of \$3,000 for archiving the City's social media records with Archive Social.

### **B. Those In Favor**

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Pro Tem Carpenter adjourned the Public Hearing at 6:20 p.m.

- 10. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2021-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 2021-2022; 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 Pro Tem Carpenter read the Ordinance by caption only. Council Member Dominy made a motion to approve Ordinance No. 2021-16, 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.

- 11. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ratification of Increased Property Tax Revenues Reflected in the Fiscal Year 2021-2022 Budget Adopted Pursuant to Ordinance Number 2021-XX.

Council Member McCormack made a motion to ratify the increased property tax revenues reflected in the Fiscal Year 2021-2022 Budget adopted pursuant to Ordinance Number 2021-16, and Council Member Dominy seconded the motion. Motion carried 5-0.

- 12. CONDUCT A PUBLIC HEARING CONCERNING:** Fiscal Year 2021-2022 Proposed Tax Rate of \$0.415000 per \$100 in Assessed Value For The Fiscal Year Beginning October 1, 2021 And Ending September 30, 2022.

Mayor Pro Tem Carpenter opened the Public Hearing at 6:23 p.m.

A. Staff Presentation

City Treasurer Michelle Yi advised that the proposed tax rate for Fiscal Year 2021-2022 was \$0.415000 per \$100 valuation, which was a one-cent decrease from the previous fiscal year.

B. Those In Favor

None.

C. Those Opposed

None.

D. Adjourn Public Hearing

Mayor Pro Tem Carpenter adjourned the Public Hearing at 6:26 p.m.

- 13. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Debt Service Tax Rate Of \$0.065992 Per \$100 Of Assessed Valuation Of All Taxable Property Within The Corporate Limits Of The City For Tax Year 2021.

Council Member Dominy made a motion to set the Debt Service Tax Rate of \$0.065992 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2021, and Council Member Bothe seconded the motion. Motion carried 5-0.

- 14. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Setting A Maintenance and Operations Tax Rate Of \$0.349008 Per \$100 Of Assessed Valuation Of All Taxable Property Within The Corporate Limits Of The City For Tax Year 2021.

Council Member Dominy made a motion to set the Maintenance and Operations Tax Rate of \$0.349008 per \$100 of assessed valuation of all taxable property within the corporate limits of the City for Tax Year 2021, and Council Member Donaho seconded the motion. Motion carried 5-0.

- 15. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2021-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE 2021 AD VALOREM TAX (DEBT) RATE AND LEVY OF \$0.065992 PER HUNDRED DOLLARS OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AND APPROVING THE 2021 AD VALOREM TAX (MAINTENANCE AND OPERATION) RATE AND LEVY OF \$0.349008 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 2021 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 Pro Tem Carpenter read the Ordinance by caption only. Council Member Bothe made a motion to approve Ordinance No. 2021-17, and Council Member Donaho 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:** Ordinance Number 2021-XX - AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, ADOPTING CHAPTER 7, SUSTAINABILITY & RESILIENCY, OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

Mayor Pro Tem Carpenter read the Ordinance by caption only. After a brief discussion, Council Member Donaho made a motion to approve Ordinance No. 2021-18, and Council Member Bothe seconded the motion. Motion carried 5-0.

- 17. BRIEFING AND DISCUSSION CONCERNING:** Quarterly Investment Report For Period Ending June 30, 2021.

City Treasurer Michelle Yi presented the Quarterly Investment Report for the period ending June 30, 2021.

- 18. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Briefing by City Staff:

1. Status of New Production Well

Director of Public Works Arthur Faiello advised that the piece of equipment the contractor was waiting on arrived and should be installed and tested on Friday, October 1.

2. Status of Replacement of Ground Storage Tank #2

Director of Public Works Arthur Faiello advised that the drawings for the new ground storage tank were complete. He also advised that the demolition of the current storage tank would begin on October 4.

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

Director of Public Works Arthur Faiello advised that construction on Lone Star, Loeser, and West Tex was in progress. He also advised that construction on Traweek had not yet begun. Mr. Faiello advised that the curbing issues had been resolved. There was a brief discussion concerning the use of a 6" monument curb instead of a 4" rollover curb on this project.

**19. ADJOURNMENT**

Council Member McCormack made a motion to adjourn the meeting at 6:43 p.m., and Council Member Bothe seconded the motion. Motion carried 5-0.

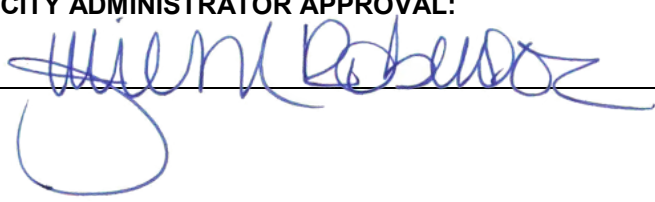
Signed: \_\_\_\_\_  
Marcus Vajdos  
Mayor



Attest: \_\_\_\_\_  
Roxanne Benitez, TRMC, CPM, CMCC  
City Secretary

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

**MEETING DATE:** October 26, 2021

|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b>                                                                                                                      | <b>ORDINANCE NUMBER 2021-XX</b><br><br><b>AN ORDINANCE OF THE CITY OF SPRING VALLEY, TEXAS, PROVIDING FOR AN OFFICIAL NEWSPAPER FOR THE CITY; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>BACKGROUND:</b>                                                                                                                 | According to Section 52.004 of the Texas Local Government Code, the City must adopt an official newspaper at the beginning of the municipal year. The City has used the Memorial Examiner (formerly the Spring Branch – Memorial Sun) since 1995, and Staff's recommendation is to continue using The Memorial Examiner for FY 2021-2022.                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>RECOMMENDATION:</b>                                                                                                             | <ul style="list-style-type: none"><li>• Staff recommends approval of the Ordinance.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>ATTACHMENTS:</b>                                                                                                                | <ul style="list-style-type: none"><li>• Ordinance Number 2021-XX</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>FUNDING ISSUES:</b>                                                                                                             | <div style="margin-left: 20px;"><input checked="" type="checkbox"/> Not applicable – no dollars are being spent or received.<br/><input type="checkbox"/> Full amount already budgeted in Acct/Project# _____<br/><input type="checkbox"/> Not budgeted, if approved, the following will be included in the next Budget Amendment:<br/><div style="margin-left: 20px;"><input type="checkbox"/> \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____<br/><input type="checkbox"/> \$ _____ from unassigned fund balance will be used and added to Acct/Project# _____<br/><input type="checkbox"/> \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____</div></div> |
| <b>FINANCE VERIFICATION OF FUNDING:</b><br><br> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>SUBMITTING STAFF MEMBER:</b><br><br>Roxanne Benitez, City Secretary                                                             | <b>CITY ADMINISTRATOR APPROVAL:</b><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

**ORDINANCE NUMBER 2021-XX**

**AN ORDINANCE OF THE CITY OF SPRING VALLEY, TEXAS, PROVIDING FOR AN OFFICIAL NEWSPAPER FOR THE CITY; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

\* \* \* \* \*

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY, TEXAS, THAT:**

**Section 1.** In accordance with Section 52.004 of the Texas Local Government Code, as amended, the City Council of the City of Spring Valley Village, Texas, hereby contracts with The Memorial Examiner, a public newspaper of the City, to be the City's official newspaper until another newspaper is selected. Further, the City's use of said newspaper is for all purposes hereby ratified and confirmed.

**Section 2.** All ordinances, resolutions, or policies, or parts thereof, inconsistent or in conflict with this Ordinance are, to the extent of such inconsistency or conflict, hereby repealed.

**Section 3.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance of the application of the same to any person or circumstance shall be 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Marcus Vajdos, Mayor  
City of Spring Valley Village, Texas

ATTEST:

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

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

**MEETING DATE:** October 26, 2021

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b> | <p><b>Resolution Number 21-XX</b></p> <p><b>A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 5 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CONRAD CONSTRUCTION COMPANY, LTD., FOR THE LOESER, TRAWEEK, LONE STAR, LARIAT AND WEST TEX PAVING AND UTILITIES IMPROVEMENT PROJECT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.</b></p> |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BACKGROUND:</b> | <p>During design, the quantity of temporary asphalt was estimated assuming a roadway width of 11' from the centerline of the new roadway to the outside of the road. Where the existing roadway did not meet this width, temporary asphalt was proposed. However, during the early stages of construction, we decided we need to place traffic cones on the edge of the existing pavement in the centerline of the road to prevent vehicles from crossing over the edge and dropping over the edge of the existing pavement down to the lower elevation of the proposed pavement. The placement of the cones requires an additional 2-3 feet of pavement to be placed.</p> <p>Also, the contractor will require additional temporary asphalt pavement to provide an open lane of traffic when installing storm and sanitary systems. The storm system will be installed first on one side of the roadway while the other side remains open. Then this area will need asphalt to be placed on top of it to provide access while the sanitary sewer is placed under the other side of the roadway. Once storm and sanitary sewer is installed, then Conrad will be able to install the final concrete roadway. Conrad has indicated that they will attempt to limit the quantity of asphalt pavement as much as possible to limit the overage.</p> <p>Discussions in the field determined modified type-A inlets are to be placed at the end of the existing storm sewer that flows under the sound wall at the western end of West Tex and Testing is to be increased to allow for materials testing for the remaining portion of the project.</p> <p>Change Order Number 5 increases the Revised Contract Price from Change Order Number 4 by \$136,565.20. There is also an additional day added to the Contract Time for this change, bringing the modified total Contract Time to 334 calendar days.</p> |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

|  |                                                   |                              |
|--|---------------------------------------------------|------------------------------|
|  | Revised Contract Price with Change Order Number 4 | <u><b>\$2,869,921.04</b></u> |
|  | Net Increase of this Change Order Number 5        | <u><b>\$136,565.20</b></u>   |
|  | Revised Contract Price with Change Order Number 5 | <u><b>\$3,006,486.24</b></u> |

**RECOMMENDATION:** Staff and IDS Engineering recommends approval of the Resolution.

**ATTACHMENTS:** • Resolution Number 21-XX

**FUNDING ISSUES:**

☐ Not applicable – no dollars are being spent or received.

☐ Full amount already budgeted in Acct/Project# \_\_\_\_\_

☒ Not budgeted, if approved, this will be funded from CO Bond 2019

☐ \$ \_\_\_\_\_ from Acct/Project# \_\_\_\_\_ will be transferred to Acct/Project# \_\_\_\_\_

☒ \$136,565.20 from CO Bond 2019 will be used and added to Acct/Project# 25-50-7517

☐ \$ \_\_\_\_\_ will be added to Revenue Acct# \_\_\_\_-\_\_\_\_ and \$ \_\_\_\_\_ added to Expenditure Acct/Project# \_\_\_\_\_

**FINANCE VERIFICATION OF FUNDING:**



**SUBMITTING STAFF MEMBER:**

Arthur Faiello, Director of Public Works

**CITY ADMINISTRATOR APPROVAL:**



## RESOLUTION NUMBER 21-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CHANGE ORDER NUMBER 5 TO THE AGREEMENT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND CONRAD CONSTRUCTION COMPANY, LTD., FOR THE LOESER, TRAWEEK, LONE STAR, LARIAT AND WEST TEX PAVING AND UTILITIES IMPROVEMENT PROJECT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has been presented Change Order Number 5 to the Agreement by and between the City of Spring Valley Village, Texas and Conrad Construction Company, LTD for the Loeser, Traweek, Lone Star, Lariat and West Tex Paving and Utilities Improvement Project ("hereinafter called Change Order Number 5"), a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference; and

**WHEREAS**, upon full review and consideration of the Change Order Number 5 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 Change Order Number 5 and any and all documents necessary to effectuate the Change Order Number 5 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 Change Order Number 5, 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 Change Order Number 5 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 Change Order Number 5 as shall in the judgment of the Mayor be appropriate in order to effect the purposes of the foregoing resolution and Change Order Number 5.

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

**DULY PASSED AND APPROVED** on this the 26<sup>th</sup> day of October, 2021.

---

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 21-XX

## CONSTRUCTION CHANGE ORDER NO. 5

**Project:** Loeser, Traweek, Lone Star, West Tex Paving and Utility Improvements Project

IDS Job No: 2316-001-00

**Date:** 10/13/21

**Owner:** City of Spring Valley Village  
1025 Campbell Road  
Houston, Texas 77055

**Engineer:** IDS Engineering Group  
1340 Northwest Freeway, Suite 700  
Houston, Texas 77040

**Engineer of Record:** Rich Fuller, P.E.

Please make the following changes in the Contract Documents.

**Description:** Pay item 10 quantity needs to be increased to provide adequate temporary pavement for residents, see RFI 9 description in the attached RFI log for more information. Pay item 23 quantities were underestimated due to AutoCAD software error with existing and proposed surfaces. These quantity increases are due for necessary work, not additional scope, see RFI 8 description in the attached RFI log for more information. Discussions in the field determined modified type-A inlets are to be placed at the end of the existing storm sewer that flows under the sound wall at the western end of West Tex, see RFI 8 description in the attached RFI log and attached RFP 4 for more information. Pay item 74 Furnish Construction Materials Testing is to be increased to allow for materials testing for the remaining portion of the project. Construction phasing to complete this project on time has required more frequent testing than originally estimated. See attached Gessner Engineering proposal for more information.

Pay items 4 and 63 are no longer needed for the remaining construction time. Therefore, the remaining quantities have been deducted from the overall cost as outlined in the attached pay item cost breakdown.

|                                                                                                          |                                                                                                                     |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| CHANGE IN CONTRACT PRICE<br>Original Contract Price<br><u>\$2,837,491.00</u>                             | CHANGE IN CONTRACT TIME<br>Original Contract Time<br><u>315</u> Calendar Days                                       |
| Previous Change Orders No.<br><u>\$32,430.04</u>                                                         | Net Change from Previous Change Orders<br><u>18</u> Calendar Days                                                   |
| Contract Price Prior to this Change Order<br><u>\$2,869,921.04</u>                                       | Contract Time Prior to this Change Order<br><u>333</u> Calendar Days                                                |
| Net Increase (Decrease) of this Change Order<br><u>\$136,565.20</u>                                      | Net Increase (Decrease) of this Change Order<br><u>1</u> Calendar Days                                              |
| Contract Price with all approved Change Orders<br>(Including this Change Order)<br><u>\$3,006,486.24</u> | Proposed Contract Time with all approved Change<br>Orders (Including this Change Order)<br><u>334</u> Calendar Days |



**RECOMMENDED:**  
IDS Engineering Group



by: \_\_\_\_\_  
Coy Custer, PE  
Project Manager

**APPROVED:**  
City of Spring Valley Village

\_\_\_\_\_  
Owner

Attachments:

1. Change Order 5 Pay Item Cost Breakdown
2. RFI Log
3. RFP 4
4. Gessner Engineering Add Services Proposal

Change Order 5 Pay Item Cost Breakdown

| Pay Item No.             | Description                                                                                                           | Unit | Unit Cost    | Current QTY   | Proposed QTY | Prop Price Increase |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------|------|--------------|---------------|--------------|---------------------|
| 4                        | Electronic Message Board                                                                                              | MO   | \$ 1,250.00  | 5             | 0            | \$ (6,250.00)       |
| 10                       | 8" Temporary Asphalt Paving Type "B" Black Base                                                                       | SY   | \$ 50.00     | 587           | 1750         | \$ 58,150.00        |
| 23                       | Roadway Excavation<br>Excavation With or Without<br>Base Including Legal Disposal<br>& Transport of Waste<br>Material | LF   | \$ 15.00     | 2785          | 7411         | \$ 69,390.00        |
| 65                       | 8"x8" TS&V                                                                                                            | EA   | \$ 11,000.00 | 3             | 2            | \$ (11,000.00)      |
| N/A                      | Modified Type-A Inlets (2x) at<br>Western end of West Tex                                                             | EA   | \$ 3,034.85  | \$ -          | \$ 2.00      | \$ 6,069.70         |
| Unit Item Cost Increase  |                                                                                                                       |      |              |               |              | \$ 116,359.70       |
|                          |                                                                                                                       |      |              |               |              |                     |
| Pay Item No.             | Description                                                                                                           | Unit | Current Cost | Proposed Cost | Net Increase |                     |
| 74                       | Furnish Construction Materials<br>Testing in Accordance with Plans<br>and Specifications                              | CA   | \$ 35,797.00 | \$ 56,002.50  | \$ 20,205.50 |                     |
| Cash Allowance Sub-Total |                                                                                                                       |      |              |               |              | \$ 20,205.50        |
|                          |                                                                                                                       |      |              |               |              |                     |
| Total                    |                                                                                                                       |      |              |               |              | \$ 136,565.20       |

Project ID #: 2316-001-00  
Project Name: City of Spring Valley Village  
Job Number:  
Contractor: Conrad Construction Co.

RFI Log Date: 9/24/2021

| RFI No. | Date Received | Plan Sheet No. | Spec. No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Date to Engineer | Date from Engineer | Date to Contractor | Comments                                                                                                                                                                                                                                                                                                                                                                                         |
|---------|---------------|----------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01      | 5/20/2021     | N/A            | N/A       | We have identified an existing water valve in conflict with location of proposed 8x8 TS&V at the SE corner of Lone Star and Bace. Our water sub is requesting to move location approximately 6' to the west to avoid conflict. Please advise.                                                                                                                                                                                                                                            | 5/20/2021        | 5/20/2021          | 5/20/2021          | Owner has no objection to Contractor's recommendation. Contractor to proceed as noted.                                                                                                                                                                                                                                                                                                           |
| 02      | 5/20/2021     | N/A            | N/A       | Utility locate markings and City of Spring Valley rep have identified an existing waterline crossing West Tex Dr at approximate sta. 1+50 that is servicing the new building that sits south of West Tex Dr. This line is not shown on plans. Please advise how to incorporate into proposed water line work.                                                                                                                                                                            | 5/20/2021        | 5/20/2021          | 5/20/2021          | Contractor has recommended installing the wet connect 5-7' east of the existing water valve instead of the 10 ft West of the valve as shown on the drawings. EOR and Owner have no objections to this suggestion, Contractor shall proceed as noted.                                                                                                                                             |
| 03      | 5/18/2021     | 22             | N/A       | We have located an existing 6" PVC waterline in conflict with proposed storm sewer on Lariat at sta. 1+91. Existing 8" water line ends at this station, 90s down, then 90s across under the road. See attached drawing and advise.                                                                                                                                                                                                                                                       | 5/18/2021        | 5/27/2021          | 5/27/2021          | Reroute the waterline via vertical offset as shown in the plans per Revision 2 dated 05/24/2021. New water line shall have restrained joints. Contractor shall isolate the fire hydrant service lead and bag the exist fire hydrant and notify the City 48 hours prior to disabling the fire hydrant. Connect the offset lead to the new proposed 6-inch waterline once it is installed.         |
| 04      | 5/19/2021     | N/A            | N/A       | There seems to be a difference on the plans as to the size of the pipe being installed at the intersection of West Tex Dr and Lariat Dr. In some places it calls for a 6" proposed waterline but all the bends and connections are for an 8" line. The relevant information should be highlighted in Yellow (attached). Please clarify.                                                                                                                                                  | 5/19/2021        | 5/20/2021          | 5/20/2021          | The waterline along Lariat is to be 6". The fittings will need to be adjusted to match the proposed 6" waterline.                                                                                                                                                                                                                                                                                |
| 05      | 6/11/2021     | N/A            | N/A       | Existing waterline at the end of Traweek Drive was found to be a 6" WL instead of 8" as called out. Item #65 calls for 8"x8" TS&V but will now require an 8"x6" TS&V. Also the existing WL on Loeser is a 6", not 8". New fire hydrant calls for 8"x6" TS&V (item #62). This will now require a 6"x6" TS&V. Please confirm.                                                                                                                                                              | 6/11/2021        | 6/24/2021          | 6/24/2021          | Contractor shall proceed as suggested. City has no issue with the required change.                                                                                                                                                                                                                                                                                                               |
| 06      | 6/14/2021     | 20             | N/A       | We have located existing sanitary sewer at location of proposed conflict manhole on Lariat and found it to be a slip lined 8" inside an old 10" clay pipe. Standard detail shows a section of 10" ductile iron pipe to run through conflict manhole. Since the sanitary is an 8" should we to replace with 8" DIP or a casing instead? Please advise.                                                                                                                                    | 6/14/2021        | 6/24/2021          | 6/24/2021          | Contractor shall replace the existing pipe with 8" DIP as suggested and agreed upon by the City of Spring Valley Village.                                                                                                                                                                                                                                                                        |
| 07      | 8/2/2021      | 20             | N/A       | We have located existing sanitary sewer and verified it is in conflict with proposed storm lead and inlet at sta. 4+57 on West Tex (sheet 20). It appears that this line may need to be offset behind proposed storm. Please advise.                                                                                                                                                                                                                                                     | 8/2/2021         | 8/6/2021           | 8/6/2021           | Contractor shall utilize 45 degree sweeping bend to adjust sanitary sewer along the back side of the inlet. Contractor shall also install a two-way clean-out.                                                                                                                                                                                                                                   |
| 08      | 8/6/2021      | 65-68          | 02315     | In reviewing the cross sections, the total cut calculations come out to 4763.24 CY but don't appear to include the area for proposed 6" paving or cut for subgrade 1' beyond back of curb. We have run calculations at an area of 11,770 Sy of subgrade with an average cut of 2' (deducting out existing pavement and base), the total roadway excavation on the project is coming up to at least 11,770 x .66 CY/SY = 7768.20 CY. Plan quantity is 2785 CY. Please review and confirm. | 8/6/2021         | 8/11/2021          | 8/11/2021          | Cross section sheets and quantities have been updated and are attached. The CAD file surface comparison did not account for the area of the concrete paving. The CAD file has been updated to reflect the accurate quantity for roadway excavation. The new quantity for pay item 02315 shall be 7,411 CY; an increase of 4,626 CY. A change order will be required for the additional quantity. |

| <i>RFI No.</i> | <i>Date Received</i> | <i>Plan Sheet No.</i> | <i>Spec. No.</i> | <i>Description</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <i>Date to Engineer</i> | <i>Date from Engineer</i> | <i>Date to Contractor</i> | <i>Comments</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------|----------------------|-----------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 09             | 8/6/2021             | N/A                   | 02741            | Per discussion onsite at the progress meeting, actual field conditions are requiring much more temporary asphalt pavement than is shown on the traffic control plans. Pavement is only being widened to meet the minimum 10' lane width called out on plans for one-way traffic and current quantity is already nearing the 460 SY in the contract with much of the project remaining. Please advise.                                                                                                                                                                       | 8/6/2021                | 8/11/2021                 | 8/11/2021                 | Per discussions from our progress meeting on August 3, 2021. A change order will be made once the pay item reaches capacity. At this time, the contractor shall submit an estimated quantity to complete the remainder of the job.                                                                                                                                                                                                                                                                                                               |
| 10             | 8/12/2021            |                       |                  | There are existing drainage pipes on each side of the ditch at the West Tex dead end heading under the large sound barrier wall. These lines don't show up on the plans and ditches are being filled at these locations. Are these lines to remain, or to be plugged and abandoned? It remaining, they may require some sort of inlet or SET structure on the ends if providing drainage.                                                                                                                                                                                   | 8/12/2021               | 9/24/2021                 | 9/24/2021                 | Per my conversation on-site with George Veselka, we will place modified, Type-A inlets at the opening of both existing CMP's. These modified inlets shall be brick inlets constructed in place. Flowline shall match existing and the bottom of the inlet shall be grouted to ensure positive flow. The grate shall be an 18" steel grate and top of grate will be at an elevation that is on a 2% slope lower than the adjacent ROW. Conrad to provide Spring Valley Village and IDS with cost estimate to be approved prior to beginning work. |
| 11             | 9/20/2021            |                       |                  | Plans show to remove and replace MH C-1 at Bace/Lone Star. We have examined the existing structure and it is in new condition. In order to minimize impact to existing drainage and the resident's property would it be acceptable to connect proposed storm lead to the existing manhole? Payment would be at a reduced rate vs. totally removing and replacing the structure.                                                                                                                                                                                             | 9/20/2021               | 9/24/2021                 | 9/24/2021                 | Contractor to proceed as proposed. MH C-1 to remain.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 12             | 9/20/2021            |                       |                  | Proposed elevation of storm tie in at MH C-1 is called out as 66.24. We have verified the existing FL of the 24" storm along Bace at this Manhole to be approximately .15 higher at 66.39. This tie in will need to be raised slightly to match existing FL and will reduce the fall from MH C-4 (proposed FL 66.50). This system will still drain but would be flattened and percentage of fall reduced. Is this acceptable or do we want to adjust any FL elevations of inlets and MHs on this section of storm sewer? Structures have all been built per design details. | 9/20/2021               | 9/24/2021                 | 9/24/2021                 | Contractor shall proceed as plans are shown. Contractor shall try to adjust storm sewer as much as possible, within constraints of pre-cast manholes to assist with positive flow.                                                                                                                                                                                                                                                                                                                                                               |

**CONRAD CONSTRUCTION CO., LTD.**  
**P.O. BOX 841134**  
**HOUSTON, TEXAS 77284**

**Proposal**

Date: 10/6/21  
Owner: Spring Valley Village  
Project: Lone Star  
Ref. RFI 10  
Description: Modified Type A grate inlet

RFP: 4

**Materials:**

| Item                      | Qty | Unit | Unit Price | Unit Total |
|---------------------------|-----|------|------------|------------|
| 18" casting - frame/grate | 1   | EA   | \$ 400.00  | \$ 400.00  |
| Concrete for base         | 1   | LS   | \$ 225.00  | \$ 225.00  |
| Brick/Masonry             | 1   | LS   | \$ 300.00  | \$ 300.00  |
| Subtotal                  |     |      |            | \$ 925.00  |
| Total Material            |     |      |            | \$ 925.00  |

**Labor:**

| Name and/or Position | Qty | Unit | Unit Price | Unit Total  |
|----------------------|-----|------|------------|-------------|
| Storm Sewer crew     | 5   | hr   | \$ 250.00  | \$ 1,250.00 |
|                      |     |      | \$ -       | \$ -        |
|                      |     |      | \$ -       | \$ -        |
| Subtotal             |     |      |            | \$ 1,250.00 |
| Total Labor          |     |      |            | \$ 1,250.00 |

**Equipment:**

| Item            | Qty | Unit | Unit Price | Unit Total |
|-----------------|-----|------|------------|------------|
| mini excavator  | 2.5 | hr   | \$ 75.00   | \$ 187.50  |
| wheel loader    | 2.5 | hr   | \$ 95.00   | \$ 237.50  |
| Total Equipment |     |      |            | \$ 425.00  |

**Miscellaneous**

| Item                | Qty | Unit | Unit Price | Unit Total |
|---------------------|-----|------|------------|------------|
|                     |     |      | \$ -       | \$ -       |
| Total Miscellaneous |     |      |            | \$ -       |

**Subcontract**

| Item              | Qty | Unit | Unit Price | Unit Total |
|-------------------|-----|------|------------|------------|
|                   |     |      | \$ -       | \$ -       |
|                   |     |      | \$ -       | \$ -       |
| Total Subcontract |     |      |            | \$ -       |

HOUSTON, TEXAS 77284

|    |          |
|----|----------|
| \$ | 2,600.00 |
| \$ | -        |
| \$ | 390.00   |
| \$ | 2,990.00 |
| \$ | 44.85    |
| \$ | 3,034.85 |

1 day

[illegible]

**Vice President**

October 12, 2021

Mr. Brian Conrad  
Conrad Construction Co., Ltd.  
P.O. Box 841134  
Houston, Texas 77284  
brianwconrad@hotmail.com

Re: Spring Valley Village Phase II – Change Order #1  
Spring Valley Village, Texas  
Gessner Engineering Job Number: 21-0576

Dear Mr. Conrad:

Gessner Engineering is requesting an increase in the construction materials testing budget for the Spring Valley Village Phase II Project. This increase is due to additional trips testing of the storm sewer cemented sand fill than what was estimated in the original proposal.

The original cost estimate and authorization for the referenced project was \$35,797.00, which included testing and observation of earthwork and concrete testing in general accordance with Construction Materials Testing Service Agreement dated April 20, 2021 PO # 21-0576-02.

Gessner Engineering estimates approximately **\$29,207.50** remaining complete the project, which includes earthwork testing of the approximately 40% remaining of the storm sewer as well as earthwork and concrete testing of the approximately 50% remaining of the paving. The total billed to date is \$26,797.00 with \$9,000.00 remaining of the original proposal, an additional **\$20,205.50** is currently being requested for a new budget of **\$56,002.50**. All testing services have been provided on as requested by Soccoro, Steve Rodriquez and George Veselka with Conrad Construction.

If you have any questions with respect to this letter, please contact me.

Sincerely,

GESSNER ENGINEERING, F-7451



Luis D. Hernandez, P.E.

## FEE BREAKDOWN

| SITE / UTILITY / PAVING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>FIELD DENSITY TESTS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>\$14,047.50</b> |
| <ul style="list-style-type: none"> <li>- Estimate four (4) trips for in-place nuclear density testing of Lone Star Dr - Lime Stab. Subgrade with three (3) tests taken per trip</li> <li>- Estimate two (2) trips for in-place nuclear density testing of West Tex Dr - Lime Stab. Subgrade with two (2) tests taken per trip</li> <li>- Estimate four (4) trips for in-place nuclear density testing of Traweek Dr - Lime Stab. Subgrade with three (3) tests taken per trip</li> <li>- Estimate twenty-five (25) trips for in-place nuclear density testing of storm sewer backfill with three (3) tests taken per trip</li> </ul> |                    |
| Technician                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 105 hours          |
| Project Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 9 hours            |
| Average On-Site Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3 hours            |
| <b>STABILIZATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>\$3,435.00</b>  |
| <ul style="list-style-type: none"> <li>- Estimate four (4) trips for Lone Star Dr - Gradations to verify depth of lime stabilized subgrade</li> <li>- Estimate two (2) trips for West Tex Dr - Gradations to verify lime and subgrade pulverization</li> <li>- Estimate four (4) trips for Traweek Dr - Gradations to verify lime and subgrade pulverization</li> </ul>                                                                                                                                                                                                                                                              |                    |
| Senior Technician                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 10 hours           |
| Project Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2 hours            |
| Professional Engineer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1 hours            |
| Average On-Site Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1 hours            |
| <b>CONCRETE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>\$6,925.00</b>  |
| <ul style="list-style-type: none"> <li>- Estimate four (4) concrete placements for Lone Star Dr - paving with one (1) set of five cylinders cast per placement</li> <li>- Estimate two (2) concrete placements for West Ted Dr - paving with one (1) set of five cylinders cast per placement</li> <li>- Estimate four (4) concrete placements for Traweek Dr - paving with one (1) set of five cylinders cast per placement</li> </ul>                                                                                                                                                                                              |                    |
| Technician                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 30 hours           |
| Project Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 3 hours            |
| Average On-Site Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3 hours            |
| <b>SITE / UTILITY / PAVING TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>\$24,407.50</b> |
| <b>LAB</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |
| <b>Test Procedures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |
| <ul style="list-style-type: none"> <li>- Estimate twelve (12) moisture-density relation curves per ASTM D698 for lime stabilized subgrade</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |
| Lab Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 3 hours            |
| <b>LAB TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>\$4,800.00</b>  |
| <b>PROJECT TOTAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>\$29,207.50</b> |

Remarks: 2.50 hour round trip travel from Brenham office at \$150.00 per trip. Cost estimate based on drawings and specifications dated November 3, 2020 issued for bidding and permitting. If estimated quantities are exceeded due to service requests that exceed those anticipated, additional testing services will be invoiced using our current CMT Fee Schedule.

Client (Signature)

Date



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

**MEETING DATE:** October 26, 2021

|               |                                                                                                                                                                  |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b> | Approval of Pay Estimate No. 5 for Loeser, Traweck, Lone Star, West Tex Pavement & Utility Improvements Project to Conrad Construction Co., LTD. of \$301,108.22 |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                    |                                                                                                                                                                                                                                                                     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BACKGROUND:</b> | This is the fifth pay estimate to be submitted by Conrad Construction Co., LTD. for the Loeser, Traweck, Lone Star, West Tex Pavement & Utility Improvements Project (2020-11-101) for work completed on the Project from September 1, 2021, to September 30, 2021. |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                        |                                                                                                                                                                 |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RECOMMENDATION:</b> | IDS Engineer Project Manager, Coy P. Custer, P.E., ENV SP, and Director of Public Works Arthur Faiello have reviewed Pay Estimate No. 5 and recommend approval. |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                     |                                                                                                                 |
|---------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>ATTACHMENTS:</b> | <ul style="list-style-type: none"><li>• Pay Estimate No. 5 Submitted By Conrad Construction Co., LTD.</li></ul> |
|---------------------|-----------------------------------------------------------------------------------------------------------------|

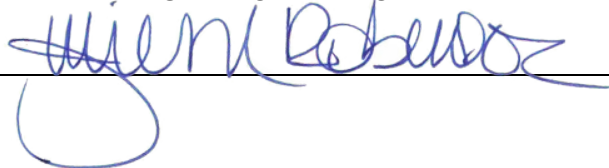
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FUNDING ISSUES:</b> | <div><input type="checkbox"/> Not applicable – no dollars are being spent or received.<br/><input checked="" type="checkbox"/> Full amount already budgeted in Acct/Project #25-50-7517<br/><input type="checkbox"/> Not budgeted, if approved, the following will be included in the next Budget Amendment:<br/><div><input type="checkbox"/> \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____<br/><input type="checkbox"/> _____ from unassigned fund balance will be used and added to Acct/Project# _____<br/><input type="checkbox"/> \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____</div></div> |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**FINANCE VERIFICATION OF FUNDING:**



|                                                                              |
|------------------------------------------------------------------------------|
| <b>SUBMITTING STAFF MEMBER:</b><br><br>Arthur Faiello, Public Works Director |
|------------------------------------------------------------------------------|

**CITY ADMINISTRATOR APPROVAL:**





October 13, 2021

Spring Valley Village  
1025 Campbell Road  
Houston, TX 77055

Attention: Mr. Arthur Faiello

Reference: Paving and Utility Improvements to Serve Lone Star Dr, Loeser Dr, Traweek Dr, West  
Tex Dr and Lariat Dr  
CSB #2021-11-101; IDS Project No. 2316-001-00

Dear Mr. Faiello:

Enclosed is an Application and Certificate for Payment No. 5 for the above referenced project for the period of September 1, 2021 to September 30, 2021. As itemized in this estimate, we recommend payment to Conrad Construction Co., Ltd in the amount of \$301,108.22 at this time.

As of September 30, 2021, the project was approximately 46.3% complete of the contract sum to date. A qualified project representative was assigned to the project to observe the work as it was being performed. To the best of my knowledge, all work has been performed in accordance with the construction plans and contract specifications.

|    |                                               |                      |
|----|-----------------------------------------------|----------------------|
| 1  | Original Contract Amount                      | \$ 2,837,491.00      |
| 2  | Total Change Orders                           | \$ 168,995.24        |
| 3  | Total Current Contract Amount                 | \$ 3,006,486.24      |
| 4  | Construction Materials Testing to Date        | \$ 26,795.00         |
| 5  | Payment to Centerpoint                        | \$ -                 |
| 6  | Total Value of Work Completed to Date         | \$ 1,392,050.73      |
| 7  | Total Materials Stored to Date                | \$ -                 |
| 8  | Total Completed & Stored to Date              | \$ 1,392,050.73      |
| 9  | Retainage (10%)                               | \$ 139,205.07        |
| 10 | Total Completed, Less Retainage               | \$ 1,252,845.66      |
| 11 | Total Amount of Prior Payments                | \$ 951,737.44        |
| 12 | <b>Current Due Amount</b>                     | <b>\$ 301,108.22</b> |
| 13 | Total Balance Remaining (Including Retainage) | \$ 1,614,435.51      |
| 14 | Notice to Proceed Date                        | 17-May-21            |
| 15 | Project Estimated Completion Date             | 29-Mar-22            |
| 16 | Percentage Complete of the Contract Sum       | 46.3%                |

Mr. Arthur Faiello  
City of Spring Valley Village  
October 13, 2021  
Page 2 of 2

Sincerely,



Coy P. Custer, P.E., ENV SP  
Project Manager

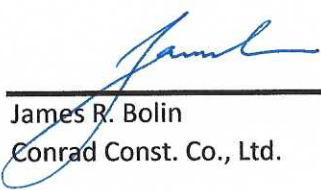
Attachments

Conrad Construction Co., Ltd.  
P.O. Box 841134  
Houston, Texas 77284

Project: Lone Star Dr., Loeser Dr., et al , Project No. 2020-11-101

|                          |                     |                |                 |
|--------------------------|---------------------|----------------|-----------------|
| Pay Application No.      | 5                   | Work To Date:  | \$ 1,392,050.73 |
| Application Period       | 9-1-21 thru 9-30-21 |                |                 |
| Original Contract Amount | \$ 2,837,491.00     | Remaining Work | \$ 1,614,435.51 |
| Revised Contract Amount  | \$ 3,006,486.24     |                |                 |
| Notice To Proceed        | 5/17/2021           |                |                 |

|                                       |                 |
|---------------------------------------|-----------------|
| Total Work To Date:                   | \$ 1,392,050.73 |
| Materials Stored to Date              | \$ -            |
| Total Work To Date & Stored Materials | \$ 1,392,050.73 |
| Retainage (10%)                       | \$ 139,205.07   |
| Total Work Complete, Less Retainage   | \$ 1,252,845.66 |
| Less Previous Payments                | \$ 951,737.44   |
| Total Due This Application            | \$ 301,108.22   |

  
James R. Bolin  
Conrad Const. Co., Ltd.

  
Coy P. Custer, P.E., ENV SP  
Engineer - IDS Engineering Group

Arthur Faiello  
Public Works Director  
City of Spring Valley Village

# CONTRACTOR'S AFFIDAVIT OF BILLS PAID/LIEN RELEASE

OWNER: City of Spring Valley Village

PROJECT: Lone Star Dr., et al – Paving & Utilities, Bid No. 2020-11-101

CONTRACTOR: Conrad Construction Co., Ltd.

I certify that all just and lawful bills against the below-named Contractor for labor, material and expendable equipment employed in the performance of said Contract for the period covering 9.1.21 through 9.30.21 have been paid in full. This is to certify that I am relieving the City of Spring Valley Village from any claims from debt occurring in connection with this project prior to 10.1.21.

Firm: Conrad Construction Co., Ltd.

By :

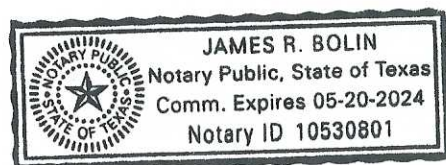
Brian Conrad

Date : 10.4.21

Title :

Vice President

Signed and sworn to before me a Notary Public in and for Harris County, Texas this 4th day of October, 2021.



James R. Bolin

Lone Star Drive, et al – Project No. 2020-11-101

Conrad Construction Co., Ltd.

Pay Application No.: 5

Reporting Period: 9.1.21 thru 9.30.21

Subcontractor and Work Performed During This Period

South Point Surveying - Construction Staking

Highway 1, LLC - Traffic Control maintenance

Gessner Engineering - materials Testing

P.A. Restos Trucking - Trucking Services



# INVOICE

Invoice Date: 09/28/2021  
Invoice No: 21-9-000047



**GESSNER**  
ENGINEERING

Page 1 of 7

**Client Address:** Conrad Construction Co., LTD  
Brian Conrad, Vice President  
PO Box 841134  
  
Houston, TX. 77284 USA

**Cust No:** 215422  
**Project No:** 21-0576-02  
**Project Desc.:** Spring Valley Village #2  
Lone Star Dr, Loeser Dr, Traweek Dr, W Tex Dr  
and Lariat Drive

## ===== Invoice Summary by Billing Code =====

|                                                                   | <u>Unit Rate</u> | <u>Qty</u> | <u>Extension</u>     |
|-------------------------------------------------------------------|------------------|------------|----------------------|
| C-001 - Compressive Strength (ASTM C31, C39, C109, C1019)         | \$35.00 ✓        | 50.00 ✓    | \$1,750.00 ✓         |
| C-010 - Round Trip Travel Fee, per hour                           | \$60.00 ✓        | 25.00 ✓    | \$1,500.00 ✓         |
| E-001 - In-Place Nuclear Density (ASTM D6938) Min Chg Substituted | \$20.00 ✓        | 2.00 ✓     | \$60.00 ✓            |
| E-001 - In-Place Nuclear Density (ASTM D6938)                     | \$20.00 ✓        | 37.00 ✓    | \$740.00 ✓           |
| E-002 - Atterberg Limits (ASTM D4318)                             | \$75.00 ✓        | 7.00 ✓     | \$525.00 ✓           |
| E-006 - Standard Proctor w/classification tests (ASTM D698)       | \$250.00 ✓       | 1.00 ✓     | \$250.00 ✓           |
| E-028 - Field Lime Gradation                                      | \$35.00 ✓        | 7.50 ✓     | \$262.50 ✓           |
| E-032 - Round Trip Travel Fee, per hour                           | \$60.00 ✓        | 20.00 ✓    | \$1,200.00 ✓         |
| L-002 - CMT Project Manager                                       | \$100.00 ✓       | 8.50 ✓     | \$850.00 ✓           |
| L-011 - Technician                                                | \$52.00 ✓        | 67.75 ✓    | \$3,523.00 ✓         |
| <b>Total for this Invoice:</b>                                    |                  |            | <b>\$10,660.50 ✓</b> |

## ===== Invoice Detail by Report =====

| <u>Lab No.</u>                        | <u>Sampled</u> | <u>Qty</u> | <u>Billing Code</u>                           | <u>Unit Type</u> | <u>Unit Rate</u> | <u>Extension</u> |
|---------------------------------------|----------------|------------|-----------------------------------------------|------------------|------------------|------------------|
| 13600-1                               | 08/26/2021     | 3.00 ✓     | E-001 - In-Place Nuclear Density (ASTM D6938) | ea               | \$20.00          | \$60.00          |
| 13600-1                               | 08/26/2021     | 2.50 ✓     | E-032 - Round Trip Travel Fee, per hour       | hr               | \$60.00          | \$150.00         |
| 13600-1                               | 08/26/2021     | 0.25 ✓     | L-002 - CMT Project Manager                   | hr               | \$100.00         | \$25.00          |
| 13600-1                               | 08/26/2021     | 3.75 ✓     | L-011 - Technician                            | hr               | \$52.00          | \$195.00         |
| Lab Number 13600-1 for a Subtotal of: |                |            |                                               |                  |                  | \$430.00         |
| 13635                                 | 08/27/2021     | 2.00 ✓     | E-028 - Field Lime Gradation                  | ea               | \$35.00          | \$70.00          |
| 13635                                 | 08/27/2021     | 2.50 ✓     | E-032 - Round Trip Travel Fee, per hour       | hr               | \$60.00          | \$150.00         |
| 13635                                 | 08/27/2021     | 1.00 ✓     | L-011 - Technician                            | hr               | \$52.00          | \$52.00          |
| Lab Number 13635 for a Subtotal of:   |                |            |                                               |                  |                  | \$272.00         |

**REMIT TO:** 401 West 26th Street, Suite 3  
Bryan, Texas 77803  
1-877-GESSNER  
ar@gessnereng.com

**Due Upon Receipt**  
Late payments are subject to 18%  
annual finance charges. Unpaid  
invoices will be sent to collection.

We accept EFT's with no fee and Credit Card Payments with a 3% Convenience Fee  
<https://www.gessnerengineering.com/invoice/>

# INVOICE

Invoice Date: 09/28/2021  
Invoice No: 21-9-000047



**GESSNER**  
ENGINEERING

Page 2 of 7

## ===== Invoice Detail by Report =====

| <u>Lab No.</u>                        | <u>Sampled</u> | <u>Qty</u> | <u>Billing Code</u>                                       | <u>Unit Type</u> | <u>Unit Rate</u> | <u>Extension</u> |
|---------------------------------------|----------------|------------|-----------------------------------------------------------|------------------|------------------|------------------|
| 13635-1                               | 08/27/2021     | 2.00       | E-002 - Atterberg Limits (ASTM D4318)                     | ea               | \$75.00          | \$150.00         |
| 13635-1                               | 08/27/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| Lab Number 13635-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$175.00         |
| 13635-2                               | 08/27/2021     | 2.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$40.00          |
| 13635-2                               | 08/27/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13635-2                               | 08/27/2021     | 0.50       | L-011 - Technician                                        | hr               | \$52.00          | \$26.00          |
| Lab Number 13635-2 for a Subtotal of: |                |            |                                                           |                  |                  | \$91.00          |
| 13636-1                               | 08/27/2021     | 3.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$60.00          |
| 13636-1                               | 08/27/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13636-1                               | 08/27/2021     | 2.25       | L-011 - Technician                                        | hr               | \$52.00          | \$117.00         |
| Lab Number 13636-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$202.00         |
| 13668-1                               | 08/30/2021     | 5.00       | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea               | \$35.00          | \$175.00         |
| 13668-1                               | 08/30/2021     | 2.50       | C-010 - Round Trip Travel Fee, per hour                   | hr               | \$60.00          | \$150.00         |
| 13668-1                               | 08/30/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13668-1                               | 08/30/2021     | 1.50       | L-011 - Technician                                        | hr               | \$52.00          | \$78.00          |
| Lab Number 13668-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$428.00         |
| 13670-1                               | 08/30/2021     | 3.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$60.00          |
| 13670-1                               | 08/30/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13670-1                               | 08/30/2021     | 3.75       | L-011 - Technician                                        | hr               | \$52.00          | \$195.00         |
| Lab Number 13670-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$280.00         |
| 13687-1                               | 08/31/2021     | 3.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$60.00          |
| 13687-1                               | 08/31/2021     | 2.50       | E-032 - Round Trip Travel Fee, per hour                   | hr               | \$60.00          | \$150.00         |
| 13687-1                               | 08/31/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13687-1                               | 08/31/2021     | 2.00       | L-011 - Technician                                        | hr               | \$52.00          | \$104.00         |
| Lab Number 13687-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$339.00         |
| 13706-1                               | 09/01/2021     | 5.00       | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea               | \$35.00          | \$175.00         |

REMIT TO: 401 West 26th Street, Suite 3  
Bryan, Texas 77803  
1-877-GESSNER  
ar@gessnereng.com

Due Upon Receipt  
Late payments are subject to 18%  
annual finance charges. Unpaid  
invoices will be sent to collection.

We accept EFT's with no fee and Credit Card Payments with a 3% Convenience Fee  
<https://www.gessnerengineering.com/invoice/>



# INVOICE

Invoice Date: 09/28/2021  
Invoice No: 21-9-000047



**GESSNER**  
ENGINEERING

Page 3 of 7

## ===== Invoice Detail by Report =====

| Lab No.                               | Sampled    | Qty    | Billing Code                                                | Unit Type | Unit Rate | Extension |
|---------------------------------------|------------|--------|-------------------------------------------------------------|-----------|-----------|-----------|
| 13706-1                               | 09/01/2021 | 2.50 ✓ | C-010 - Round Trip Travel Fee, per hour                     | hr        | \$60.00   | \$150.00  |
| 13706-1                               | 09/01/2021 | 0.25 ✓ | L-002 - CMT Project Manager                                 | hr        | \$100.00  | \$25.00   |
| 13706-1                               | 09/01/2021 | 2.50 ✓ | L-011 - Technician                                          | hr        | \$52.00   | \$130.00  |
| Lab Number 13706-1 for a Subtotal of: |            |        |                                                             |           |           | \$480.00  |
| 13708-1                               | 09/01/2021 | 3.00 ✓ | E-001 - In-Place Nuclear Density (ASTM D6938)               | ea        | \$20.00   | \$60.00   |
| 13708-1                               | 09/01/2021 | 0.25 ✓ | L-002 - CMT Project Manager                                 | hr        | \$100.00  | \$25.00   |
| 13708-1                               | 09/01/2021 | 1.75 ✓ | L-011 - Technician                                          | hr        | \$52.00   | \$91.00   |
| Lab Number 13708-1 for a Subtotal of: |            |        |                                                             |           |           | \$176.00  |
| 13715-1                               | 09/02/2021 | 1.00 ✓ | E-001 - In-Place Nuclear Density (ASTM D6938)               | ea        | \$20.00   | \$20.00   |
| 13715-1                               | 09/02/2021 | 2.50 ✓ | E-032 - Round Trip Travel Fee, per hour                     | hr        | \$60.00   | \$150.00  |
| 13715-1                               | 09/02/2021 | 0.25 ✓ | L-002 - CMT Project Manager                                 | hr        | \$100.00  | \$25.00   |
| 13715-1                               | 09/02/2021 | 2.25 ✓ | L-011 - Technician                                          | hr        | \$52.00   | \$117.00  |
| Lab Number 13715-1 for a Subtotal of: |            |        |                                                             |           |           | \$312.00  |
| 13748                                 | 09/03/2021 | 1.00 ✓ | E-028 - Field Lime Gradation                                | ea        | \$35.00   | \$35.00   |
| 13748                                 | 09/03/2021 | 2.50 ✓ | L-011 - Technician                                          | hr        | \$52.00   | \$130.00  |
| Lab Number 13748 for a Subtotal of:   |            |        |                                                             |           |           | \$165.00  |
| 13748-1                               | 09/03/2021 | 1.00 ✓ | E-006 - Standard Proctor w/classification tests (ASTM D698) | ea        | \$250.00  | \$250.00  |
| 13748-1                               | 09/03/2021 | 0.50 ✓ | L-002 - CMT Project Manager                                 | hr        | \$100.00  | \$50.00   |
| Lab Number 13748-1 for a Subtotal of: |            |        |                                                             |           |           | \$300.00  |
| 13749-1                               | 09/03/2021 | 5.00 ✓ | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019)   | ea        | \$35.00   | \$175.00  |
| 13749-1                               | 09/03/2021 | 2.50 ✓ | C-010 - Round Trip Travel Fee, per hour                     | hr        | \$60.00   | \$150.00  |
| 13749-1                               | 09/03/2021 | 0.25 ✓ | L-002 - CMT Project Manager                                 | hr        | \$100.00  | \$25.00   |
| 13749-1                               | 09/03/2021 | 2.00 ✓ | L-011 - Technician                                          | hr        | \$52.00   | \$104.00  |
| Lab Number 13749-1 for a Subtotal of: |            |        |                                                             |           |           | \$454.00  |
| 13772                                 | 09/07/2021 | 0.50 ✓ | E-028 - Field Lime Gradation                                | ea        | \$35.00   | \$17.50   |
| 13772                                 | 09/07/2021 | 0.50 ✓ | L-011 - Technician                                          | hr        | \$52.00   | \$26.00   |
| Lab Number 13772 for a Subtotal of:   |            |        |                                                             |           |           | \$43.50   |

REMIT TO: 401 West 26th Street, Suite 3  
Bryan, Texas 77803  
1-877-GESSNER  
ar@gessnereng.com

Due Upon Receipt  
Late payments are subject to 18%  
annual finance charges. Unpaid  
invoices will be sent to collection.

We accept EFT's with no fee and Credit Card Payments with a 3% Convenience Fee  
<https://www.gessnerengineering.com/invoice/>

# INVOICE

Invoice Date: 09/28/2021  
Invoice No: 21-9-000047



**GESSNER**  
ENGINEERING

Page 4 of 7

## ===== Invoice Detail by Report =====

| Lab No.                               | Sampled    | Qty    | Billing Code                                              | Unit Type | Unit Rate           | Extension |
|---------------------------------------|------------|--------|-----------------------------------------------------------|-----------|---------------------|-----------|
| 13772-1                               | 09/07/2021 | 1.00 ✓ | E-002 - Atterberg Limits (ASTM D4318)                     | ea        | \$75.00             | \$75.00   |
| 13772-1                               | 09/07/2021 | 0.25 ✓ | L-002 - CMT Project Manager                               | hr        | \$100.00            | \$25.00   |
| Lab Number 13772-1 for a Subtotal of: |            |        |                                                           |           |                     | \$100.00  |
| 13772-2                               | 09/07/2021 | 2.00 ✓ | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea        | Min Chg Substituted | \$60.00   |
| 13772-2                               | 09/07/2021 | 0.25 ✓ | L-002 - CMT Project Manager                               | hr        | \$100.00            | \$25.00   |
| 13772-2                               | 09/07/2021 | 2.25 ✓ | L-011 - Technician                                        | hr        | \$52.00             | \$117.00  |
| Lab Number 13772-2 for a Subtotal of: |            |        |                                                           |           |                     | \$202.00  |
| 13773-1                               | 09/07/2021 | 5.00 ✓ | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea        | \$35.00             | \$175.00  |
| 13773-1                               | 09/07/2021 | 2.50 ✓ | C-010 - Round Trip Travel Fee, per hour                   | hr        | \$60.00             | \$150.00  |
| 13773-1                               | 09/07/2021 | 0.25 ✓ | L-002 - CMT Project Manager                               | hr        | \$100.00            | \$25.00   |
| 13773-1                               | 09/07/2021 | 2.50 ✓ | L-011 - Technician                                        | hr        | \$52.00             | \$130.00  |
| Lab Number 13773-1 for a Subtotal of: |            |        |                                                           |           |                     | \$480.00  |
| 13802-1                               | 09/08/2021 | 3.00 ✓ | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea        | \$20.00             | \$60.00   |
| 13802-1                               | 09/08/2021 | 2.50 ✓ | E-032 - Round Trip Travel Fee, per hour                   | hr        | \$60.00             | \$150.00  |
| 13802-1                               | 09/08/2021 | 0.25 ✓ | L-002 - CMT Project Manager                               | hr        | \$100.00            | \$25.00   |
| 13802-1                               | 09/08/2021 | 2.75 ✓ | L-011 - Technician                                        | hr        | \$52.00             | \$143.00  |
| Lab Number 13802-1 for a Subtotal of: |            |        |                                                           |           |                     | \$378.00  |
| 13823-1                               | 09/09/2021 | 5.00 ✓ | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea        | \$35.00             | \$175.00  |
| 13823-1                               | 09/09/2021 | 2.50 ✓ | C-010 - Round Trip Travel Fee, per hour                   | hr        | \$60.00             | \$150.00  |
| 13823-1                               | 09/09/2021 | 0.25 ✓ | L-002 - CMT Project Manager                               | hr        | \$100.00            | \$25.00   |
| 13823-1                               | 09/09/2021 | 2.00 ✓ | L-011 - Technician                                        | hr        | \$52.00             | \$104.00  |
| Lab Number 13823-1 for a Subtotal of: |            |        |                                                           |           |                     | \$454.00  |
| 13832                                 | 09/10/2021 | 1.00 ✓ | E-028 - Field Lime Gradation                              | ea        | \$35.00             | \$35.00   |
| 13832                                 | 09/10/2021 | 2.50 ✓ | E-032 - Round Trip Travel Fee, per hour                   | hr        | \$60.00             | \$150.00  |
| 13832                                 | 09/10/2021 | 1.00 ✓ | L-011 - Technician                                        | hr        | \$52.00             | \$52.00   |
| Lab Number 13832 for a Subtotal of:   |            |        |                                                           |           |                     | \$237.00  |
| 13832-1                               | 09/10/2021 | 1.00 ✓ | E-002 - Atterberg Limits (ASTM D4318)                     | ea        | \$75.00             | \$75.00   |

REMIT TO: 401 West 26th Street, Suite 3  
Bryan, Texas 77803  
1-877-GESSNER  
ar@gessnereng.com

Due Upon Receipt  
Late payments are subject to 18%  
annual finance charges. Unpaid  
invoices will be sent to collection.

We accept EFT's with no fee and Credit Card Payments with a 3% Convenience Fee  
<https://www.gessnerengineering.com/invoice/>

# INVOICE

Invoice Date: 09/28/2021  
Invoice No: 21-9-000047



**GESSNER**  
ENGINEERING

Page 5 of 7

## ===== Invoice Detail by Report =====

| <u>Lab No.</u>                        | <u>Sampled</u> | <u>Qty</u> | <u>Billing Code</u>                                       | <u>Unit Type</u> | <u>Unit Rate</u> | <u>Extension</u> |
|---------------------------------------|----------------|------------|-----------------------------------------------------------|------------------|------------------|------------------|
| 13832-1                               | 09/10/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| Lab Number 13832-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$100.00         |
| 13832-2                               | 09/10/2021     | 1.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$20.00          |
| 13832-2                               | 09/10/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13832-2                               | 09/10/2021     | 1.00       | L-011 - Technician                                        | hr               | \$52.00          | \$52.00          |
| Lab Number 13832-2 for a Subtotal of: |                |            |                                                           |                  |                  | \$97.00          |
| 13834-1                               | 09/10/2021     | 1.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$20.00          |
| 13834-1                               | 09/10/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13834-1                               | 09/10/2021     | 3.75       | L-011 - Technician                                        | hr               | \$52.00          | \$195.00         |
| Lab Number 13834-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$240.00         |
| 13902-1                               | 09/15/2021     | 5.00       | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea               | \$35.00          | \$175.00         |
| 13902-1                               | 09/15/2021     | 2.50       | C-010 - Round Trip Travel Fee, per hour                   | hr               | \$60.00          | \$150.00         |
| 13902-1                               | 09/15/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13902-1                               | 09/15/2021     | 2.00       | L-011 - Technician                                        | hr               | \$52.00          | \$104.00         |
| Lab Number 13902-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$454.00         |
| 13906-1                               | 09/15/2021     | 4.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$80.00          |
| 13906-1                               | 09/15/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13906-1                               | 09/15/2021     | 3.75       | L-011 - Technician                                        | hr               | \$52.00          | \$195.00         |
| Lab Number 13906-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$300.00         |
| 13937-1                               | 09/17/2021     | 5.00       | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea               | \$35.00          | \$175.00         |
| 13937-1                               | 09/17/2021     | 2.50       | C-010 - Round Trip Travel Fee, per hour                   | hr               | \$60.00          | \$150.00         |
| 13937-1                               | 09/17/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13937-1                               | 09/17/2021     | 1.50       | L-011 - Technician                                        | hr               | \$52.00          | \$78.00          |
| Lab Number 13937-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$428.00         |
| 13981-1                               | 09/20/2021     | 3.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$60.00          |
| 13981-1                               | 09/20/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |

REMIT TO: 401 West 26th Street, Suite 3  
Bryan, Texas 77803  
1-877-GESSNER  
ar@gessnereng.com

Due Upon Receipt  
Late payments are subject to 18%  
annual finance charges. Unpaid  
invoices will be sent to collection.

We accept EFT's with no fee and Credit Card Payments with a 3% Convenience Fee  
<https://www.gessnerengineering.com/invoice/>



# INVOICE

Invoice Date: 09/28/2021  
Invoice No: 21-9-000047



**GESSNER**  
ENGINEERING

Page 6 of 7

## ===== Invoice Detail by Report =====

| <u>Lab No.</u>                        | <u>Sampled</u> | <u>Qty</u> | <u>Billing Code</u>                                       | <u>Unit Type</u> | <u>Unit Rate</u> | <u>Extension</u> |
|---------------------------------------|----------------|------------|-----------------------------------------------------------|------------------|------------------|------------------|
| 13981-1                               | 09/20/2021     | 3.75       | L-011 - Technician                                        | hr               | \$52.00          | \$195.00         |
| Lab Number 13981-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$280.00         |
| 13982-1                               | 09/20/2021     | 5.00       | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea               | \$35.00          | \$175.00         |
| 13982-1                               | 09/20/2021     | 2.50       | C-010 - Round Trip Travel Fee, per hour                   | hr               | \$60.00          | \$150.00         |
| 13982-1                               | 09/20/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 13982-1                               | 09/20/2021     | 2.00       | L-011 - Technician                                        | hr               | \$52.00          | \$104.00         |
| Lab Number 13982-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$454.00         |
| 14004-1                               | 09/21/2021     | 5.00       | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea               | \$35.00          | \$175.00         |
| 14004-1                               | 09/21/2021     | 2.50       | C-010 - Round Trip Travel Fee, per hour                   | hr               | \$60.00          | \$150.00         |
| 14004-1                               | 09/21/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 14004-1                               | 09/21/2021     | 1.50       | L-011 - Technician                                        | hr               | \$52.00          | \$78.00          |
| Lab Number 14004-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$428.00         |
| 14012                                 | 09/21/2021     | 2.00       | E-028 - Field Lime Gradation                              | ea               | \$35.00          | \$70.00          |
| 14012                                 | 09/21/2021     | 1.00       | L-011 - Technician                                        | hr               | \$52.00          | \$52.00          |
| Lab Number 14012 for a Subtotal of:   |                |            |                                                           |                  |                  | \$122.00         |
| 14012-1                               | 09/21/2021     | 2.00       | E-002 - Atterberg Limits (ASTM D4318)                     | ea               | \$75.00          | \$150.00         |
| 14012-1                               | 09/21/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| Lab Number 14012-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$175.00         |
| 14012-2                               | 09/21/2021     | 2.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$40.00          |
| 14012-2                               | 09/21/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 14012-2                               | 09/21/2021     | 1.00       | L-011 - Technician                                        | hr               | \$52.00          | \$52.00          |
| Lab Number 14012-2 for a Subtotal of: |                |            |                                                           |                  |                  | \$117.00         |
| 14013-1                               | 09/21/2021     | 1.00       | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea               | \$20.00          | \$20.00          |
| 14013-1                               | 09/21/2021     | 0.25       | L-002 - CMT Project Manager                               | hr               | \$100.00         | \$25.00          |
| 14013-1                               | 09/21/2021     | 5.25       | L-011 - Technician                                        | hr               | \$52.00          | \$273.00         |
| Lab Number 14013-1 for a Subtotal of: |                |            |                                                           |                  |                  | \$318.00         |

REMIT TO: 401 West 26th Street, Suite 3  
Bryan, Texas 77803  
1-877-GESSNER  
ar@gessnereng.com

**Due Upon Receipt**  
Late payments are subject to 18% annual finance charges. Unpaid invoices will be sent to collection.

We accept EFT's with no fee and Credit Card Payments with a 3% Convenience Fee  
<https://www.gessnerengineering.com/invoice/>

# INVOICE

Invoice Date: 09/28/2021  
Invoice No: 21-9-000047



**GESSNER**  
ENGINEERING

Page 7 of 7

## ===== Invoice Detail by Report =====

| Lab No.                               | Sampled    | Qty  | Billing Code                                              | Unit Type | Unit Rate | Extension          |
|---------------------------------------|------------|------|-----------------------------------------------------------|-----------|-----------|--------------------|
| 14039-1                               | 09/22/2021 | 3.00 | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea        | \$20.00   | \$60.00            |
| 14039-1                               | 09/22/2021 | 2.50 | E-032 - Round Trip Travel Fee, per hour                   | hr        | \$60.00   | \$150.00           |
| 14039-1                               | 09/22/2021 | 0.25 | L-002 - CMT Project Manager                               | hr        | \$100.00  | \$25.00            |
| 14039-1                               | 09/22/2021 | 1.00 | L-011 - Technician                                        | hr        | \$52.00   | \$52.00            |
| Lab Number 14039-1 for a Subtotal of: |            |      |                                                           |           |           | \$287.00           |
| 14062-1                               | 09/23/2021 | 5.00 | C-001 - Compressive Strength (ASTM C31, C39, C109, C1019) | ea        | \$35.00   | \$175.00           |
| 14062-1                               | 09/23/2021 | 2.50 | C-010 - Round Trip Travel Fee, per hour                   | hr        | \$60.00   | \$150.00           |
| 14062-1                               | 09/23/2021 | 0.25 | L-002 - CMT Project Manager                               | hr        | \$100.00  | \$25.00            |
| 14062-1                               | 09/23/2021 | 1.50 | L-011 - Technician                                        | hr        | \$52.00   | \$78.00            |
| Lab Number 14062-1 for a Subtotal of: |            |      |                                                           |           |           | \$428.00           |
| 14101                                 | 09/24/2021 | 1.00 | E-028 - Field Lime Gradation                              | ea        | \$35.00   | \$35.00            |
| 14101                                 | 09/24/2021 | 2.50 | E-032 - Round Trip Travel Fee, per hour                   | hr        | \$60.00   | \$150.00           |
| 14101                                 | 09/24/2021 | 1.00 | L-011 - Technician                                        | hr        | \$52.00   | \$52.00            |
| Lab Number 14101 for a Subtotal of:   |            |      |                                                           |           |           | \$237.00           |
| 14101-1                               | 09/24/2021 | 1.00 | E-002 - Atterberg Limits (ASTM D4318)                     | ea        | \$75.00   | \$75.00            |
| 14101-1                               | 09/24/2021 | 0.25 | L-002 - CMT Project Manager                               | hr        | \$100.00  | \$25.00            |
| Lab Number 14101-1 for a Subtotal of: |            |      |                                                           |           |           | \$100.00           |
| 14101-2                               | 09/24/2021 | 1.00 | E-001 - In-Place Nuclear Density (ASTM D6938)             | ea        | \$20.00   | \$20.00            |
| 14101-2                               | 09/24/2021 | 0.25 | L-002 - CMT Project Manager                               | hr        | \$100.00  | \$25.00            |
| 14101-2                               | 09/24/2021 | 1.00 | L-011 - Technician                                        | hr        | \$52.00   | \$52.00            |
| Lab Number 14101-2 for a Subtotal of: |            |      |                                                           |           |           | \$97.00            |
| Total for this Invoice:               |            |      |                                                           |           |           | <b>\$10,660.50</b> |

RIC Lee VENDOR 200330  
RB            JOB             
BC            GL             
DON             
JAKE            ENTERED           

REMIT TO: 401 West 26th Street, Suite 3  
Bryan, Texas 77803  
1-877-GESSNER  
ar@gessnereng.com

Due Upon Receipt  
Late payments are subject to 18%  
annual finance charges. Unpaid  
invoices will be sent to collection.

We accept EFT's with no fee and Credit Card Payments with a 3% Convenience Fee  
<https://www.gessnerengineering.com/invoice/>

**FROM: CONRAD CONSTRUCTION CO.,LTD.**  
**P.O. BOX 841134**  
**HOUSTON, TEXAS 77284**

**TO: CITY OF SPRING VALLEY VILLAGE**  
**ACCOUNTS PAYABLE**  
**1025 CAMPBELL ROAD**  
**HOUSTON, TEXAS 77055**  
**ATTN: COY P. CUSTER, P.E. - PROJECT MANAGER**  
**REF: LONE STAR DR., ET AL - PAVING & UTILITIES**  
**PROJ #: BID NO. 2020-11-101 , CC# 20/0330**  
**DATE: 9/30/2021**

**PAY APPLICATION # : 5**

| DESCRIPTION                                                           | QUANTITY | UNIT | THIS ESTIMATE | PREVIOUS ESTIMATE | WORK TO DATE | %    | UNIT PRICE   | WORK TO DATE |
|-----------------------------------------------------------------------|----------|------|---------------|-------------------|--------------|------|--------------|--------------|
| <b>GENERAL ITEMS</b>                                                  |          |      |               |                   |              |      |              |              |
| 1. MOBILIZATION, BONDS & INSURANCE                                    | 1.00     | LS   |               | 1.00              | 1.00         | 100% | \$ 80,000.00 | \$ 80,000.00 |
| 2. TRAFFIC CONTROL & REGULATION                                       | 1.00     | LS   | 0.09          | 0.42              | 0.51         | 51%  | \$ 50,000.00 | \$ 25,500.00 |
| 3. FLAGMAN                                                            | 1.00     | LS   | 0.10          | 0.40              | 0.50         | 50%  | \$ 7,500.00  | \$ 3,750.00  |
| 4. ELECTRONIC MESSAGE BOARD [3] [5]                                   | 0.00     | MO   |               |                   | 0.00         | #### | \$ 1,250.00  | \$ -         |
| 5. TREE PROTECTION PLAN                                               | 1.00     | LS   | 0.09          | 0.42              | 0.51         | 51%  | \$ 30,000.00 | \$ 15,300.00 |
| 6. TREE REMOVAL (0" TO 11.99" DIA.)                                   | 4.00     | EA   | 1.00          |                   | 1.00         | 25%  | \$ 750.00    | \$ 750.00    |
| 7. TREE REMOVAL (12" TO 29.99" DIA.)                                  | 2.00     | EA   |               |                   | 0.00         | 0%   | \$ 1,250.00  | \$ -         |
| 8. TREE REMOVAL (30" TO 45" DIA.)                                     | 1.00     | EA   |               |                   | 0.00         | 0%   | \$ 2,000.00  | \$ -         |
| 9. FLEXIBLE BASE COURSE FOR TEMP. DRIVEWAYS                           | 56.00    | EA   | 7.00          | 19.00             | 26.00        | 46%  | \$ 500.00    | \$ 13,000.00 |
| 10. 8" TEMPORARY ASPHALT PAVING TYPE "B" BLACK BASE [4] [5]           | 1750.00  | SY   | 663.77        | 587.00            | 1250.77      | 71%  | \$ 50.00     | \$ 62,538.50 |
| 11. REMOVE & DISPOSE PIPE CULVERT, SEWERS AND SEWER LEADS (ALL SIZES) | 1486.00  | LF   | 599.00        | 451.00            | 1050.00      | 71%  | \$ 12.00     | \$ 12,600.00 |
| 12. REMOVE & DISPOSE OF EXISTING CURB INLETS                          | 2.00     | EA   |               |                   | 0.00         | 0%   | \$ 750.00    | \$ -         |
| 13. REMOVE & DISPOSE OF EXISTING STORM MANHOLES, ALL DEPTHS           | 2.00     | EA   |               |                   | 0.00         | 0%   | \$ 750.00    | \$ -         |
| 14. REMOVE & DISPOSE OF EXISTING SAFETY END TREATMENTS (SETs)         | 6.00     | EA   |               | 2.00              | 2.00         | 33%  | \$ 400.00    | \$ 800.00    |
| 15. REMOVE & DISPOSE OF WATER LINES AND WATER SERVICE LINES           | 60.00    | LF   |               |                   | 0.00         | 0%   | \$ 20.00     | \$ -         |



| DESCRIPTION                                                                                              | QUANTITY | UNIT | THIS ESTIMATE | PREVIOUS ESTIMATE | WORK TO DATE | %   | UNIT PRICE  | WORK TO DATE  |
|----------------------------------------------------------------------------------------------------------|----------|------|---------------|-------------------|--------------|-----|-------------|---------------|
| 16. REMOVE & DISPOSE EXISTING ASPH. SURFACE & BASE MATERIAL INCLUDING OLD ASPHALTIC DRIVEWAYS, (ALL DPTH | 10014.00 | SY   | 1556.84       | 3152.59           | 4709.43      | 47% | \$ 5.00     | \$ 23,547.15  |
| 17. REMOVE & DISPOSE OF CONCRETE PAVEMENT, (ALL THICKNESS)                                               | 220.00   | SY   |               |                   | 0.00         | 0%  | \$ 10.00    | \$ -          |
| 18. REMOVE & DISPOSE OF CONCRETE DRIVEWAYS & SIDEWALKS (ALL THK.)                                        | 1896.00  | SY   | 225.76        |                   | 225.76       | 12% | \$ 7.00     | \$ 1,580.32   |
| 19. ABANDON MANHOLES, ALL SIZES & DEPTHS                                                                 | 7.00     | EA   |               |                   | 0.00         | 0%  | \$ 1,250.00 | \$ -          |
| 20. ABANDON & GROUT FILL 10" DIA. SANITARY SEWER                                                         | 1720.00  | LF   |               |                   | 0.00         | 0%  | \$ 7.00     | \$ -          |
| 21. TRENCH SAFETY SYSTEM (5' TO 10')                                                                     | 5822.00  | LF   | 223.00        | 1030.00           | 1253.00      | 22% | \$ 1.00     | \$ 1,253.00   |
| <b>PAVING ITEMS</b>                                                                                      |          |      |               |                   |              |     |             |               |
| 22. STORAGE & RELOCATION OF PERMANENT SIGNS (SIGNS, POLES, ANCHORS AND HARDWARE PROVIDED BY CONTRACTOR   | 6.00     | EA   |               |                   | 0.00         | 0%  | \$ 400.00   | \$ -          |
| 23. ROADWAY EXCAVATION WITH OR WITHOUT BASE INCLUDING LEGAL DISPOSAL & TRANSPORT OF WASTE MATERIAL [5]   | 7411.00  | CY   | 449.00        | 2422.16           | 2871.16      | 39% | \$ 15.00    | \$ 43,067.40  |
| 24. LIME (6% BY DRY WEIGHT)                                                                              | 255.00   | TON  | 30.40         | 50.88             | 81.28        | 32% | \$ 195.00   | \$ 15,849.60  |
| 25. LIME TREATED SUBGRADE (8")                                                                           | 11770.00 | SY   | 1583.64       | 3117.07           | 4700.71      | 40% | \$ 4.00     | \$ 18,802.84  |
| 26. REINFORCED CONCRETE PAVEMENT (6")                                                                    | 10961.00 | SY   | 2758.65       | 1440.11           | 4198.76      | 38% | \$ 57.00    | \$ 239,329.32 |
| 27. HIGH EARLY STRENGTH REINFORCED CONCRETE PAVEMENT (6")                                                | 199.00   | SY   |               |                   | 0.00         | 0%  | \$ 65.00    | \$ -          |
| 28. FULL DEPTH SAW CUT                                                                                   | 140.00   | LF   |               |                   | 0.00         | 0%  | \$ 14.00    | \$ -          |
| 29. REINFORCED CONCRETE DRIVEWAY PAVEMENT (6")                                                           | 14578.00 | SF   | 2189.32       |                   | 2189.32      | 15% | \$ 8.00     | \$ 17,514.56  |
| 30. RAISED REFLECTIVE PAVEMENT MARKERS (DOUBLE-SIDED)(TY II-C-R) (BLUE) AT FIRE HYDRANT LOCATIONS        | 6.00     | EA   |               |                   | 0.00         | 0%  | \$ 50.00    | \$ -          |
| 31. THERMOPLASTIC PAVEMENT MARKINGS (24" WIDE, TYPE I, SOLID, WHITE)                                     | 68.00    | LF   |               |                   | 0.00         | 0%  | \$ 25.00    | \$ -          |

| DESCRIPTION                                                                             | QUANTITY | UNIT | THIS<br>ESTIMATE | PREVIOUS<br>ESTIMATE | WORK TO<br>DATE | %    | UNIT<br>PRICE | WORK<br>TO DATE |
|-----------------------------------------------------------------------------------------|----------|------|------------------|----------------------|-----------------|------|---------------|-----------------|
| 32. CONCRETE CURB (6")                                                                  | 5818.00  | LF   | 1000.00          |                      | 1000.00         | 17%  | \$ 3.00       | \$ 3,000.00     |
| 33. CONCRETE PAVING HEADER                                                              | 140.00   | LF   |                  | 28.50                | 28.50           | 20%  | \$ 12.00      | \$ 342.00       |
| 34. REINFORCED CONCRETE SIDEWALK<br>(4-1/2")                                            | 37.00    | SF   |                  |                      | 0.00            | 0%   | \$ 12.00      | \$ -            |
| 35. PIPE BOLLARD                                                                        | 20.00    | EA   |                  |                      | 0.00            | 0%   | \$ 400.00     | \$ -            |
| <b>STORM SEWER ITEMS</b>                                                                |          |      |                  |                      |                 |      |               |                 |
| 36. TYPE C MANHOLE FOR 42" DIAMETER<br>AND SMALLER SEWERS                               | 23.00    | EA   | 2.00             | 8.00                 | 10.00           | 43%  | \$ 3,550.00   | \$ 35,500.00    |
| 37. TYPE C CONFLICT MANHOLE FOR 42"<br>DIAMETER AND SMALLER SEWERS                      | 1.00     | EA   |                  | 1.00                 | 1.00            | 100% | \$ 5,800.00   | \$ 5,800.00     |
| 38. 24" DIA. RCP STORM SEWER BY<br>OPEN CUT                                             | 1796.00  | LF   | 223.00           | 771.00               | 994.00          | 55%  | \$ 120.00     | \$ 119,280.00   |
| 39. 30" DIA. RCP STORM SEWER BY<br>OPEN CUT                                             | 288.00   | LF   |                  | 75.00                | 75.00           | 26%  | \$ 150.00     | \$ 11,250.00    |
| 40. 36" DIA. RCP STORM SEWER BY<br>OPEN CUT [4]                                         | 184.00   | LF   |                  | 184.00               | 184.00          | 100% | \$ 170.00     | \$ 31,280.00    |
| 41. YARD DRAINAGE REPAIR, INCL. SCH.<br>40 PVC, CURB DRAINAGE OUTLET AND<br>CURB REPAIR | 31.00    | EA   | 25.00            |                      | 25.00           | 81%  | \$ 500.00     | \$ 12,500.00    |
| 42. REPAIR STORM INLET SIDE WALL                                                        | 6.00     | EA   |                  | 2.00                 | 2.00            | 33%  | \$ 1,200.00   | \$ 2,400.00     |
| 43. TYPE B-B INLET                                                                      | 27.00    | EA   | 3.00             | 7.00                 | 10.00           | 37%  | \$ 3,450.00   | \$ 34,500.00    |
| <b>WASTEWATER ITEMS</b>                                                                 |          |      |                  |                      |                 |      |               |                 |
| 44. ADJUST MANHOLE TO FINISHED<br>GRADE                                                 | 4.00     | EA   |                  | 1.00                 | 1.00            | 25%  | \$ 1,000.00   | \$ 1,000.00     |
| 45. TYPE C MANHOLE FOR 42" DIAMETER<br>AND SMALLER SEWERS                               | 11.00    | EA   |                  |                      | 0.00            | 0%   | \$ 3,250.00   | \$ -            |
| 46. TYPE C ECCENTRIC MANHOLE TOP                                                        | 1.00     | EA   |                  |                      | 0.00            | 0%   | \$ 1,850.00   | \$ -            |
| 47. 10" DIAMETER SANITARY SEWER BY<br>OPEN CUT (PVC) [3]                                | 1630.00  | LF   |                  | 40.00                | 40.00           | 2%   | \$ 130.00     | \$ 5,200.00     |
| 48. SANITARY SEWER SERVICE STUB OR<br>RECONNECTION WITHOUT STACK                        | 51.00    | EA   |                  | 19.00                | 19.00           | 37%  | \$ 1,000.00   | \$ 19,000.00    |



| DESCRIPTION                                                                        | QUANTITY | UNIT | THIS ESTIMATE | PREVIOUS ESTIMATE | WORK TO DATE | %    | UNIT PRICE   | WORK TO DATE  |
|------------------------------------------------------------------------------------|----------|------|---------------|-------------------|--------------|------|--------------|---------------|
| 49. 6" DIAMETER SANITARY SEWER SERVICE LINES                                       | 1049.00  | LF   |               | 508.00            | 508.00       | 48%  | \$ 22.50     | \$ 11,430.00  |
| <b>WATER ITEMS</b>                                                                 |          |      |               |                   |              |      |              |               |
| 50. 8" DIAMETER WATER LINE BY OPEN-CUT WITH RESTRAINED JOINTS                      | 2099.00  | LF   |               | 2059.00           | 2059.00      | 98%  | \$ 88.00     | \$ 181,192.00 |
| 51. 6" DIAMETER WATER LINE BY OPEN-CUT WITH RESTRAINED JOINTS                      | 153.00   | LF   |               | 153.00            | 153.00       | 100% | \$ 70.00     | \$ 10,710.00  |
| 52. 8" DIAMETER WATER LINE BY TRENCH-LESS CONSTRUCTION WITH RESTRAINED JOINTS      | 674.00   | LF   |               | 659.00            | 659.00       | 98%  | \$ 88.00     | \$ 57,992.00  |
| 53. 3/4" TO 1" DIAMETER WATER TAPS AND COPPER SERVICE LINE, SHORT SIDE             | 49.00    | EA   |               | 49.00             | 49.00        | 100% | \$ 950.00    | \$ 46,550.00  |
| 54. 1-1/2" TO 2" DIAMETER WATER TAPS AND COPPER SERVICE LINE WITH 1" WYE LONG SIDE | 24.00    | EA   |               | 24.00             | 24.00        | 100% | \$ 2,500.00  | \$ 60,000.00  |
| 55. 1" DOUBLE METER BOX                                                            | 51.00    | EA   |               | 51.00             | 51.00        | 100% | \$ 300.00    | \$ 15,300.00  |
| 56. 8" DIAMETER WET CONNECTION [4]                                                 | 4.00     | EA   |               | 4.00              | 4.00         | 100% | \$ 4,400.00  | \$ 17,600.00  |
| 57. CUT, PLUG AND ABANDON EXISTING 6" DIAMETER WATER LINE                          | 1.00     | EA   |               | 1.00              | 1.00         | 100% | \$ 1,200.00  | \$ 1,200.00   |
| 58. CUT, PLUG AND ABANDON EXISTING 8" WATER LINE                                   | 3.00     | EA   |               | 3.00              | 3.00         | 100% | \$ 1,250.00  | \$ 3,750.00   |
| 59. 6" DIAMETER FIRE HYDRANT BRANCH BY OPEN-CUT                                    | 35.00    | LF   |               | 35.00             | 35.00        | 100% | \$ 55.00     | \$ 1,925.00   |
| 60. REMOVE & SALVAGE EXISTING FIRE HYDRANT                                         | 3.00     | EA   |               | 3.00              | 3.00         | 100% | \$ 500.00    | \$ 1,500.00   |
| 61. FIRE HYDRANT ASSEMBLY, ALL DEPTHS, INCLUDING 6" DIA. GATE VALVE AND BOX        | 5.00     | EA   |               | 5.00              | 5.00         | 100% | \$ 6,250.00  | \$ 31,250.00  |
| 62. FIRE HYDRANT ASSEMBLY, BACK-TAP WITH 8"X 6" TS&V                               | 1.00     | EA   |               | 1.00              | 1.00         | 100% | \$ 15,500.00 | \$ 15,500.00  |
| 63. STORZ PUMPER CONNECTION (FURNISH ONLY)                                         | 6.00     | EA   |               | 6.00              | 6.00         | 100% | \$ 450.00    | \$ 2,700.00   |
| 64. 2" DIA. BLOW-OFF VALVE W/ BOX                                                  | 1.00     | EA   |               | 1.00              | 1.00         | 100% | \$ 2,700.00  | \$ 2,700.00   |

| DESCRIPTION                                                                                                                                                                                                     | QUANTITY | UNIT | THIS ESTIMATE | PREVIOUS ESTIMATE | WORK TO DATE | %    | UNIT PRICE   | WORK TO DATE |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|---------------|-------------------|--------------|------|--------------|--------------|
| 65. 8"X 8" TS&V [5]                                                                                                                                                                                             | 2.00     | EA   |               | 2.00              | 2.00         | 100% | \$ 11,000.00 | \$ 22,000.00 |
| <b>SWPPP</b>                                                                                                                                                                                                    |          |      |               |                   |              |      |              |              |
| 66. IMPLEMENTATION OF SWPPP INCLUDING MAINTENANCE, PERMITTING, INSPECTIONS, AND REPORTING FOR ALL POLLUTION PREVENTION MEASURES AS SHOWN ON THE PLANS, COPY OF NOI, CERTIFICATE OF MAILING AND PROOF OF PAYMENT | 1.00     | LS   |               | 0.87              | 0.87         | 87%  | \$ 2,500.00  | \$ 2,175.00  |
| 67. INLET PROTECTION BARRIER (STG.I)                                                                                                                                                                            | 29.00    | EA   | 2.00          | 7.00              | 9.00         | 31%  | \$ 75.00     | \$ 675.00    |
| 68. INLET PROTECTION BARRIER (STG.II)                                                                                                                                                                           | 30.00    | EA   | 3.00          | 10.00             | 13.00        | 43%  | \$ 75.00     | \$ 975.00    |
| 69. REINFORCED FILTER FABRIC BARRIER [3]                                                                                                                                                                        | 337.00   | LF   |               | 96.00             | 96.00        | 28%  | \$ 1.50      | \$ 144.00    |
| 70. SODDING DISTURBED AREAS BETWEEN BACK OF CURB AND ROW (ST. AUGUSTINE OR ZOYSIA - VARIOUS WIDTHS)                                                                                                             | 15463.00 | SY   |               |                   | 0.00         | 0%   | \$ 5.00      | \$ -         |
| <b>STREET LIGHT ITEM</b>                                                                                                                                                                                        |          |      |               |                   |              |      |              |              |
| 71. STREET LIGHT CONDUIT, INCLUDING INSTALLATION OF PULL BOXES AND WARNING TAPE. PULL BOXES AND WARNING TAPE TO BE FURNISHED BY CENTERPOINT ENERGY                                                              | 2693.00  | LF   |               |                   | 0.00         | 0%   | \$ 18.00     | \$ -         |
| <b>IRRIGATION SYSTEMS</b>                                                                                                                                                                                       |          |      |               |                   |              |      |              |              |
| 72. FURNISH & INSTALL AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM INCL. PIPING, VALVES, SPRINKLERS, ACCESSORIES CONTROLS, AND WIRING ADJACENT TO TRAWEEK DRIVE AND LARIAT DRIVE PER IRRIGATION PLAN           | 1.00     | LS   |               |                   | 0.00         | 0%   | \$ 22,000.00 | \$ -         |
| 73. RELOCATE, REPLACE AND REPAIR PRIVATE IRRIGATION SYSTEMS LOCATED WITHIN THE ROW FOR EACH PARCEL DISTURBED                                                                                                    | 53.00    | EA   | 15.00         | 6.00              | 21.00        | 40%  | \$ 500.00    | \$ 10,500.00 |
| <b>CASH ALLOWANCE</b>                                                                                                                                                                                           |          |      |               |                   |              |      |              |              |
| 74. FURNISH CONSTRUCTION MATERIALS TESTING IN ACCORD. WITH PLANS AND SPECS. [1] [5]                                                                                                                             | 1.00     | CA   | 0.0547        | 0.4508            | 0.5055       | 51%  | \$ 56,002.50 | \$ 26,795.00 |

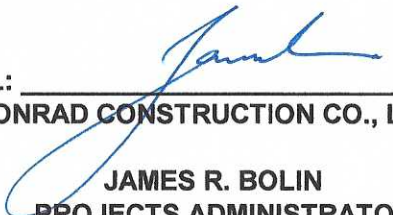
[illegible]



**CONTRACT TIME:** 333 CALENDAR DAYS (2)  
**CONTRACT DATE:** 12/15/2020  
**WORK ORDER DATE:** 5/17/2021

|                                 |                        |
|---------------------------------|------------------------|
| <b>CONTRACT AMOUNT:</b>         | <b>\$ 2,837,491.00</b> |
| <b>CHANGE ORDER: (1-5)</b>      | <b>\$ 168,995.24</b>   |
| <b>REVISED CONTRACT AMOUNT:</b> | <b>\$ 3,006,486.24</b> |
| <b>TOTAL WORK TO DATE:</b>      | <b>\$ 1,392,050.73</b> |
| <b>MATERIALS ON SITE:</b>       | <b>\$ -</b>            |
| <b>TOTAL:</b>                   | <b>\$ 1,392,050.73</b> |
| <b>LESS RETAINAGE: (10%)</b>    | <b>\$ 139,205.07</b>   |
| <b>LESS PREVIOUS PAYMENTS</b>   | <b>\$ 951,737.44</b>   |
| <b>AMOUNT DUE FOR PAYMENT:</b>  | <b>\$ 301,108.22</b>   |

|                                   |                      |
|-----------------------------------|----------------------|
| <b>AMOUNT EARNED THIS PERIOD</b>  | <b>\$ 334,564.69</b> |
| <b>LESS RETAINAGE THIS PERIOD</b> | <b>\$ 33,456.47</b>  |
| <b>AMOUNT DUE THIS PERIOD</b>     | <b>\$ 301,108.22</b> |

**APPROVAL:**   
**CONRAD CONSTRUCTION CO., LTD.**  
**JAMES R. BOLIN**  
**PROJECTS ADMINISTRATOR**

# Police Department Staff Report

# SPRING VALLEY POLICE DEPARTMENT

## Calls - By Type

09\01\2021  
thru 09\30\2021

| Type         | Description               | # Of Calls   |
|--------------|---------------------------|--------------|
| 21           | 911 HANG UP               | 1            |
| 6            | ACCIDENT                  | 27           |
| 22           | ALARM                     | 49           |
| 23           | AMBULANCE CALL            | 21           |
| 24           | ANIMAL CALL               | 3            |
| 144          | ARREST                    | 1            |
| 43           | ASSIST OUTSIDE AGENCY     | 15           |
| 135          | BUSINESS CHECK            | 660          |
| 48           | CITY CREW REPAIRS         | 2            |
| 53           | DEBRIS IN ROADWAY         | 10           |
| 60           | FIRE CALL                 | 7            |
| 62           | FOUND PROPERTY            | 1            |
| 68           | HOUSE CHECK               | 12           |
| 70           | INFORMATION               | 58           |
| 71           | INVESTIGATION             | 3            |
| 76           | LOUD NOISE                | 8            |
| 81           | OPEN DOOR                 | 12           |
| 83           | POWER OUTAGE              | 1            |
| 86           | PUBLIC RELATIONS          | 329          |
| 88           | RECOVERY STOLEN VEHICLE   | 1            |
| 92           | SERVICE CALL              | 2            |
| 93           | SEWER LEAK                | 1            |
| 96           | SOLICITOR                 | 1            |
| 97           | SPECIAL ASSIGNMENT        | 4            |
| 99           | STALLED VEHICLE           | 31           |
| 141          | STORED/ ABANDONED VEHICLE | 1            |
| 103          | SUSPICIOUS ACTIVITY       | 1            |
| 104          | SUSPICIOUS PERSON         | 12           |
| 105          | SUSPICIOUS VEHICLE        | 18           |
| 109          | TRAFFIC LIGHT REPAIR      | 1            |
| 11           | TRAFFIC STOP              | 932          |
| 111          | VEHICLE BLOCKING ROADWAY  | 10           |
| 123          | VEHICLE MAINTENANCE       | 1            |
| 42           | WARRANT SERVICE           | 1            |
| 116          | WATER LEAK                | 1            |
| 117          | WELFARE CONCERN           | 3            |
| <b>Total</b> |                           | <b>2,241</b> |

Spring Valley Village, TX PD

Sep 1, 2021 - Sep 30, 2021

## Citation Violation Audit By Offense

Total Charges: **1673**

| Description                                                                  | Counts |
|------------------------------------------------------------------------------|--------|
| BACKING NOT IN SAFETY                                                        | 1      |
| CHANGED LANE WHEN UNSAFE                                                     | 2      |
| CHILD (4-17) NOT SECURED BY SAFETY BELT                                      | 2      |
| CITY ORDINANCE - SOLICITING WITHOUT A PERMIT - PEDDLER                       | 1      |
| CRIMINAL TRESPASSING                                                         | 4      |
| DEFECTIVE BRAKES                                                             | 1      |
| DEFECTIVE EQUIPMENT - WHITE LIGHT TO THE REAR                                | 2      |
| DEFECTIVE EQUIPMENT / NO LICENSE PLATE LIGHT                                 | 45     |
| DEFECTIVE HEAD LAMPS                                                         | 46     |
| DEFECTIVE HEAD LIGHTS                                                        | 31     |
| DEFECTIVE STOP LAMP(S)                                                       | 85     |
| DEFECTIVE STOP LIGHTS-TRAILER                                                | 5      |
| DEFECTIVE TAIL LAMP(S)                                                       | 22     |
| DISPLAY FICTITIOUS/WRONG/UNCLEAN LICENSE PLATES                              | 35     |
| DISPLAY/ EXPIRED REGISTRATION                                                | 424    |
| DRIVING WHILE LICENSE INVALID UNDER PROVISIONS OF DL LAWS                    | 10     |
| DRIVING WITHOUT ANY LICENSE                                                  | 8      |
| DROVE WITHOUT LIGHTS (WHEN REQUIRED)                                         | 11     |
| EXPIRED COMMERCIAL OPERATORS LICENSE                                         | 1      |
| EXPIRED DRIVERS LICENSE                                                      | 29     |
| FAIL TO DISPLAY DRIVERS LICENSE                                              | 7      |
| FAIL TO GET A TEXAS DRIVERS LICENSE AFTER 90 DAYS OF RESIDENCE IN THIS STATE | 3      |
| FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY                                    | 66     |
| FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY                                    | 159    |
| FAIL TO OBEY TRAFFIC CONTROL SIGNAL                                          | 1      |
| FAIL TO REPORT CHANGE OF ADDRESS                                             | 20     |
| FAILED TO DIM HEADLIGHTS - FOLLOWING                                         | 24     |
| FAILED TO DIM HEADLIGHTS - MEETING                                           | 45     |

**CONFIDENTIAL**

Report Created on: Oct 1, 2021 8:37 PM

Page: 1 of 91





Spring Valley Village, TX PD

Sep 1, 2021 - Sep 30, 2021

## Citation Violation Audit By Offense

Total Charges: **1673**

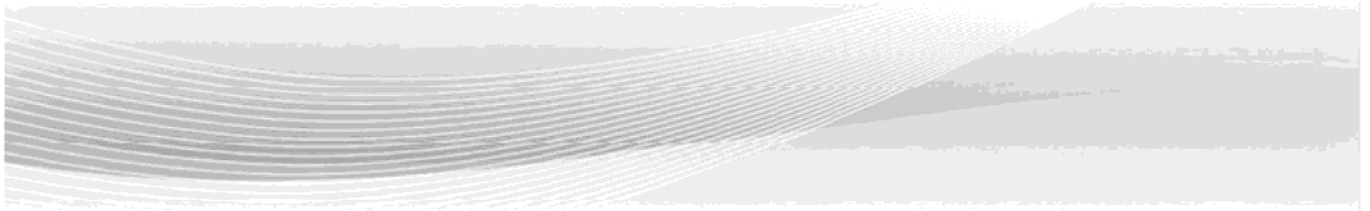
| Description                                                            | Counts |
|------------------------------------------------------------------------|--------|
| FAILED TO DRIVE IN A SINGLE LANE                                       | 2      |
| FAILED TO SIGNAL TURN / LANE CHANGE                                    | 2      |
| FAILED TO STOP FOR SCHOOL BUS (OR REMAIN STOPPED)                      | 3      |
| FAILED TO YIELD RIGHT OF WAY                                           | 1      |
| ILLEGAL BUYERS TAGS                                                    | 1      |
| ILLEGAL PASSING - 100FT OF INTERSECTION                                | 1      |
| ILLEGAL WINDOW TINT                                                    | 12     |
| LICENSE PLATE - NO TRAILER PLATE                                       | 2      |
| LICENSE PLATE OBSCURED                                                 | 14     |
| NO DRIVERS LICENSE                                                     | 260    |
| NO FRONT LICENSE PLATE                                                 | 15     |
| NO SEAT BELT - DRIVER                                                  | 2      |
| OPEN CONTAINER                                                         | 1      |
| OPERATE MOTOR VEHICLE WITHOUT LICENSE PLATES OR WITH ONE LICENSE PLATE | 2      |
| OPERATE UNREGISTERED MOTOR VEHICLE                                     | 7      |
| PARENT/GUARDIAN PERMITTED UNLICENSED MINOR TO DRIVE                    | 1      |
| PARK OR STAND WITHIN 30 FT OF A TRAFFIC CONTROL DEVICE                 | 1      |
| PARKED WITH WHEELS OVER 18 INCHES FROM CURB OR EDGE OF ROADWAY         | 2      |
| PASSING AUTHORIZED EMERGENCY VEHICLE                                   | 7      |
| PASSING/DISREGARD NO PASSING ZONE                                      | 1      |
| RAN RED LIGHT                                                          | 55     |
| RAN STOP SIGN                                                          | 7      |
| SPEEDING >10% ABOVE POSTED LIMIT                                       | 133    |
| SPEEDING IN SCHOOL ZONE                                                | 14     |
| TRAFFIC - OTHER                                                        | 15     |
| TRAFFIC OTHER                                                          | 1      |
| TURNED LEFT FROM WRONG LANE                                            | 1      |
| TURNED RIGHT TOO WIDE                                                  | 1      |

**CONFIDENTIAL**

Report Created on: Oct 1, 2021 8:37 PM

Page: 2 of 91





**Spring Valley Village, TX PD**

**Sep 1, 2021 - Sep 30, 2021**

## **Citation Violation Audit By Offense**

Total Charges: **1673**

| Description                                          | Counts |
|------------------------------------------------------|--------|
| UNREGISTERED MOTOR VEHICLE TRAILER                   | 3      |
| UNRESTRAINED CHILD 5 YEARS OF AGE TO 17              | 3      |
| UNRESTRAINED CHILD YOUNGER THAN 5 OR UNDER 36 INCHES | 5      |
| UNRESTRAINED CHILD YOUNGER THAN 8 OR UNDER 4FT 9IN   | 3      |
| USE EQUIPMENT NOT APPROVED                           | 1      |
| VIOLATE DL RESTRICTION B                             | 2      |
| WRONG/ALTERED/OBSCURED LICENSE PLATE                 | 2      |

**CONFIDENTIAL**

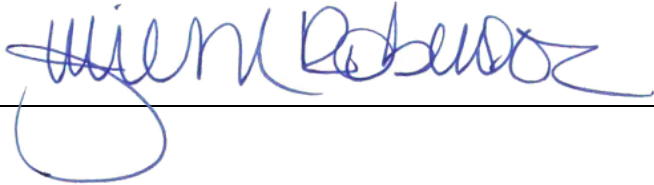
Report Created on: Oct 1, 2021 8:37 PM

Page: 3 of 91



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

**MEETING DATE:** October 26, 2021

|                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b>                                                                             | <b>CONDUCT A PUBLIC HEARING CONCERNING:</b><br><br>A Preliminary and Final Re-Plat of Martin Estates, A Plot Containing 0.621 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8415 Burkhart Road and 8421 Burkhart Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>BACKGROUND:</b>                                                                        | <p>M2L Associates, Inc. ("Applicant") has submitted a replat application on behalf of Darren Martin and Kris Weaver ("Property Owners") regarding the properties located at 8415 and 8421 Burkhart Road ("Property").</p> <p>Mr. Martin is currently building a new home at 8415 Burkhart Road. As a part of the new construction, Mr. Martin, is building a side-loading garage, which faces Mr. Weaver's property at 8421 Burkhart Road. During construction of the home, Mr. Martin found that the turn radius into the garage was quite difficult and as such approached Mr. Weaver regarding purchasing a small portion of his property to accommodate additional width and allowing for an easier turn into the new garage.</p> <p>Mr. Weaver has agreed to this purchase and has now provided to the City for consideration the Re-Plat of the two properties as presented with this item. The new lots are the following dimensions:</p> <ul style="list-style-type: none"><li>• Lot 1 (8421 Burkhart): Approximately 0.294 acres / 12,787 square feet</li><li>• Lot 2 (8415 Burkhart): Approximately 0.3274 acres / 14,260 square feet</li></ul> |
| <b>RECOMMENDATION:</b>                                                                    | Not Applicable in the Public Hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>ATTACHMENTS:</b>                                                                       | <ul style="list-style-type: none"><li>• Preliminary and Final Re-Plat of Martin Estates for the Properties Located at 8415 and 8421 Burkhart Road.</li><li>• Preliminary and Final Re-Plat of Martin Estates showing the location of the structures at 8415 and 8421 Burkhart Road. [This was presented during the public hearing before the Planning &amp; Zoning Commission]</li><li>• Plat Submittal Application Including Supporting Application Documents</li><li>• Copy of Published Notice of Public Hearing</li><li>• Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property</li><li>• Affidavit of Sign Posting and Maintenance for the Property</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>SUBMITTING STAFF MEMBER:</b><br><br>Zachary Meadows, Director of Community Development | <b>CITY ADMINISTRATOR APPROVAL:</b><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

DIVIDER PAGE



STATE OF TEXAS  
COUNTY OF HARRIS

WE, ON BEHALF OF THE KRIS MARTIN WEAVER AND LLOYD WEAVER, BEING OWNERS OF SAID LOT 1 AND DARREN MARTIN, FARIDA MIDANI, BEING OWNERS OF LOT 2 DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MARTIN ESTATES SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON AND HERBY BIND US, OUR HEIRS, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHERMORE, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENTS FIVE (5) FEET IN WIDTH FROM A PLANE OF TWENTY FEET (20) ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING ALL PUBLIC UTILITY PERIMETER EASEMENTS SHOWN HEREON AND DESIGNATED U.E.

FURTHERMORE, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'0") 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 OR ANY 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 ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHERMORE, 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.

FURTHER, THE OWNERS CERTIFY THAT THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. IN TESTIMONY WHEREOF, WE, ON BEHALF OF THE ESTATE OF BARBARA A. WEAVER, DECEASED AND ON BEHALF OF THE TRUSTEES OF THE THOMAS M. AND BARBARA A. WEAVER REVOCABLE LIVING TRUST, BEING OWNERS OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NAME: KRIS MARTIN WEAVER NAME: DAVID LLOYD WEAVER

NAME: DARREN MARTIN, NAME: FARIDA MIDANIKRIS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KRIS MARTIN WEAVER, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID LLOYD WEAVER, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

ON BEHALF OF THE ESTATE OF KRIS MARTIN WEAVER AND LLOYD WEAVER.

NAME: KRIS MARTIN WEAVER NAME: DAVID LLOYD WEAVER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN MARTIN, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

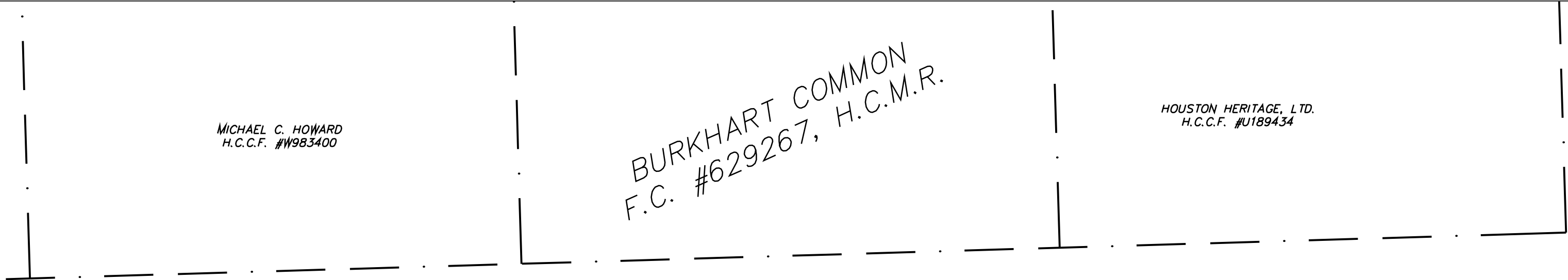
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FARIDA MIDANI, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

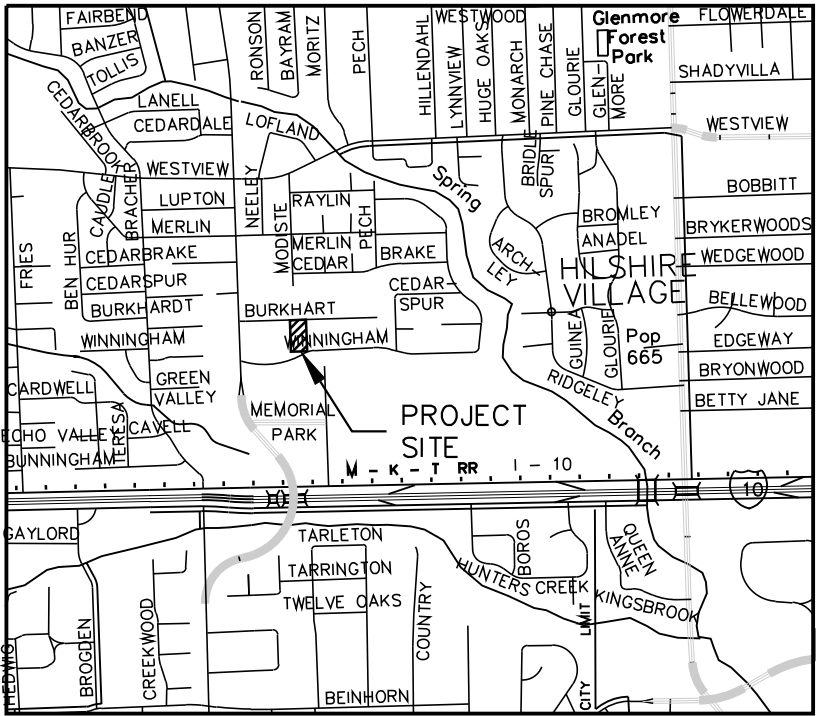
NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

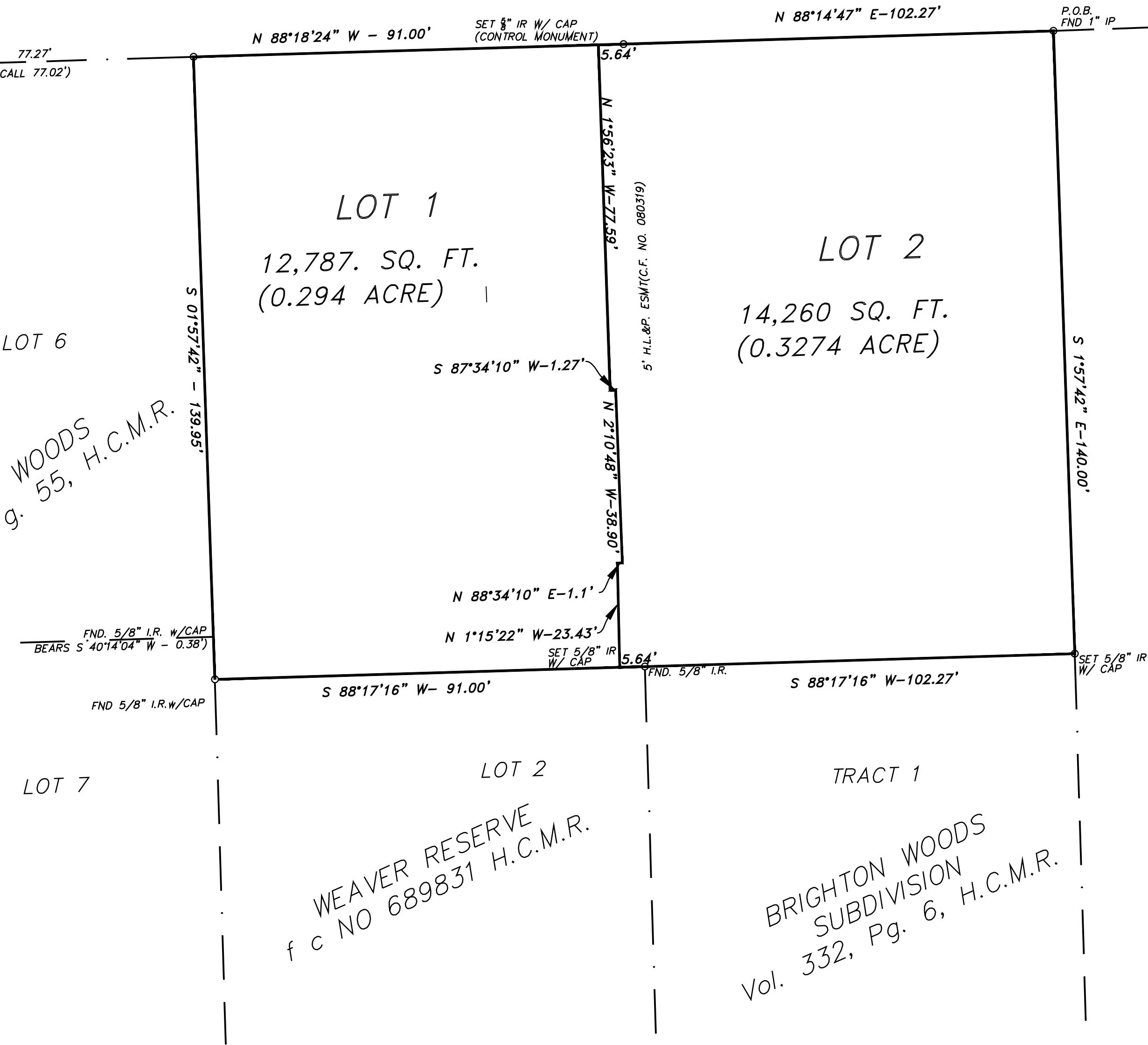


BURKHART ROAD  
(60' R.O.W.)  
(Vol. 1163, Pg. 341)

SCALE: 1" = 30'  
30' 0' 30'  
15' FEET  
SCALE IN FEET'



VICINITY MAP N.T.S.



METES AND BOUNDS DESCRIPTION  
13,523 SQUARE FEET BEING ALL OF  
LOT 1, BLOCK 1  
WEAVER RESERVE  
F.C. NO. 689831 H.C.M.R.  
AND  
13,524 SQUARE FEET BEING ALL OF  
TRACT 2  
BRIGHTON WOODS SUBDIVISION  
VOL. 332, PG. 6, H.C.M.R.  
HOUSTON, HARRIS COUNTY, TEXAS

ALL THAT CERTAIN 12,788 SQUARE FOOT TRACT BEING ALL OF LOT 1, BLOCK 1 WEAVER RESERVE ACCORDING TO THE PLAT THEREOF FILED IN FILM CODE NO. 689831 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND 13,524 SQUARE FOOT TRACT BEING ALL OF TRACT 2 BRIGHTON WOODS SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED IN VOL. 332, PG. 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A FOUND 5/8" IRON ROD WITH CAP ON THE SOUTH RIGHT-OF-WAY LINE OF BURKHART ROAD (60' WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE N 88° 18' 11" E - 96.63', CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE TO A FOUND 1" IRON PIPE FOR ANGLE POINT;

THENCE N 88° 14' 47" E - 96.63', TO A POINT FOR CORNER;

THENCE S 1° 57' 42" E - 140.00', TO A POINT FOR CORNER;

THENCE S 88° 17' 16" W - 193.27', WITH THE NORTH LINE OF LOT 2 OF SAID BLOCK 1 TO A FOUND 5/8" IRON ROD FOR CORNER;

THENCE N 1° 57' 43" W - 139.95', WITH THE EAST LINE OF LOT 6 DUSON WOODS ACCORDING TO THE PLAT THEREOF FILED IN VOL. 320, PG. 55 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS TO THE POINT OF BEGINNING CONTAINING 27,047 SQUARE FEET (0.6209 ACRES) OF LAND MORE OR LESS.

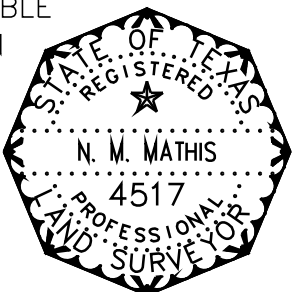
## Martin Estates

1 BLOCK 2 LOTS

BEING A PARTIAL REPLAT OF LOT 1 BLOCK 1 OF WEAVER RESERVE  
F.C. NO FILM CODE NO. 689831 AND TRACT 2, BRIGHTON WOODS  
SUBDIVISION, VOL. 332 PG 6 H.C.M.R. SITUATED IN  
THE A.H. OSBORNE SURVEY, A-610  
HARRIS COUNTY, TEXAS  
SEPTEMBER 2019

- NOTES:
1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY UNDER GF NOS. 19-24008505 WITH AN EFFECTIVE DATE OF MAY 14, 2019 WITH REGARD TO ANY EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY THE SURVEYOR.
  2. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983. COORDINATES REFLECT GRID VALUES AND MAY BE CONVERTED TO SURFACE VALUES BY APPLYING A SCALE FACTOR OF 0.9998950999.
  3. THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY ZONING ORDINANCES.
  4. THE SURVEYED TRACT IS SUBJECT TO THE RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY EXISTING LEASES.
  5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0665 M, MAP REVISED JUNE 9, 2004, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

I, N. M. MATHIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5423, 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 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



N. M. MATHIS, R.P.L.S. NO. 4517 STATE OF TEXAS

|                                                                                                |                                                                                                    |                                                                                                   |                                                                                                                      |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| OWNER:                                                                                         | OWNER:                                                                                             | SURVEYOR:                                                                                         | PLANNER                                                                                                              |
| DARREN MARTIN<br>AND FARIDA MIDANI<br>8415 BURKHART ROAD<br>HOUSTON, TX 77055<br>(713)681-3536 | KRIS MARTIN WEAVER<br>AND LLOYD MARTIN<br>8421 BURKHART ROAD<br>HOUSTON, TX 77055<br>(713)681-3536 | PREJEAN & CO., INC.<br>9324 WESTVIEW<br>HOUSTON, TX 77055<br>T: (713)467 6277<br>F: (713)467 7470 | M2L ASSOCIATES, INC.<br>8955 KATY FREEWAY,<br>SUITE 300<br>HOUSTON, TX 77055<br>T: (713)722-8897<br>F: (713)722-8048 |

DATE: 07-31-2021

DIVIDER PAGE







DIVIDER PAGE



**SPRING VALLEY**  
VILLAGE

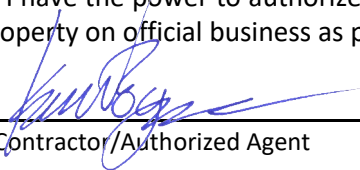
**Community Development**  
**City of Spring Valley Village**

**PLAT APPROVAL APPLICATION**

| PROPERTY INFORMATION                                                                                                                                                                                                                |                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Type of Plat: <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <b>(Check all that apply)</b> |                                                              |
| Property Address: 8415 and 8421 Burkhardt Road                                                                                                                                                                                      |                                                              |
| Legal Description:<br>Lot 1 Block 1 Weaver Reserve Film code 689831 and TR 2 Brighton Woods Subdivision, Vol332 pg 6 H.C.M.R.                                                                                                       |                                                              |
| Subdivision/Development Name: MARTIN ESTATES                                                                                                                                                                                        | Zoning District: A                                           |
| Total Acreage: 0.621                                                                                                                                                                                                                | Typical Lot Size: LOT 1 (12,787 S.F.)<br>LOT 2 (14,260 S.F.) |
| Number & Types of Reserves: 0                                                                                                                                                                                                       | Number of Lots: 2                                            |
| Acreage of Reserve(s): 0                                                                                                                                                                                                            |                                                              |

| OWNER INFORMATION                                                     |                                       |
|-----------------------------------------------------------------------|---------------------------------------|
| Name: Martin Darren & Kris Martin Weaver                              | Phone#: 713-376-6225 and 713-725-0251 |
| Address: 8415 Burkhardt Road & 8421 Burkhardt Road, Houston, TX 77055 |                                       |
| Email: martinregroup@gmail.com                                        |                                       |

| APPLICANT/AGENT INFORMATION                                                                                                    |                      |
|--------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Name: M2L Associates, Inc. (Karen W. Rogers)                                                                                   | Phone#: 713-722-8897 |
| Address: 8955 Katy Freeway Suite 300, Houston, Texas 77024                                                                     |                      |
| Email: kwrogers@M2Lassociates.net                                                                                              |                      |
| **If applicant is different than property owner a <b>Notarized Letter of Authorization</b> must be attached to the application |                      |

| PROPERTY OWNER/AGENT AUTHORIZATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------|
| <b>Property Owner Consent/Agent Authorization:</b> 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. |                 |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Karen W. Rogers | 8-2-2021         |
| Signature of Contractor/Authorized Agent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Printed Name    | Application Date |

| FOR OFFICE USE ONLY         |                                                                                       |
|-----------------------------|---------------------------------------------------------------------------------------|
| Plat Number: _____          | Date Submitted: _____                                                                 |
| P&Z Meeting Date: _____     | P&Z Recommendation: <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Council Meeting Date: _____ | Council Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied   |

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

STATE OF TEXAS  
COUNTY OF HARRIS

WE, ON BEHALF OF THE KRIS MARTIN WEAVER AND LLOYD WEAVER, BEING OWNERS OF SAID LOT 1 AND DARREN MARTIN, FARIDA MIDANI, BEING OWNERS OF LOT 2 DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MARTIN ESTATES SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON AND HERBY BIND US, OUR HEIRS, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHERMORE, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENTS FIVE (5) FEET IN WIDTH FROM A PLANE OF TWENTY FEET (20) ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING ALL PUBLIC UTILITY PERIMETER EASEMENTS SHOWN HEREON AND DESIGNATED U.E.

FURTHERMORE, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'0") 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 OR ANY 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 ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHERMORE, 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.

FURTHER, THE OWNERS CERTIFY THAT THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. IN TESTIMONY WHEREOF, WE, ON BEHALF OF THE ESTATE OF BARBARA A. WEAVER, DECEASED AND ON BEHALF OF THE TRUSTEES OF THE THOMAS M. AND BARBARA A. WEAVER REVOCABLE LIVING TRUST, BEING OWNERS OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NAME: KRIS MARTIN WEAVER NAME: DAVID LLOYD WEAVER

NAME: DARREN MARTIN, NAME: FARIDA MIDANIKRIS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KRIS MARTIN WEAVER, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID LLOYD WEAVER, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

ON BEHALF OF THE ESTATE OF KRIS MARTIN WEAVER AND LLOYD WEAVER.

NAME: KRIS MARTIN WEAVER NAME: DAVID LLOYD WEAVER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN MARTIN, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

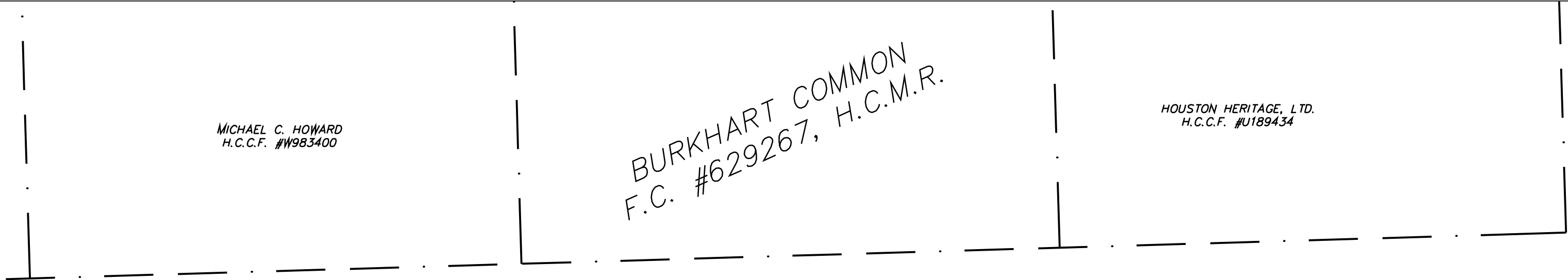
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FARIDA MIDANI, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

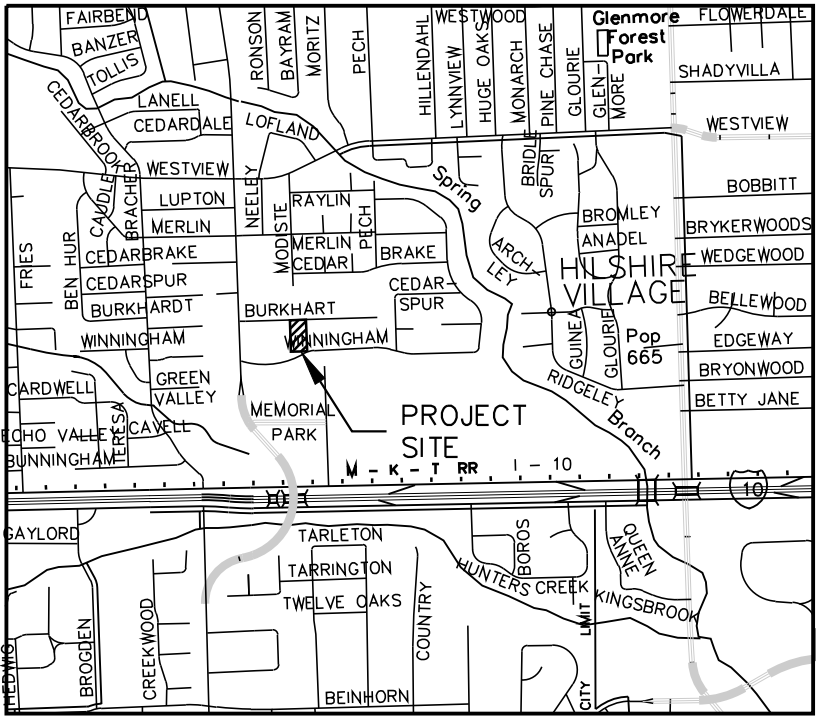
NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

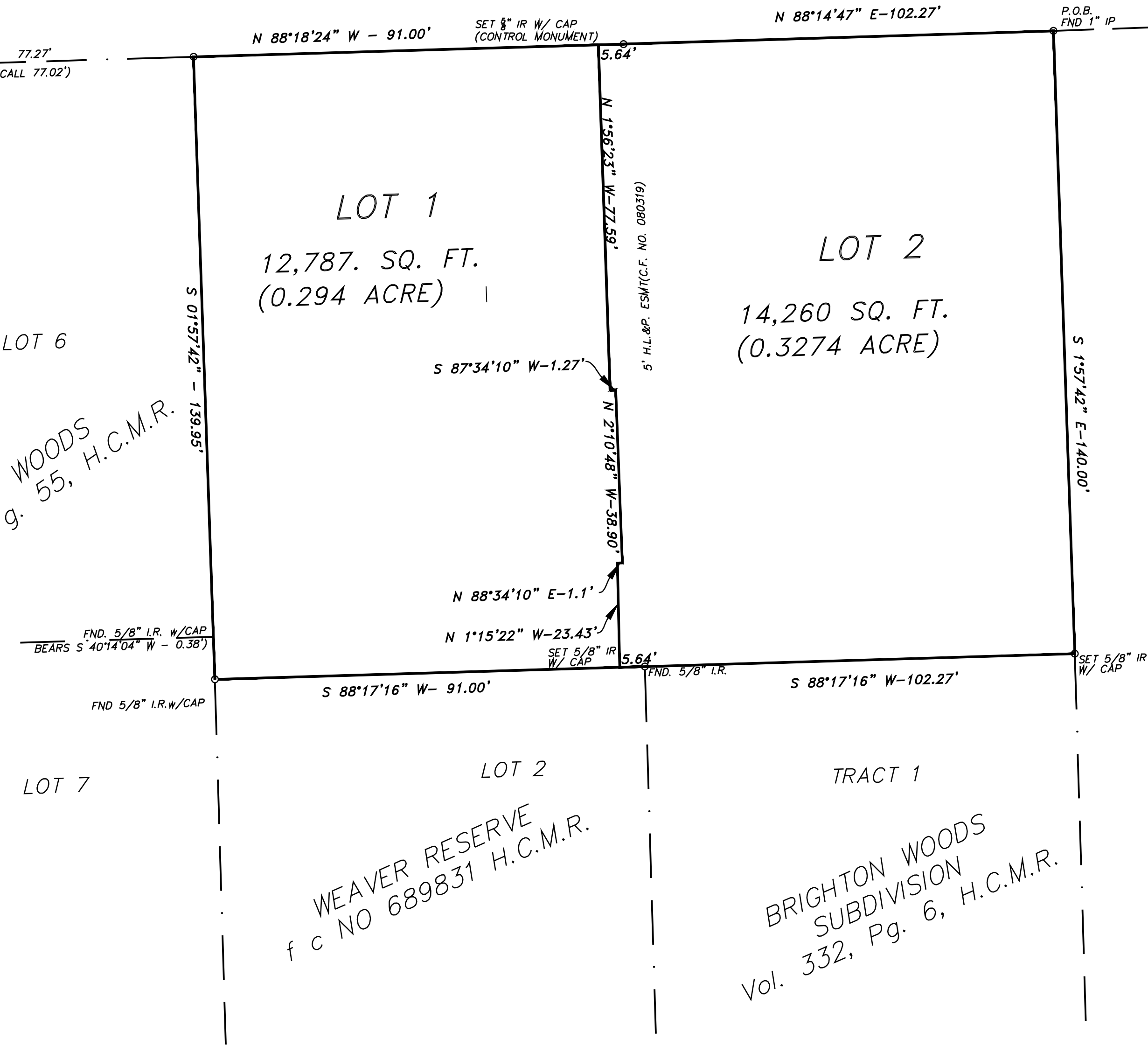


BURKHART ROAD  
(60' R.O.W.)  
(Vol. 1163, Pg. 341)

SCALE: 1" = 30'  
30' 0' 30'  
15' FEET  
SCALE IN FEET



VICINITY MAP N.T.S.



TRACT 21C  
DAVID. DIEHL et al  
C.F. NO. 2010357732

METES AND BOUNDS DESCRIPTION  
13,523 SQUARE FEET BEING ALL OF  
LOT 1, BLOCK 1  
WEAVER RESERVE  
F.C. NO. 689831 H.C.M.R.  
AND  
13,524 SQUARE FEET BEING ALL OF  
TRACT 2  
BRIGHTON WOODS SUBDIVISION  
VOL. 332, PG. 6, H.C.M.R.  
HOUSTON, HARRIS COUNTY, TEXAS

ALL THAT CERTAIN 12,788 SQUARE FOOT TRACT BEING ALL OF LOT 1, BLOCK 1 WEAVER RESERVE ACCORDING TO THE PLAT THEREOF FILED IN FILM CODE NO. 689831 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND 13,524 SQUARE FOOT TRACT BEING ALL OF TRACT 2 BRIGHTON WOODS SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED IN VOL. 332, PG. 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A FOUND 5/8" IRON ROD WITH CAP ON THE SOUTH RIGHT-OF-WAY LINE OF BURKHART ROAD (60' WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE N 88° 18' 11" E - 96.63', CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE TO A FOUND 1" IRON PIPE FOR ANGLE POINT;

THENCE N 88° 14' 47" E - 96.63', TO A POINT FOR CORNER;

THENCE S 1° 57' 42" E - 140.00', TO A POINT FOR CORNER;

THENCE S 88° 17' 16" W - 193.27', WITH THE NORTH LINE OF LOT 2 OF SAID BLOCK 1 TO A FOUND 5/8" IRON ROD FOR CORNER;

THENCE N 1° 57' 43" W - 139.95', WITH THE EAST LINE OF LOT 6 DUSON WOODS ACCORDING TO THE PLAT THEREOF FILED IN VOL. 320, PG. 55 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS TO THE POINT OF BEGINNING CONTAINING 27,047 SQUARE FEET (0.6209 ACRES) OF LAND MORE OR LESS.

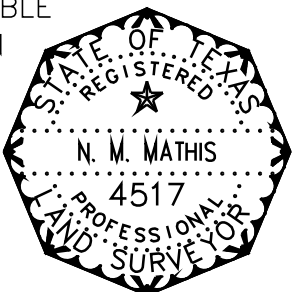
## Martin Estates

1 BLOCK 2 LOTS

BEING A PARTIAL REPLAT OF LOT 1 BLOCK 1 OF WEAVER RESERVE  
F.C. NO FILM CODE NO. 689831 AND TRACT 2, BRIGHTON WOODS  
SUBDIVISION, VOL. 332 PG 6 H.C.M.R. SITUATED IN  
THE A.H. OSBORNE SURVEY, A-610  
HARRIS COUNTY, TEXAS  
SEPTEMBER 2019

- NOTES:
1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY UNDER GF NOS. 19-24008505 WITH AN EFFECTIVE DATE OF MAY 14, 2019 WITH REGARD TO ANY EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY THE SURVEYOR.
  2. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983. COORDINATES REFLECT GRID VALUES AND MAY BE CONVERTED TO SURFACE VALUES BY APPLYING A SCALE FACTOR OF 0.9998950999.
  3. THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY ZONING ORDINANCES.
  4. THE SURVEYED TRACT IS SUBJECT TO THE RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY EXISTING LEASES.
  5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0665 M, MAP REVISED JUNE 9, 2004, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

I, N. M. MATHIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5423, 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 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



N. M. MATHIS, R.P.L.S. NO. 4517 STATE OF TEXAS

|                                                                                                |                                                                                                    |                                                                                                   |                                                                                                                      |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| OWNER:                                                                                         | OWNER:                                                                                             | SURVEYOR:                                                                                         | PLANNER                                                                                                              |
| DARREN MARTIN<br>AND FARIDA MIDANI<br>8415 BURKHART ROAD<br>HOUSTON, TX 77055<br>(713)681-3536 | KRIS MARTIN WEAVER<br>AND LLOYD MARTIN<br>8421 BURKHART ROAD<br>HOUSTON, TX 77055<br>(713)681-3536 | PREJEAN & CO., INC.<br>9324 WESTVIEW<br>HOUSTON, TX 77055<br>T: (713)467 6277<br>F: (713)467 7470 | M2L ASSOCIATES, INC.<br>8955 KATY FREEWAY,<br>SUITE 300<br>HOUSTON, TX 77055<br>T: (713)722-8897<br>F: (713)722-8048 |

DATE: 07-31-2021

Mr. Zach Meadows  
Director of Community  
Development  
Spring Valley Village  
1025 Campbell Road  
Houston, TX 77055

Dear Mr. Meadows,

We, Kris Martin Weaver and David Lloyd Weaver by virtue of deed recorded under Harris County Clerks File No RP-2020-189681 are the current owner (s) of the property located at 8421 Burkhart Road, Spring Valley Village, Texas. This letter serves as our authorization for Karen Rogers of M2L Associates, Inc. to submit a subdivision plat of this property which will be titled Martin Estates. The reason for this plat is to adjust the property line between lots 1 and lot 2 as two single family residential lots meeting the City's standards.

If you have any questions or need further information, please contact me or Karen Rogers of M2L Associates, Inc. (713) 722-8897.

Sincerely,



Kris M. Weaver  
(Individually and for David Lloyd Weaver)  
8421 Burkhart Rd.  
Houston, Texas 77055  
713.681.3536

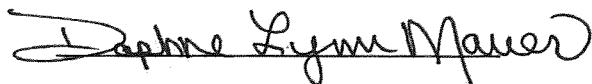
STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KRIS MARTIN WEAVER, KNOWN TO ME TO BE 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 2<sup>nd</sup> DAY OF August, 2021

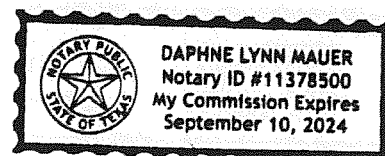
NOTARY PUBLIC FOR THE STATE OF TEXAS NOTARY PUBLIC FOR THE STATE OF TEXAS



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Daphne Lynn Mauer

MY COMMISSION EXPIRES : September 10, 2024





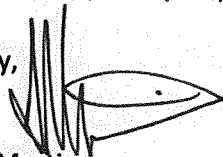
Mr. Zach Meadows  
Director of Community  
Development  
Spring Valley Village  
1025 Campbell Road  
Houston, TX 77055

Dear Mr. Meadows,

We, Darren Martin and Farida Midani, Husband and Wife by virtue of deed recorded under Harris County Clerks File No RP-2020-59 are the current owner (s) of the property located at 8415 Burkhart Road, Spring Valley Village, Texas. This letter serves as our authorization for Karen Rogers of M2L Associates, Inc. to submit a subdivision plat of this property which will be titled Martin Estates. The reason for this plat is to adjust the property line between Lot 1 and Lot 2 both being single family residential lots meeting the City's standards.

If you have any questions or need further information, please contact me or Karen Rogers of M2L Associates, Inc. (713) 722-8897.

Sincerely,



Darren Martin  
(Individually and for Farida Midani)  
8415 Burkhart Rd.  
Houston, Texas 77055

713.376.6225

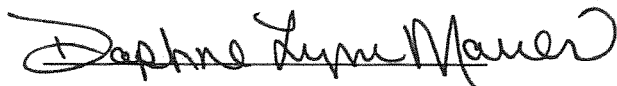
STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN MARTIN ~~KRIS MARTIN WEAVER~~, KNOWN TO ME TO BE 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 2<sup>nd</sup> DAY OF August, 2021

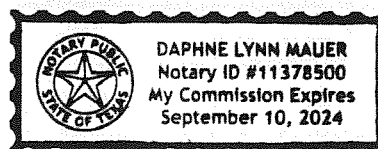
NOTARY PUBLIC FOR THE STATE OF TEXAS NOTARY PUBLIC FOR THE STATE OF TEXAS

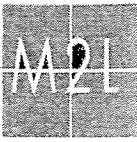


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Daphne Lynn Mauer

MY COMMISSION EXPIRES : September 10, 2024





M2L ASSOCIATES INC.  
8955 Katy Fwy., Suite 300  
Houston, Texas 77024  
Tel: (713) 722 8897  
Fax: (713) 722 8048

Urban Planning  
Urban Design  
Landscape Architecture

July 22, 2019

Ms. Karen Rogers  
Director of Community Development.

Spring Valley Village  
1025 Campbell Road  
Houston, TX 77055

RE: 8421 and 8415 Burkhart Road - Plat titled Martin Estates

Dear Mr. Hoffman,

M2L Associates, Inc. is submitting the "Martin Estates" plat for consideration and approval. The physical address of the parcel being platted is 8421 and 8415 Burkhart Road, which is East of Bingle Road, south and abutting Burkhart Road, north and abutting Winningham Lane and west of Pech Road in Spring Valley Village.

The owners are Darren Martin, Farida Midani Husband and Wife, Kris Weaver and Lloyd Weaver. The Owners wish to subdivide and adjust the common line between them as shown on the plat for these two Single Family lots. Both lots meet or exceed the City requirements.

If you have any questions or need further information, please contact me or Karen Rogers of M2L Associates, Inc. (713) 722-8897.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen W. Rogers', written over a horizontal line.

Karen W. Rogers, ASLA, LEED-AP  
Principal

METES AND BOUNDS DESCRIPTION  
13,523 SQUARE FEET BEING ALL OF  
LOT 1, BLOCK 1  
WEAVER RESERVE  
F.C. NO. 689831 H.C.M.R.  
AND  
13,524 SQUARE FEET BEING ALL OF  
TRACT 2  
BRIGHTON WOODS SUBDIVISION  
VOL. 332, PG. H.C.M.R.  
HOUSTON, HARRIS COUNTY, TEXAS

All that certain 12,788 square foot tract being all of Lot 1, Block 1 Weaver Reserve according to the plat thereof filed in Film Code No. 689831 of the Map Records of Harris County, Texas and 13,524 square foot tract being all of Tract 2 Brighton Woods Subdivision according to the plat thereof filed in Vol. 332, Pg. 6 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows,

BEGINNING at a found 5/8" iron rod with cap on the south right-of-way line of Burkhart Road (60' wide), said point also being the northwest corner of said Lot 1;

THENCE N 88° 18' 11" E – 96.63', continuing with said south right-of-way line to a found 1" iron pipe for angle point;

THENCE N 88° 14' 47" E – 96.63', to a point for corner;

THENCE S 1° 57' 42" E – 140.00', to a point for corner;

THENCE S 88° 17' 16" W – 193.27', with the north line of Lot 2 of Said Block 1 to a found 5/8" iron rod for corner;

THENCE N 1° 57' 43" W – 139.95', with the east line of Lot 6 Duson Woods according to the plat thereof filed in Vol. 320, Pg. 55 of the Map Records of Harris County, Texas to the POINT OF BEGINNING containing 27,047 square feet (0.6209 acres) of land more or less.

Compiled from survey by:

**PREJEAN & COMPANY, INC.**

Surveying / Mapping

Job # 41-661-3

Date: 07-28-2021



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 Martin Estates, A Plot Containing 0.621 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8415 Burkhart Road and 8421 Burkhart Road.

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 12, 2021

**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 26, 2021

**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 27, 2021

Dear Property Owner:

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

A Preliminary and Final Re-Plat of Martin Estates, A Plot Containing 0.621 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8415 Burkhart Road and 8421 Burkhart Road.

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 12, 2021

**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 26, 2021

**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 8415 Burkhart Road or 8421 Burkhart Road. 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](mailto:zmeadows@springvalleytx.com).

Sincerely,



Zachary Meadows  
Director of Community Development

Britton & Leslie Denby  
8440 Winningham Lane  
Houston, Texas 77055

Gregory & Wimberly Barra  
8501 Burkhart Road  
Houston, Texas 77055

George & Virginia Fluke  
8432 Burkhart Road  
Houston, Texas 77055

Douglas & Diana Knutzen  
8497 Burkhart Road  
Houston, Texas 77055

Bradley & Leslie Davis  
8493 Burkhart Road  
Houston, Texas 77055

Patrick & Diane McDaniel  
8489 Burkhart Road  
Houston, Texas 77055

Douglas & Louise Mercer  
8436 Winningham Lane  
Houston, Texas 77055

Barbara Weaver  
8421 Burkhart Road  
Houston, Texas 77055

Paul & Amy Lampi  
8434 Winningham Lane  
Houston, Texas 77055

Darren Martin & Farida Midani  
8415 Burkhart Road  
Houston, Texas 77055

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY AT:  
8415 BURKHART ROAD  
HOUSTON, TEXAS 77055

Darren Martin & Farida Midani  
11406 Memorial Drive  
Houston, Texas 77024

James & Kathleen Brown  
8430 Winningham Lane  
Houston, Texas 77055

503 Ramblewood LLC  
8407 Burkhart Road  
Houston, Texas 77055

503 Ramblewood LLC  
16605 Southwest Fwy, Suite 285  
Sugar Land, Texas 77479

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY AT:  
8407 BURKHART ROAD  
HOUSTON, TEXAS 77055

Kunal & Kayla Puri  
8422 Winningham Lane  
Houston, Texas 77055

Nathaniel & Leslie Tippit  
8405 Burkhart Road  
Houston, Texas 77055

Charley & Lucienn Davidson  
8422 Winningham Lane  
Houston, Texas 77055

Anna Wier  
Wier Family Living Trust  
8404 Burkhart Road  
Houston, Texas 77055

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY AT:  
8404 BURKHART ROAD  
HOUSTON, TEXAS 77055

Anna Wier  
Wier Family Living Trust  
8700 Post Oak Lane, Unit 207  
San Antonio, Texas 78217

Gerald Hazelhurst  
8410 Burkhart Road  
Houston, Texas 77055

Houston Heritage LTD.  
8418 Burkhart Road  
Houston, Texas 77055

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY AT:  
8418 BURKHART ROAD  
HOUSTON, TEXAS 77055

Houston Heritage LTD.  
8410 Burkhart Road  
Houston, Texas 77055

Brian Schmulen  
8420 Burkhart Road  
Houston, Texas 77055

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY AT:  
8420 BURKHART ROAD  
HOUSTON, TEXAS 77055

Brian Schmulen  
5 Burkhart Forest Court  
Houston, Texas 77055

Michael Howard  
8422 Burkhart Road  
Houston, Texas 77055

James Coe  
8428 Burkhardt Road  
Houston, Texas 77055

Philip Warner  
8441 Winningham Lane  
Houston, Texas 77055

Leonard & Carol Ferguson  
8439 Winningham Lane  
Houston, Texas 77055

Brett & Dawn Berly  
8435 Winningham Lane  
Houston, Texas 77055

Maria Yrigoyen  
8431 Winningham Lane  
Houston, Texas 77055

Kenneth & Maryann Gryder  
8429 Winningham Lane  
Houston, Texas 77055

Lange Schmidt  
8425 Winningham Lane  
Houston, Texas 77055

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY AT:  
8425 WINNINGHAM LANE  
HOUSTON, TEXAS 77055

Lange Schmidt  
P.O. Box 55863  
Houston, Texas 77255-5863

B B Ingram  
8421 Winningham Lane  
Houston, Texas 77055

THIS NOTICE IS IN REGARDS  
TO YOUR PROPERTY AT:  
8421 WINNINGHAM LANE  
HOUSTON, TEXAS 77055

B B Ingram  
P.O. Box 55241  
Houston, Texas 77255-5241

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: Karen W. Rogers

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. \_\_\_\_\_

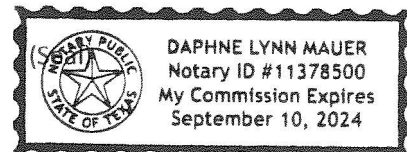
Date of Planning and Zoning Commission Meeting: October 12, 2021

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 Karen W. Rogers 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 8421 Burkhart Road and 8415 Burkhart Road

8421 Burkhart Road and 8415 Burkhart Road

Posting of said signs was accomplished on September 27, 2021 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 8421 Burkhart Road and 8415 Burkhart Road

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: 09-30-21Printed Name of Applicant or Authorized Representative for Zoning Case No. Karen W. RogersSignature of Applicant or Authorized Representative for Zoning Case No. [Signature]Sworn and subscribed before me on this date: 9-30-21Notary Public [Signature]

**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: September 30, 2021 12:45pm Verified by: 2. Mauer

**AFFIDAVIT OF SIGN MAINTENANCE**

(Re)Zoning Case No. \_\_\_\_\_

Date of Council Meeting: October 26th, 2021

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 Karen W. Rogers hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 8421 Burkhart Road and 8415 Burkhart Road

8421 Burkhart Road and 8415 Burkhart Road

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 9-30-2021 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.

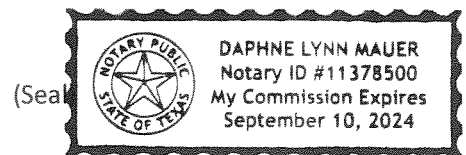
I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change, and return them to the City Secretary at the City Hall.

Executed this date: 9-30-21Printed Name of Applicant or Authorized Representative for Zoning Case No. Karen W. Rogers

Signature of Applicant or Authorized Representative for Zoning Case No. \_\_\_\_\_

Sworn and subscribed before me on this date: 9-30-21

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: September 30, 2021 4:45 pm Verified by: Z. Mendez

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

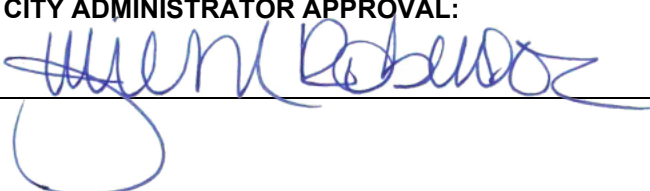
**MEETING DATE:** October 26, 2021

|               |                                                                                                                                                                                                                                                                                                                  |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b> | <b>CONSIDERATION AND POSSIBLE ACTION CONCERNING:</b><br><br>A Preliminary and Final Re-Plat of Martin Estates, A Plot Containing 0.621 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8415 Burkhart Road and 8421 Burkhart Road. |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BACKGROUND:</b> | <p>In the previous agenda item, City Council held a public hearing concerning a Preliminary and Final Re-Plat of Martin Estates for the properties located at 8415 and 8421 Burkhart Road.</p> <p>NOTE: The Re-Plat that is included with this agenda item does not include the conditions that were added with the approval by the Planning &amp; Zoning Commission. The Applicant has been directed to provide a revised document at the Council meeting.</p> |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                        |                                                                                                                                                                                                                                                                                                         |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RECOMMENDATION:</b> | <b>The Planning &amp; Zoning Commission recommended approval of the Re-Plat with the condition that the new side lot line be perpendicular to the street and that it would be placed at 4.36 feet from the existing property line instead of the proposed 5.64 feet as shown on the submitted plat.</b> |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                     |                                                                                                                                                                                                                                |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ATTACHMENTS:</b> | <ul style="list-style-type: none"><li>• Preliminary and Final Re-Plat of Martin Estates for the Properties Located at 8415 and 8421 Burkhart Road</li><li>• Recommendation from the Planning &amp; Zoning Commission</li></ul> |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                          |                                                                                                                             |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>SUBMITTING STAFF MEMBER:</b><br>Zachary Meadows, Director of<br>Community Development | <b>CITY ADMINISTRATOR APPROVAL:</b><br> |
|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|

STATE OF TEXAS  
COUNTY OF HARRIS

WE, ON BEHALF OF THE KRIS MARTIN WEAVER AND LLOYD WEAVER, BEING OWNERS OF SAID LOT 1 AND DARREN MARTIN, FARIDA MIDANI, BEING OWNERS OF LOT 2 DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MARTIN ESTATES SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON AND HERBY BIND US, OUR HEIRS, OUR SUCCESSORS AND ASSIGNMENTS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHERMORE, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENTS FIVE (5) FEET IN WIDTH FROM A PLANE OF TWENTY FEET (20) ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING ALL PUBLIC UTILITY PERIMETER EASEMENTS SHOWN HEREON AND DESIGNATED U.E.

FURTHERMORE, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'0") 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 OR ANY 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 ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHERMORE, 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.

FURTHER, THE OWNERS CERTIFY THAT THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. IN TESTIMONY WHEREOF, WE, ON BEHALF OF THE ESTATE OF BARBARA A. WEAVER, DECEASED AND ON BEHALF OF THE TRUSTEES OF THE THOMAS M. AND BARBARA A. WEAVER REVOCABLE LIVING TRUST, BEING OWNERS OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NAME: KRIS MARTIN WEAVER NAME: DAVID LLOYD WEAVER  
NAME: DARREN MARTIN, NAME: FARIDA MIDANIKRIS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KRIS MARTIN WEAVER, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID LLOYD WEAVER, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

ON BEHALF OF THE ESTATE OF KRIS MARTIN WEAVER AND LLOYD WEAVER.

NAME: KRIS MARTIN WEAVER NAME: DAVID LLOYD WEAVER  
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN MARTIN, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

NOTARY PUBLIC FOR THE STATE OF TEXAS NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

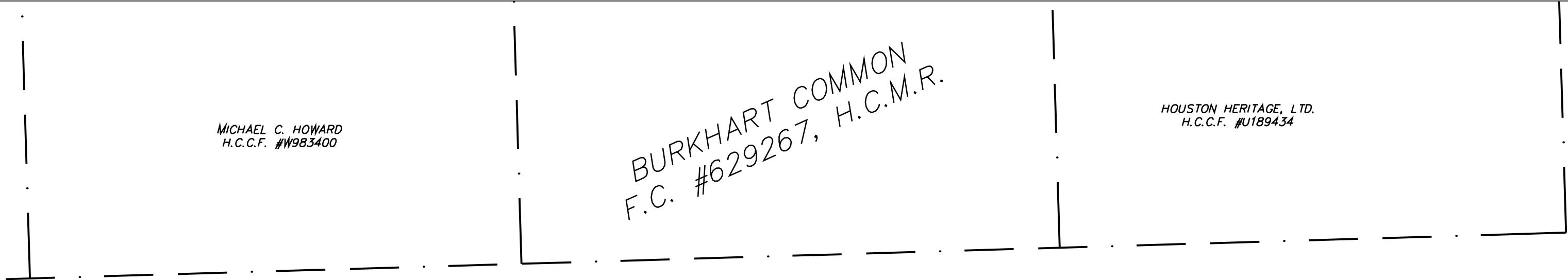
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FARIDA MIDANI, KNOWN TO ME TO BE 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 \_\_\_\_\_, 2021

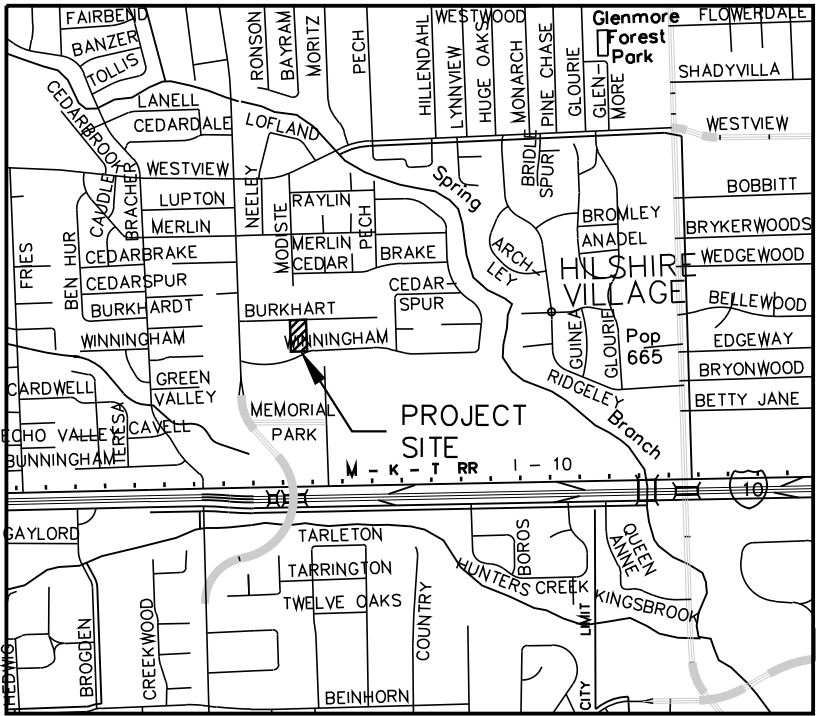
NOTARY PUBLIC FOR THE STATE OF TEXAS

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

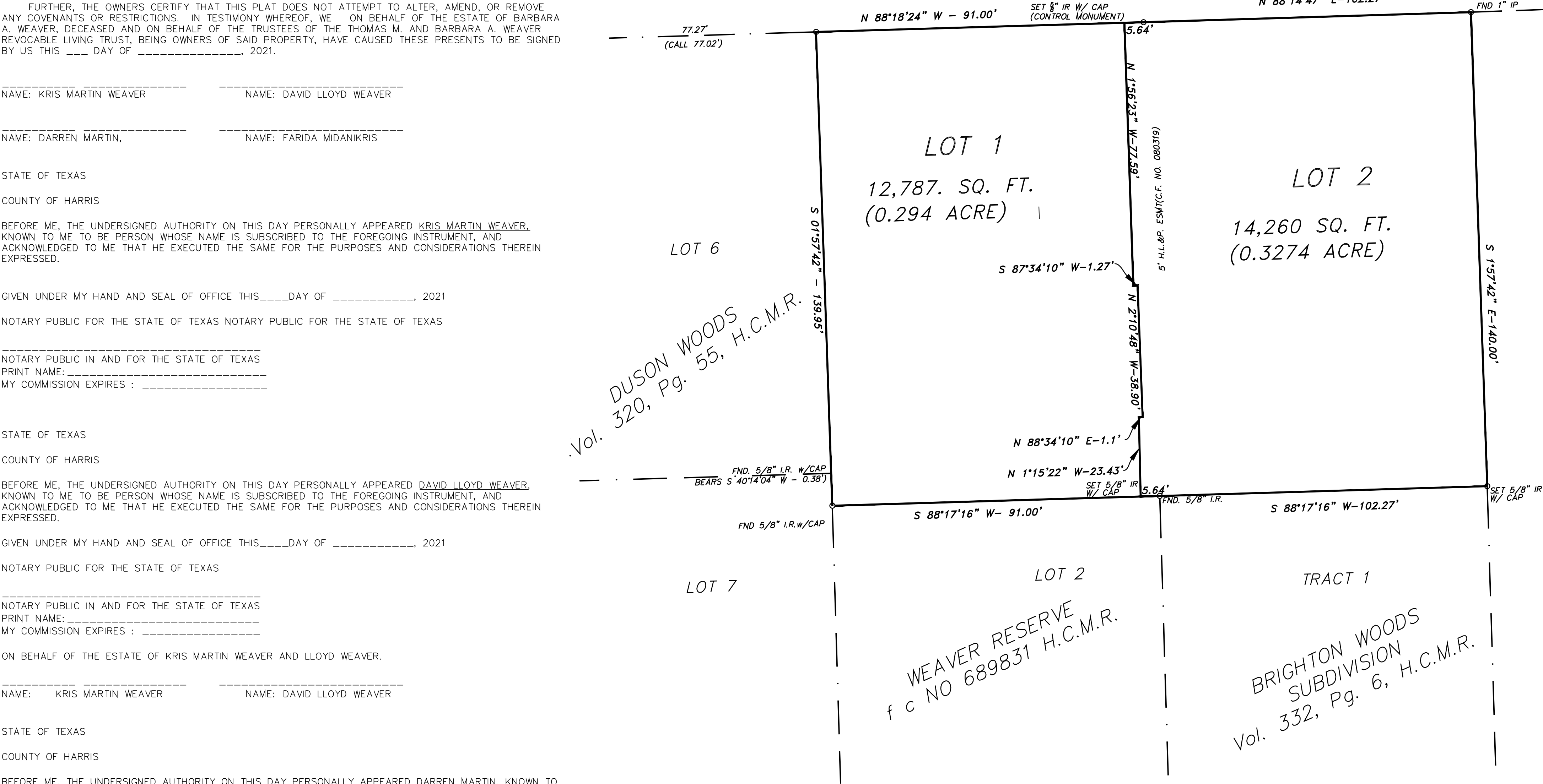


BURKHART ROAD  
(60' R.O.W.)  
(Vol. 1163, Pg. 341)

SCALE: 1" = 30'  
30' 0' 30'  
15' FEET  
SCALE IN FEET



VICINITY MAP N.T.S.



METES AND BOUNDS DESCRIPTION  
13,523 SQUARE FEET BEING ALL OF  
LOT 1, BLOCK 1  
WEAVER RESERVE  
F.C. NO. 689831 H.C.M.R.  
AND  
13,524 SQUARE FEET BEING ALL OF  
TRACT 2  
BRIGHTON WOODS SUBDIVISION  
VOL. 332, PG. 6, H.C.M.R.  
HOUSTON, HARRIS COUNTY, TEXAS

ALL THAT CERTAIN 12,788 SQUARE FOOT TRACT BEING ALL OF LOT 1, BLOCK 1 WEAVER RESERVE ACCORDING TO THE PLAT THEREOF FILED IN FILM CODE NO. 689831 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND 13,524 SQUARE FOOT TRACT BEING ALL OF TRACT 2 BRIGHTON WOODS SUBDIVISION ACCORDING TO THE PLAT THEREOF FILED IN VOL. 332, PG. 6 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A FOUND 5/8" IRON ROD WITH CAP ON THE SOUTH RIGHT-OF-WAY LINE OF BURKHART ROAD (60' WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE N 88° 18' 11" E - 96.63', CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE TO A FOUND 1" IRON PIPE FOR ANGLE POINT;

THENCE N 88° 14' 47" E - 96.63', TO A POINT FOR CORNER;

THENCE S 1° 57' 42" E - 140.00', TO A POINT FOR CORNER;

THENCE S 88° 17' 16" W - 193.27', WITH THE NORTH LINE OF LOT 2 OF SAID BLOCK 1 TO A FOUND 5/8" IRON ROD FOR CORNER;

THENCE N 1° 57' 43" W - 139.95', WITH THE EAST LINE OF LOT 6 DUSON WOODS ACCORDING TO THE PLAT THEREOF FILED IN VOL. 320, PG. 55 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS TO THE POINT OF BEGINNING CONTAINING 27,047 SQUARE FEET (0.6209 ACRES) OF LAND MORE OR LESS.

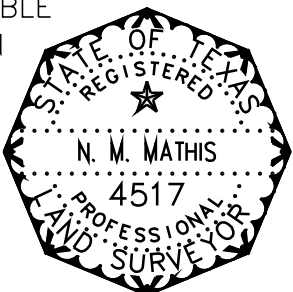
## Martin Estates

1 BLOCK 2 LOTS

BEING A PARTIAL REPLAT OF LOT 1 BLOCK 1 OF WEAVER RESERVE  
F.C. NO FILM CODE NO. 689831 AND TRACT 2, BRIGHTON WOODS  
SUBDIVISION, VOL. 332 PG 6 H.C.M.R. SITUATED IN  
THE A.H. OSBORNE SURVEY, A-610  
HARRIS COUNTY, TEXAS  
SEPTEMBER 2019

- NOTES:
1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY UNDER GF NOS. 19-24008505 WITH AN EFFECTIVE DATE OF MAY 14, 2019 WITH REGARD TO ANY EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY THE SURVEYOR.
  2. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983. COORDINATES REFLECT GRID VALUES AND MAY BE CONVERTED TO SURFACE VALUES BY APPLYING A SCALE FACTOR OF 0.9998950999.
  3. THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY ZONING ORDINANCES.
  4. THE SURVEYED TRACT IS SUBJECT TO THE RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY EXISTING LEASES.
  5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0665 M, MAP REVISED JUNE 9, 2004, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

I, N. M. MATHIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5423, 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 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



N. M. MATHIS, R.P.L.S. NO. 4517 STATE OF TEXAS

| OWNER:                                                                                         | OWNER:                                                                                             | SURVEYOR:                                                                                         | PLANNER                                                                                                              |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| DARREN MARTIN<br>AND FARIDA MIDANI<br>8415 BURKHART ROAD<br>HOUSTON, TX 77055<br>(713)681-3536 | KRIS MARTIN WEAVER<br>AND LLOYD MARTIN<br>8421 BURKHART ROAD<br>HOUSTON, TX 77055<br>(713)681-3536 | PREJEAN & CO., INC.<br>9324 WESTVIEW<br>HOUSTON, TX 77055<br>T: (713)467 6277<br>F: (713)467 7470 | M2L ASSOCIATES, INC.<br>8955 KATY FREEWAY,<br>SUITE 300<br>HOUSTON, TX 77055<br>T: (713)722-8897<br>F: (713)722-8048 |

DATE: 07-31-2021



DIVIDER PAGE



**SPRING VALLEY**  
VILLAGE

**PLANNING & ZONING  
COMMISSION  
VOTING FORM**

**DATE: OCTOBER 12, 2021**

**AGENDA ITEM #4:**

**CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Martin Estates, A Plot Containing 0.621 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Addresses of 8415 Burkhart Road and 8421 Burkhart Road.

| <u>MEMBER NAME</u>    | <u>MOTIONED</u> | <u>SECONDED</u> | <u>AYE</u> | <u>NAY</u> | <u>ABSTAINED</u> |
|-----------------------|-----------------|-----------------|------------|------------|------------------|
| JIM AUTENREITH        |                 |                 |            |            |                  |
| TREY HOFFMAN          |                 |                 | X          |            |                  |
| PATRICK JOHNSON       |                 |                 |            |            |                  |
| JOHN LISENBY          |                 |                 | X          |            |                  |
| MARYELLEN MCGLOTHLIN  |                 |                 | X          |            |                  |
| ANNE-MARIE MCMICHAEL  | X               |                 | X          |            |                  |
| LOUISE RICHMAN        |                 |                 | X          |            |                  |
| JERRY KENT, ALTERNATE |                 | X               | X          |            |                  |

**MOTION CARRIED** X

**MOTION DENIED** \_\_\_\_\_

\_\_\_\_\_  
**TREY HOFFMAN, CHAIRMAN**  
**PLANNING & ZONING COMMISSION**

The Planning & Zoning Commission recommended Approval of the Replat with the condition that the new lot line be perpendicular to the Street and the Property <sup>line</sup> ~~would~~ be at 4.36 feet from existing property line instead of the proposed 5.64 feet as shown on submitted Plat.

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

**MEETING DATE:** October 26, 2021

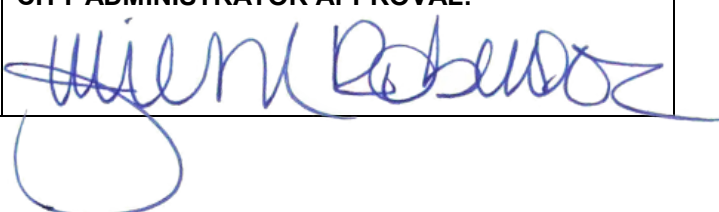
|               |                                                                                                                                                                                                                                                                                                               |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b> | <b>CONDUCT A PUBLIC HEARING CONCERNING:</b><br><br>A Preliminary and Final Re-Plat of Bonnie Oaks Section 2, Partial Re-Plat No. 3, A Plot Containing 0.3485 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1122 Traweek Drive. |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BACKGROUND:</b> | <p>RP &amp; Associates ("Applicant") have submitted a replat application on behalf of Terrance and Sharon Smith ("Property Owners") regarding the property located at 1122 Traweek Drive ("Property"). The Property Owner is requesting to replat the Property into one single lot.</p> <p>Currently the Property is split into two separate lots, the Property Owners own both lots. Long-term the Property Owners want to expand their existing residence but in the current lot configuration would be unable to do so, as any extension would violate zoning setbacks and/or be placed over an existing lot line. As such, the consolidated lot is presented for consideration.</p> |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                        |                                      |
|------------------------|--------------------------------------|
| <b>RECOMMENDATION:</b> | Not Applicable in the Public Hearing |
|------------------------|--------------------------------------|

|                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ATTACHMENTS:</b> | <ul style="list-style-type: none"><li>• Preliminary and Final Replat of Bonnie Oaks Section 2, Partial Re-Plat No. 3 for the Property Located at 1122 Traweek Drive.</li><li>• Plat Submittal Application Including Supporting Application Documents</li><li>• Copy of Published Notice of Public Hearing</li><li>• Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property</li><li>• Affidavit of Sign Posting and Maintenance for the Property</li></ul> |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                              |
|----------------------------------------------------------------------------------------------|
| <b>SUBMITTING STAFF MEMBER:</b><br><br>Zachary Meadows, Director of<br>Community Development |
|----------------------------------------------------------------------------------------------|

|                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|
| <b>CITY ADMINISTRATOR APPROVAL:</b><br> |
|-----------------------------------------------------------------------------------------------------------------------------|



DIVIDER PAGE



DIVIDER PAGE





SPRING VALLEY  
VILLAGE

Community Development  
City of Spring Valley Village

PLAT APPROVAL APPLICATION

| PROPERTY INFORMATION          |                                                                                                                                                                                                                |                              |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Type of Plat:                 | <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial (Check all that apply) |                              |
| Property Address:             | 1122 TRAWEEK DR HOUSTON, TX 77055                                                                                                                                                                              |                              |
| Legal Description:            | NORTH PART OF LOTS 22 AND 23, BLOCK "B", BONNIE OAKS, SEC. 2, RECORDED VOL. 42, PG 38-HCMR                                                                                                                     |                              |
| Subdivision/Development Name: | BONNIE OAKS, SEC 2                                                                                                                                                                                             | Zoning District: A           |
| Total Acreage:                | 0.3485                                                                                                                                                                                                         | Typical Lot Size: 168' x 75' |
| Number & Types of Reserves:   | N/A                                                                                                                                                                                                            | Number of Lots: 1            |
|                               |                                                                                                                                                                                                                | Acreage of Reserve(s): N/A   |

| OWNER INFORMATION |                                   |
|-------------------|-----------------------------------|
| Name:             | TERRANCE & SHARON SMITH           |
| Address:          | 1122 TRAWEEK DR HOUSTON, TX 77055 |
| Email:            | smithsharonk@yahoo.com            |
| Phone#:           | 713-851-7277                      |

| APPLICANT/AGENT INFORMATION |                                         |
|-----------------------------|-----------------------------------------|
| Name:                       | ROSS PALACIOS - RP & ASSOCIATES         |
| Address:                    | 11511 SPRINGSHIRE DR. HOUSTON, TX 77066 |
| Email:                      | rosspalacios@yahoo.com                  |
| Phone#:                     | 713-416-6894                            |

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

| PROPERTY OWNER/AGENT AUTHORIZATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |               |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|
| <p><b>Property Owner Consent/Agent Authorization:</b> 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.</p> |               |                  |
| Signature of Contractor/Authorized Agent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Printed Name  | Application Date |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ROSS PALACIOS | 9-13-21          |

| FOR OFFICE USE ONLY         |                                                                                       |
|-----------------------------|---------------------------------------------------------------------------------------|
| Plat Number: _____          | Date Submitted: _____                                                                 |
| P&Z Meeting Date: _____     | P&Z Recommendation: <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Council Meeting Date: _____ | Council Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied   |

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



***RP & ASSOCIATES***

*11511 Springshire Dr. Houston, Texas 77066*

*Tel: (713) 416-6894*

*August 13, 2021*

*City of Spring Valley Village  
1025 Campbell Road  
Houston, Texas 77055*

*REPLAT OF Tracts 22B & 23B, Block B, Bonnie Oaks, Sec 2*

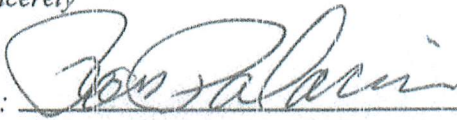
**NOTICE OF INTENT**

*Dear City Council of the City of Spring Valley, Texas:*

*RP & Associates, as the agent for Terence and Sharon Smith, Owners, intends to seek City Council of the City of Spring Valley, Texas approval under the requirements of Chapter 212 of the Local Government Code for the replat of Tracts 22B & 23B, Block B, Bonnie Oaks, Sec 2, as recorded in Volume 42, Page 38, of the Map Records of Harris County, Texas. The Owners of this property would like to combine both lots into one single-family lot for future extension of dwellings.*

*Please contact me, Ross Palacios, if you need any additional information.*

*Sincerely*

By: 

*RP & Associates, Ross Palacios – Applicant*



# Integrity Title

## CITY PLANNING LETTER

August 9, 2021  
Effective Date: August 2, 2021

Job No. 2136479A  
Ref: 1122 Traweek Dr.

STATE OF TEXAS:  
COUNTY OF HARRIS:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Being the north part of Lots 22 and 23, Block 'B' of Bonnie Oaks Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Volume 42, Page 38 of the Map Records of Harris County, Texas.

**We find the record title to be apparently in:**

**TERENCE SMITH AND SHARON SMITH**

By virtue of that certain Warranty Deed dated June 6, 2013 from Ronald Glenn Roest, individually and as independent Executor of the Estate of Verna E. Vannoy aka Verna Eileen Vannoy, deceased, and Shana L. Weber, Roman W. Rogacki, Patricia Elaine Kalahar and Janet Lynn Hyland as recorded under Harris County Clerk's File Number RP-087020164.

**Subject to the following liens:**

None found of record.

**Subject to the following easements and encumbrances:**

None found of record.

**Subject to the following restrictions:**

None found of record.



# Integrity Title

We have made no examination as to special assessments or conflicts.

*INTEGRITY TITLE COMPANY LLC*

Sonny Livesay/ML Abstractor

**LIMITATION OF LIABILITY:** THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HERewith WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.



***RP & ASSOCIATES***

*11511 Springshire Dr. Houston, Texas 77066*

*Tel: (713) 416-6894*

*August 13, 2021*

*City of Spring Valley Village  
1025 Campbell Road  
Houston, Texas 77055*

*REPLAT OF Tracts 22B & 23B, Block B, Bonnie Oaks, Sec 2*

**APPLICATION AUTHORIZATION FORM**

*Dear City Council of the City of Spring Valley, Texas:*

*As fee simple owners of the property referenced above, we do hereby authorize Ross Palacios, RP & Associates, as our representative to submit for a replat of our property. This authorization does authorize my representative to make any changes or corrections as necessary*

  
\_\_\_\_\_  
Terence Smith - Owner

  
\_\_\_\_\_  
Sharon Smith - Owner

### METES & BOUNDS DESCRIPTION

Being a 0.3485 acres of land and being the north part of Lots Twenty-Two (22) and Twenty-Three (23), in Block "B" of Bonnie Oaks Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 42, Page 38 of the Map Records of Harris County, Texas and being described as follows:

**BEGINNING** at the Northwest corner of Lot 22 at a found 3/8" iron rod being at the southeast intersection of Bace Drive (60' right-of-way) and Traweek Drive (60' right-of-way);

**THENCE** North 88°11'44" East, 16.36', along the south line of Bace Drive, to a found 3/8" iron rod and beginning of a curve to the right;

**THENCE** continuing along the south line of Bace Drive, said curve having a radius of 270.00' and a central angle of 28°32'04" for a distance of 134.46' to a found 3/8" iron rod and beginning of a curve to the left;

**THENCE** continuing along the south line of Bace Drive, said curve having a radius of 330.00' and a central angle of 06°38'21" for a distance of 38.24' to a found 3/8" iron rod and being the northeast corner of the herein described tract;

**THENCE** South 01°38'20" East, 61.55' to a found 1" iron rod being the southeast corner of the herein described tract;

**THENCE** North 86°18'27" West, 168.91' to a found 3/8" iron rod and being on the east line of Traweek Drive and the beginning of a curve to the right;

**THENCE** continuing along the east line of Traweek Drive, said curve having a radius of 1,193.69' and a central angle of 00°21'21" for a distance of 7.62' to a found 1" iron rod and continuing to a curve;

**THENCE** continuing along the east line of Traweek Drive, said curve having a radius of 270.00' and a central angle of 15°54'02" for a distance of 75.01' to a found 3/8" iron rod;

**THENCE** continuing along the east line of Traweek Drive, North 01°48'16" West, 12.51, to the PLACE OF BEGINNING and containing 0.3485 acres more or less.

# TAX CERTIFICATE



ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON, SUITE 100  
HOUSTON, TEXAS 77002

## Issued To:

SMITH TERENCE & SHARON  
1122 TRAWEEK ST  
HOUSTON, TX 77055-6529  
USA

## Legal Description

TRS 22B & 23B BLK B  
N PT LTS 22 & 23  
BONNIE OAKS SEC 2

Parcel Address: 1122 TRAWEEK ST

Legal Acres: .3444

Account Number: 080-305-000-0030

Certificate No: 12182947

Certificate Fee: \$10.00

Print Date: 06/30/2021 11:37:31 AM

Paid Date:

Issue Date: 06/30/2021

Operator ID: CPEREZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2020. ALL TAXES ARE PAID IN FULL

## Exemptions:

HOMESTEAD

## Certified Owner:

SMITH TERENCE & SHARON  
1122 TRAWEEK ST  
HOUSTON, TX 77055-6529  
USA

## Certified Tax Unit(s):

40 Harris County  
41 Harris County Flood Control Dist  
42 Port of Houston Authority  
43 Harris County Hospital District  
44 Harris County Dept. of Education

|                          |            |
|--------------------------|------------|
| 2020 Value:              | 659,900    |
| 2020 Levy:               | \$3,189.66 |
| 2020 Levy Balance:       | \$0.00     |
| Prior Year Levy Balance: | \$0.00     |
| Total Levy Due:          | \$0.00     |
| P&I + Attorney Fee:      | \$0.00     |
| Total Amount Due:        | \$0.00     |



Reference (GF) No. N/A

Issued By:

ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR



TAX CERTIFICATE FOR ACCOUNT : 0803050000030

AD NUMBER: 0803050000030

GF NUMBER:

CERTIFICATE NO : 7011233

COLLECTING AGENCY

Spring Branch I.S.D.

PO Box 19037

Houston TX 77224

PAGE 1 OF 1

DATE : 8/13/2021

FEE : \$10.00

PROPERTY DESCRIPTION

TRS 22B & 23B BLK B\N PT LTS 2  
2 & 23\BONNIE OAKS SEC 2

1122 TRAWEEK ST

REQUESTED BY

SMITH TERENCE & SHARON

1122 TRAWEEK ST

HOUSTON TX 770556529

PROPERTY OWNER

SMITH TERENCE & SHARON

1122 TRAWEEK ST

HOUSTON TX 770556529

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD TAX OFFICE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

IF THE SPECIFIED PROPERTY HAS RECEIVED OR IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE AS PROVIDED BY TAX CODE, CHAPTER 23.

| CURRENT VALUES   |                                 |                |       |
|------------------|---------------------------------|----------------|-------|
| LAND MKT VALUE:  | 656,250                         | IMPROVEMENT :  | 3,650 |
| AG LAND VALUE:   | 0                               | DEF HOMESTEAD: | 0     |
| APPRAISED VALUE: | 659,900                         | LIMITED VALUE: | 0     |
| EXEMPTIONS:      | General Homestead, Optional Hom |                |       |
| LAWSUITS:        |                                 |                |       |

| YEAR           | TAX UNIT                     | LEVY | PEN  | INT  | DEF INT | ATTY | AMOUNT DUE |
|----------------|------------------------------|------|------|------|---------|------|------------|
| 2020           | SPRING BRANCH ISD TAX OFFICE | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2020           | SPRING VALLEY VILLAGE        | 0.00 | 0.00 | 0.00 | 0.00    | 0.00 | 0.00       |
| 2020 SUB TOTAL |                              |      |      |      |         |      | \$0.00     |

TOTAL CERTIFIED TAX DUE 8/2021 : \$ 0.00

ISSUED TO :

SMITH TERENCE & SHARON

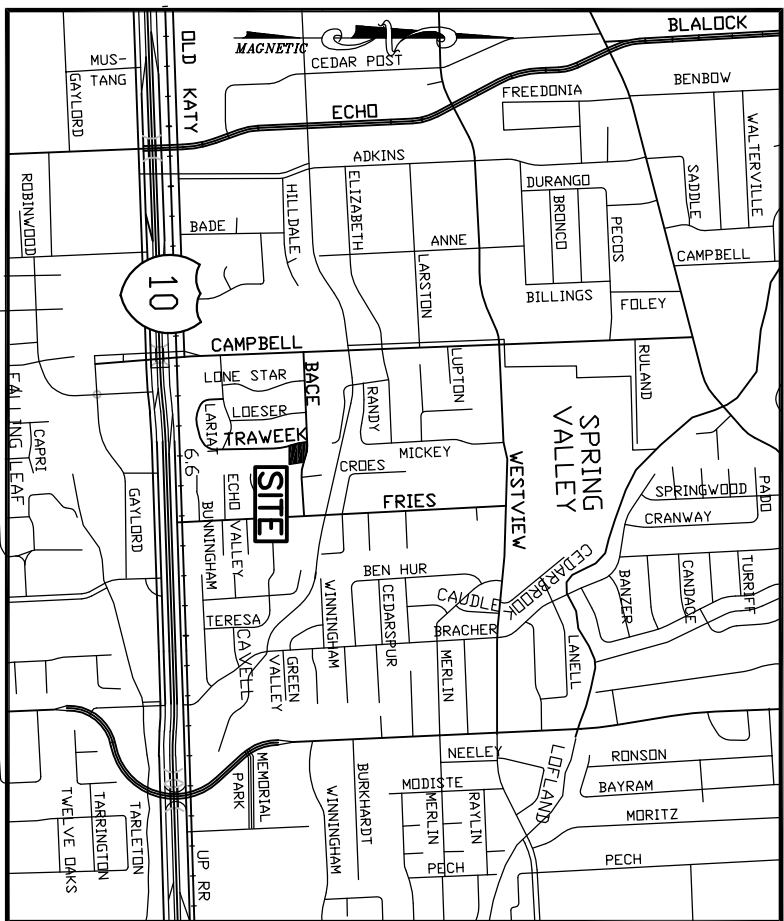
ACCOUNT NUMBER:

0803050000030

CERTIFIED BY :

TDMORAWICK / WT

Spring Branch ISD Tax Office



VICINITY MAP  
K.M. 4900

GRAPHIC SCALE



- LEGEND:**
- BUILDING SETBACK LINE
  - H.C.F. = HARRIS COUNTY DEED RECORDS
  - H.C.D.R. = HARRIS COUNTY DEED RECORDS
  - H.C.M.R. = HARRIS COUNTY MAP RECORDS
  - FD. = FOUND
  - R.O.W. = RIGHT-OF-WAY
  - U.E. = UTILITY EASEMENT
  - VOL. = VOLUME
  - P.G. = PAGE
  - P.O.B. = POINT OF BEGINNING

**GENERAL NOTES:**

- Boundaries shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. Distances are source values and may be convert to grid by applying the combined scale factor of 0.9998949238.
- Owners hereby reserve the right to construct private utilities and site improvements in, under, upon, over and across the 20' U.E. and 10' U.E. & M.E shown hereon.
- All building lines are dedicated by the Zoning Ordinance.

**FLOOD INFORMATION**

\*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND IS IN ZONE "X", AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0845L, DATED: 08-18-2007

STATE OF TEXAS

COUNTY OF HARRIS

WE, Terence Smith and Sharon Smith, hereafter referred to as Owners, of the 0.3485 acre tract described the above and foregoing map of BONNIE OAKS, SECTION 2, PARTIAL REPLAT NO. 3, do hereby make and establish said subdivision and development part of said property for and on behalf of Terence Smith and Sharon Smith, according to all laws, definitions, 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 or or permanent access easements), alleys, ports, 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, Owners have dedicated and by these presents do dedicate to the use of the public for public utility on unobstructed aerial easement five (5) further from a plone twenty (20') above the ground upward, located adjacent to all easements shown herein.

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, alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all borons, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, 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 facilities 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 porces of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units herein and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do 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.

WITNESS our hand in the City of Spring Valley Village, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Terence Smith, Owner

By: \_\_\_\_\_  
Sharon Smith, Owner

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for \_\_\_\_\_ County, Texas  
My commission expires: \_\_\_\_\_

David A. Borengrasser, R.P.L.S.  
Texas Registration No. 3711



This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this plat and subdivision of BONNIE OAKS SECTION 2, PARTIAL REPLAT NO. 3 as shown hereon.

In testimony whereof, witness this official signature of the mayor of the City of Spring Valley Village, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Marcus Vargas, Mayor  
City of Spring Valley Village, Texas

ATTEST:

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

This is to certify that the Planning and Zoning Commission of the City of Spring Valley Village, Texas, has approved this plat and subdivision of BONNIE OAKS SECTION 2, PARTIAL REPLAT NO. 3 as shown hereon.

In testimony whereof, witness this official signature of the chairman of the Planning and Zoning Commission of the City of Spring Valley Village, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
W.K. (Troy) Hoffman, Chairman  
Planning and Zoning Commission  
City of Spring Valley Village, Texas

I, Terenshia Hudspeth, 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 \_\_\_\_\_, 2021, at \_\_\_\_ o'clock \_\_\_\_M., and duly recorded on \_\_\_\_\_, 2021, 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.

Terenshia Hudspeth  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

**METES & BOUNDS DESCRIPTION**

Being a 0.3485 acres of land and being the north part of Lots Twenty-Two (22) and Twenty-Three (23), in Block "B" of Bonnie Oaks Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 42, Page 38 of the Map Records of Harris County, Texas and being described as follows:

**BEGINNING** at the Northwest corner of Lot 22 at a found 3/8" iron rod being at the southeast intersection of Bace Drive (60' right-of-way) and Traweck Drive (60' right-of-way);

**THENCE** North 88°11'44" East, 16.36', along the south line of Bace Drive, to a found 3/8" iron rod and beginning of a curve to the right;

**THENCE** continuing along the south line of Bace Drive, said curve having a radius of 270.00' and a central angle of 28°32'04" for a distance of 134.46' to a found 3/8" iron rod and beginning of a curve to the left;

**THENCE** continuing along the south line of Bace Drive, said curve having a radius of 330.00' and a central angle of 06°38'21" for a distance of 38.24' to a found 3/8" iron rod and being the northeast corner of the herein described tract;

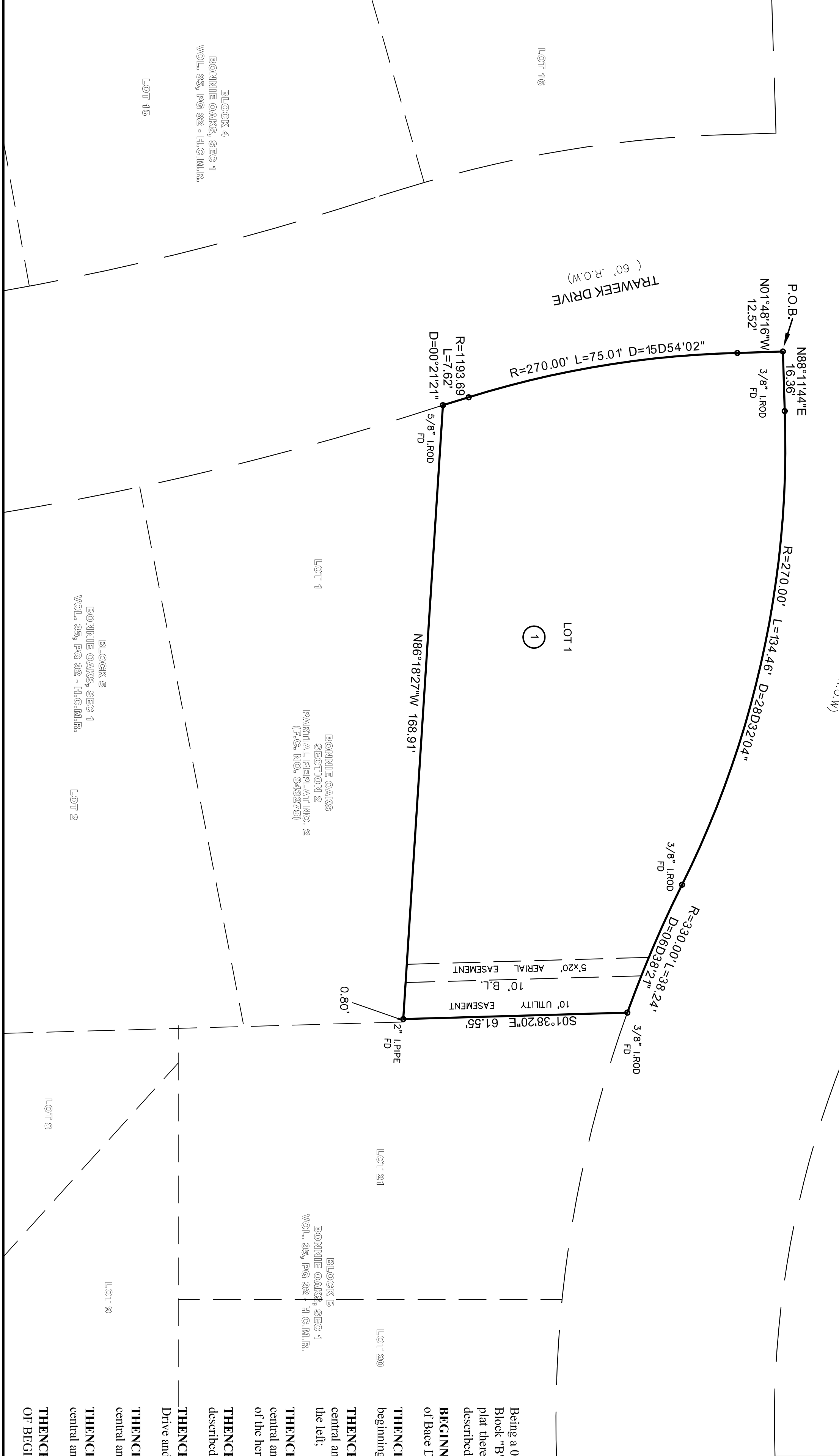
**THENCE** South 01°38'20" East, 61.55' to a found "I" iron rod being the southeast corner of the herein described tract;

**THENCE** North 86°18'27" West, 168.91' to a found 3/8" iron rod and being on the east line of Traweck Drive and the beginning of a curve to the right;

**THENCE** continuing along the east line of Traweck Drive, said curve having a radius of 1193.69' and a central angle of 00°21'21" for a distance of 7.62' to a found "I" iron rod and continuing to a curve;

**THENCE** continuing along the east line of Traweck Drive, said curve having a radius of 270.00' and a central angle of 13°54'02" for a distance of 75.01' to a found 3/8" iron rod;

**THENCE** continuing along the east line of Traweck Drive, North 01°48'16" West, 12.51', to the PLACE OF BEGINNING and containing 0.3485 acres more or less.



**BONNIE OAKS SEC 2  
PARTIAL REPLAT NO 3**

BEING A 0.3485 ACRES OF LAND BEING A REPLAT OF THE NORTH PART OF LOTS 22 & 23, BLOCK "B", BONNIE OAKS, SEC 2, AS RECORDED IN VOL. 42, PG. 38 – H.C.M.R. CITY OF SPRING VALLEY VILLAGE HARRIS COUNTY, TEXAS REASON FOR REPLAT:

TO COMBINE LOTS 22 & 23, BLOCK "B" INTO ONE SINGLE--FAMILY RESIDENTIAL LOT

JULY, 2021

**OWNERS:**  
TERENCE & SHARON SMITH  
1122 Traweck St  
Houston, Texas 77055  
PH: (713) 851-1717

**SURVEYOR:**  
PIOTR A. DERSKI  
1008 Davidson Dr  
Katy, Texas 77450  
PH: 832-676-000

**APPLICANT:**  
RP & ASSOCIATES  
11511 Springdale Dr  
Houston, Texas 77066  
PH: 713-916-6006

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 Bonnie Oaks Section 2, Partial Re-Plat No. 3, A Plot Containing 0.3485 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1122 Traweek Drive.

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 12, 2021  
**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 26, 2021  
**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 27, 2021

Dear Property Owner:

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

A Preliminary and Final Re-Plat of Bonnie Oaks Section 2, Partial Re-Plat No. 3, A Plot Containing 0.3485 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1122 Traweek Drive.

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 12, 2021

**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:

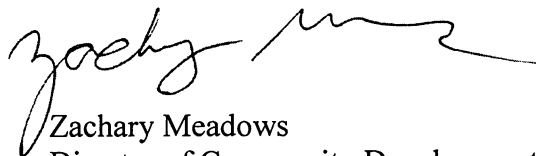
**Date:** Tuesday, October 26, 2021

**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 1122 Traweek Drive. 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](mailto:zmeadows@springvalleytx.com).

Sincerely,



Zachary Meadows  
Director of Community Development

Eric & Marilyn Cannon  
 9014 Bace Drive  
 Houston, Texas 77055

Cesar & Courtney Cuevas  
 9010 Bace Drive  
 Houston, Texas 77055

Charles & Gina Cole  
 8934 Bace Drive  
 Houston, Texas 77055

Douglas & Robin Black  
 8930 Bace Drive  
 Houston, Texas 77055

Robert Bradlaw & Susan Morrison  
 18 Fries Court  
 Houston, Texas 77055

Raymond & Paramée Feist  
 22 Fries Court  
 Houston, Texas 77055

Current Owner  
 8918 Bace Drive  
 Houston, Texas 77055

Current Owner  
 1122 Loeser Drive  
 Houston, Texas 77055

Meghan & Aaron Koranek  
 1118 Loeser Drive  
 Houston, Texas 77055

Carlos & Joanie De Ayala  
 1114 Loeser Drive  
 Houston, Texas 77055

Michael Sternesky  
 1121 Traweek Street  
 Houston, Texas 77055

David & Alanna Gehring  
 1117 Traweek Street  
 Houston, Texas 77055

Kevin & Shelley Giglio  
 1113 Traweek Street  
 Houston, Texas 77055

Richard & Bethanie OBrien  
 1118 Traweek Street  
 Houston, Texas 77055

Kirk & Laura Spilman  
 1114 Traweek Street  
 Houston, Texas 77055

William & Kristine  
 1110 Traweek Street  
 Houston, Texas 77055

William & Jennifer Neuhaus  
 8925 Bace Drive  
 Houston, Texas 77055

Jacqueline & Kevin Charman  
 8921 Bace Drive  
 Houston, Texas 77055

Current Owner  
 8917 Bace Drive  
 Houston, Texas 77055

Randy Smith  
 8919 Cardwell Lane  
 Houston, Texas 77055

Alta & Bridget Reddy  
 8921 Cardwell Lane  
 Houston, Texas 77055

Mark & Nona Taylor  
 8925 Cardwell Lane  
 Houston, Texas 77055

Terence & Sharon Smith  
 1122 Traweek Street  
 Houston, Texas 77055

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:

Sharon Smith

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**

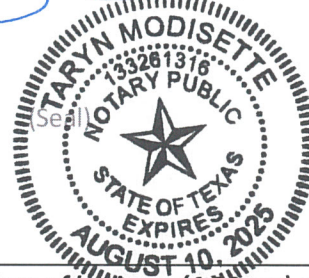
(Re)Zoning Case No. \_\_\_\_\_

Date of Planning and Zoning Commission Meeting: October 12, 2021

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 Sharon Smith 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 1122 Tranleek

Posting of said signs was accomplished on 9-29-2021 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 Back and Tranleek

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: 9-29-2021Printed Name of Applicant or Authorized Representative for Zoning Case No. Sharon SmithSignature of Applicant or Authorized Representative for Zoning Case No. [Signature]Sworn and subscribed before me on this date: 9-30-21Notary Public Taryn Modisette

**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: 9/29/2021 11:55am Verified by: Zach Meadows



**AFFIDAVIT OF SIGN MAINTENANCE**

(Re)Zoning Case No. \_\_\_\_\_

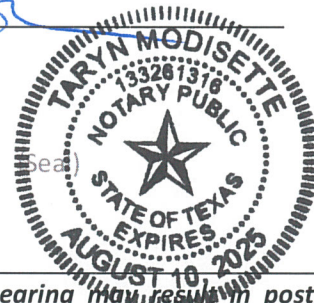
Date of Council Meeting: October 26, 2021

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 Sharon Smith hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 1122 Travleek

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 9-29-2021 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: 9-29-2021Printed Name of Applicant or Authorized Representative for Zoning Case No. Sharon SmithSignature of Applicant or Authorized Representative for Zoning Case No. [Signature]Sworn and subscribed before me on this date: 9-30-21Notary Public Taryn Modisette

**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: 9/29/2021 11:55am Verified by: Zach Meadows



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

**MEETING DATE:** October 26, 2021

|               |                                                                                                                                                                                                                                                                                                                        |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b> | <b>CONSIDERATION AND POSSIBLE ACTION CONCERNING:</b><br><br>A Preliminary and Final Re-Plat of Bonnie Oaks Section 2, Partial Re-Plat No. 3, A Plot Containing 0.3485 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1122 Traweek Drive. |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                    |                                                                                                                                                                                                            |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BACKGROUND:</b> | In the previous agenda item, City Council held a public hearing concerning a Preliminary and Final Re-plat of Bonnie Oaks Section 2, Partial Re-Plat No. 3 for the property located at 1122 Traweek Drive. |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                        |                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>RECOMMENDATION:</b> | <b>On October 12, 2021, the Planning and Zoning Commission recommended approval of the Preliminary and Final Re-Plat.</b> |
|------------------------|---------------------------------------------------------------------------------------------------------------------------|

|                     |                                                                                                                                                                                                                                                    |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ATTACHMENTS:</b> | <ul style="list-style-type: none"><li>• Preliminary and Final Re-Plat of Bonnie Oaks Section 2, Partial Re-Plat No. 3 for the Property Located at 1122 Traweek Drive.</li><li>• Recommendation from the Planning &amp; Zoning Commission</li></ul> |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                          |                                                                                                                           |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>SUBMITTING STAFF MEMBER:</b><br>Zachary Meadows, Director of<br>Community Development | <b>CITY ADMINISTRATOR APPROVAL:</b><br> |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|

LEGEND:

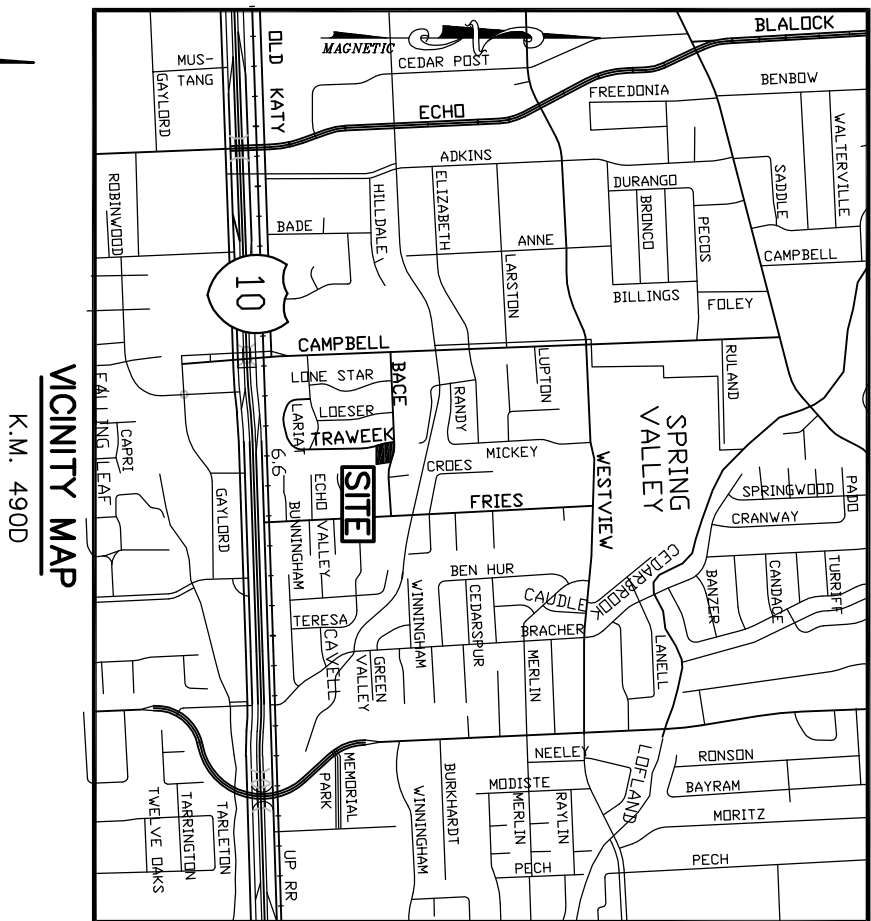
- BUILDING SETBACK LINE  
H.C.F. = HARRIS COUNTY DEED RECORDS  
H.C.D.R. = HARRIS COUNTY DEED RECORDS  
H.C.M.R. = HARRIS COUNTY MAP RECORDS  
FD. = FOUND  
R.O.W. = RIGHT-OF-WAY  
U.E. = UTILITY EASEMENT  
VOL. = VOLUME  
PG. = PAGE  
P.O.B. = POINT OF BEGINNING

GENERAL NOTES:

1. Bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. Distances are source values and may be convert to grid by applying the combined scale factor of 0.9998949238.
2. Owners hereby reserve the right to construct private utilities and site improvements in, under, upon, over and across the 20' U.E. and 10' U.E. & M.E shown hereon.
3. All building lines are dedicated by the Zoning Ordinance.

FLOOD INFORMATION

\*THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND IS IN ZONE "X", AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48201C0845L, DATED: 08-18-2007



VICINITY MAP  
K.M. 4900

GRAPHIC SCALE



STATE OF TEXAS  
COUNTY OF HARRIS

WE, Terence Smith and Sharon Smith, hereafter referred to as Owners, of the 0.3485 acre tract described the above and foregoing map of BONNIE OAKS, SECTION 2, PARTIAL REPLAT NO. 3, do hereby make and establish said subdivision and development plat of said property for and on behalf of Terence Smith and Sharon Smith, according to all laws, definitions, 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 or permanent access easements), alleys, ports, 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, Owners have dedicated and by these presents do dedicate to the use of the public for public utility on unobstructed aerial easement five (5) further, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all borrows, creeks, gullies, roads, drains, ditches or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, 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 facilities 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 herein and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do 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.

WITNESS our hand in the City of Spring Valley Village, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Terence Smith, Owner

By: \_\_\_\_\_  
Sharon Smith, Owner

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for \_\_\_\_\_ County, Texas  
My commission expires: \_\_\_\_\_



David A. Borengrasser, R.P.L.S.  
Texas Registration No. 3711

This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this plat and subdivision of BONNIE OAKS SECTION 2, PARTIAL REPLAT NO. 3 as shown hereon.

In testimony whereof, witness this official signature of the mayor of the City of Spring Valley Village, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
Marcus Vargas, Mayor  
City of Spring Valley Village, Texas

ATTEST:

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

This is to certify that the Planning and Zoning Commission of the City of Spring Valley Village, Texas, has approved this plat and subdivision of BONNIE OAKS SECTION 2, PARTIAL REPLAT NO. 3 as shown hereon.

In testimony whereof, witness this official signature of the chairman of the Planning and Zoning Commission of the City of Spring Valley Village, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_  
W.K. (Troy) Hoffman, Chairman  
Planning and Zoning Commission  
City of Spring Valley Village, Texas

I, Terenshia Hudspeth, 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 \_\_\_\_\_, 2021, at \_\_\_\_ o'clock \_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2021, 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.

Terenshia Hudspeth  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy

METES & BOUNDS DESCRIPTION

Being a 0.3485 acres of land and being the north part of Lots Twenty-Two (22) and Twenty-Three (23), in Block "B" of Bonnie Oaks Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 42, Page 38 of the Map Records of Harris County, Texas and being described as follows:

**BEGINNING** at the Northwest corner of Lot 22 at a found 3/8" iron rod being at the southeast intersection of Bace Drive (60' right-of-way) and Traweck Drive (60' right-of-way);

**THENCE** North 88°11'44" East, 163.36', along the south line of Bace Drive, to a found 3/8" iron rod and beginning of a curve to the right;

**THENCE** continuing along the south line of Bace Drive, said curve having a radius of 270.00' and a central angle of 28°32'04" for a distance of 134.46' to a found 3/8" iron rod and beginning of a curve to the left;

**THENCE** continuing along the south line of Bace Drive, said curve having a radius of 330.00' and a central angle of 06°38'21" for a distance of 38.24' to a found 3/8" iron rod and being the northeast corner of the herein described tract;

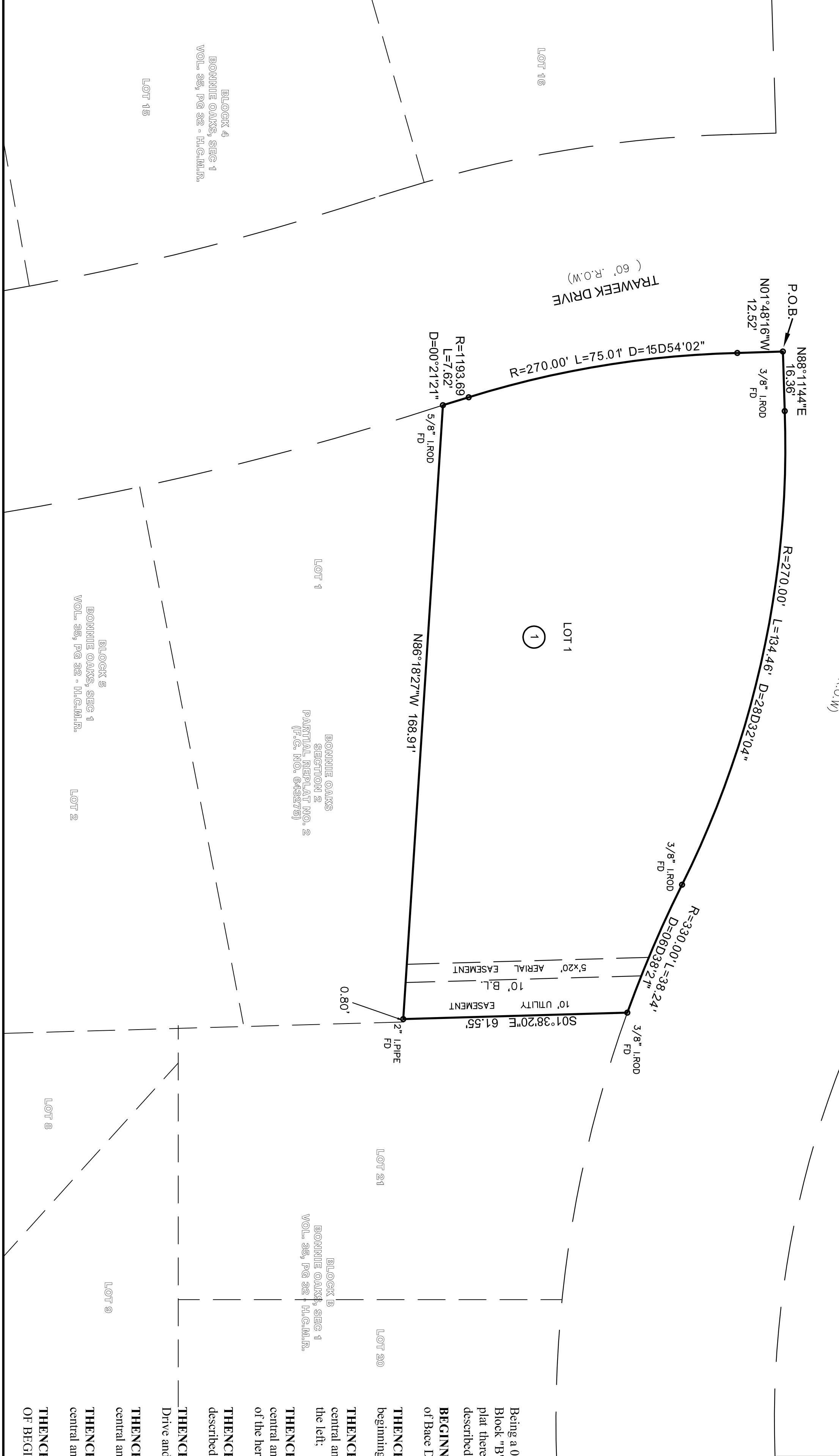
**THENCE** South 01°38'20" East, 61.55' to a found "I" iron rod being the southeast corner of the herein described tract;

**THENCE** North 86°18'27" West, 168.91' to a found 3/8" iron rod and being on the east line of Traweck Drive and the beginning of a curve to the right;

**THENCE** continuing along the east line of Traweck Drive, said curve having a radius of 1193.69' and a central angle of 00°21'21" for a distance of 7.62' to a found "I" iron rod and continuing to a curve;

**THENCE** continuing along the east line of Traweck Drive, said curve having a radius of 270.00' and a central angle of 13°54'02" for a distance of 75.01' to a found 3/8" iron rod;

**THENCE** continuing along the east line of Traweck Drive, North 01°48'16" West, 12.51', to the PLACE OF BEGINNING and containing 0.3485 acres more or less.



**BONNIE OAKS SEC 2  
PARTIAL REPLAT NO 3**

BEING A 0.3485 ACRES OF LAND BEING A REPLAT OF THE NORTH PART OF LOTS 22 & 23, BLOCK "B", BONNIE OAKS, SEC 2, AS RECORDED IN VOL. 42, PG. 38 - H.C.M.R.

CITY OF SPRING VALLEY VILLAGE  
HARRIS COUNTY, TEXAS  
REASON FOR REPLAT:  
TO COMBINE LOTS 22 & 23, BLOCK "B" INTO ONE SINGLE-FAMILY RESIDENTIAL LOT

JULY, 2021

**OWNERS:**  
TERENCE & SHARON SMITH  
1122 Traweck St  
Houston, Texas 77055  
PH: (713) 851-1717

**SURVEYOR:**  
PIOTR A. DEBSKI  
1008 Davidson Dr  
Katy, Texas 77450  
PH: 832-6640

**APPLICANT:**  
RP & ASSOCIATES  
11511 Springdale Dr  
Houston, Texas 77066  
PH: 713-916-6066

DIVIDER PAGE



**SPRING VALLEY**  
V I L L A G E

**PLANNING & ZONING  
COMMISSION  
VOTING FORM**

**DATE: OCTOBER 12, 2021**

**AGENDA ITEM #6:**

**CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Bonnie Oaks Section 2, Partial Re-Plat No. 3, A Plot Containing 0.3485 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1122 Traweek Drive.

| <u>MEMBER NAME</u>    | <u>MOTIONED</u> | <u>SECONDED</u> | <u>AYE</u> | <u>NAY</u> | <u>ABSTAINED</u> |
|-----------------------|-----------------|-----------------|------------|------------|------------------|
| JIM AUTENREITH        |                 |                 |            |            |                  |
| TREY HOFFMAN          |                 |                 | X          |            |                  |
| PATRICK JOHNSON       |                 |                 |            |            |                  |
| JOHN LISENBY          | X               |                 | X          |            |                  |
| MARYELLEN MCGLOTHLIN  |                 |                 | X          |            |                  |
| ANNE-MARIE MCMICHAEL  |                 | X               | X          |            |                  |
| LOUISE RICHMAN        |                 |                 | X          |            |                  |
| JERRY KENT, ALTERNATE |                 |                 | X          |            |                  |

**MOTION CARRIED** X

**MOTION DENIED** \_\_\_\_\_

\_\_\_\_\_  
**TREY HOFFMAN, CHAIRMAN  
PLANNING & ZONING COMMISSION**



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

**MEETING DATE:** October 26, 2021

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b> | <p><b>CONDUCT A PUBLIC HEARING CONCERNING:</b></p> <p><b>AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.19, SOLAR PANELS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO ALTER THE REGULATIONS OF BOTH ROOF MOUNTED AND GROUND MOUNTED SOLAR PANELS TO COMPLY WITH THE PROVISIONS OF SENATE BILL 398 REGARDING MUNICIPAL REGULATION SOLAR PANELS; PROVIDING FOR INCORPORATION OF PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A REPEALER CLAUSE, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.</b></p> |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BACKGROUND:</b> | <p>Senate Bill 398, enacted by the Texas Legislature May 31, 2021 and signed into law by the Governor on June 14, 2021, provides:</p> <p>"A municipality may not prohibit or restrict the installation of a solar energy device by a residential or small commercial customer except to the extent:</p> <ul style="list-style-type: none"><li>(1) A property owner's association may prohibit the installation under Sections 202.010(d) (1) through (7), Property Code; or</li><li>(2) The interconnection guidelines and interconnection agreement of a municipally owned utility serving the customer's service area, the rules of the Public Utility Commission of Texas, or the protocols of an independent organization certified under Section 39.151, Utilities Code, limit the installation of solar energy devices due to reliability, power quality, or safety of the distribution system."</li></ul> <p>Based on the first exception above, the City of Spring Valley Village can continue to enforce regulations on solar panels as long as the regulations are consistent with those found in Section 202.010(d) (1) through (7) of the Texas Property Code. The proposed ordinance makes the necessary amendments to the Zoning Ordinance to comply with Senate Bill 398.</p> <p>The changes to the regulations applicable to Roof-Mounted Solar</p> |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Panels in Section 05.02.19.04 of the Zoning Ordinance are as follows:

- Section 05:02.19.04.01 is amended to read “Solar panels shall be permitted on the roof a building provided that the panels do not extend higher than or beyond the roofline.”

**The City’s current regulations prohibit roof-mounted solar panels from being visible from any front or side adjacent street, so this restriction on visibility no longer applies.**

- Section 05:02.19.04.03 is amended by removing the reference to Subsection .05.04 since this Section now only refers to Subsection .05.02.
- Section 05:02.19.04.04 is a new subsection that reads “The frame, support panels and all visible piping or wiring shall be in a silver, bronze, or black tone commonly available in the marketplace; and.”
- With the inclusion of the new Subsection in the previous bullet point, the following Subsection has been renumbered accordingly.

The changes to the regulations applicable to Ground-Mounted Solar Panels in Section 05.02.19.05 of the Zoning Ordinance are as follows:

- Section 05:02.19.05.03 is amended to read “Solar Panels shall be located within a fenced yard or patio; and”

**The City’s current regulations prohibit ground-mounted solar panels from being located between a property line abutting a street and a structure. With the new regulations, ground-mounted solar panels would only be allowed behind a fence.**

- Section 05:02.19.05.04 is amended to read “Solar panels shall not be taller that the fence line;”.

**The City’s current regulations already required ground-mounted solar panels to be screened from view of the street or adjacent properties by opaque screening. With the amended requirement in the previous Section, these solar panels must be behind a fenced in yard or patio and cannot be taller than the**



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

**fence. So, the screening requirement remains in place just in a different manner.**

- Sections 05:02.19.05.05 (height restriction) and Section 05:02.19.05.06 (requiring conduit and wiring to be underground) are not included in the Texas Property Code regulations and consequently are deleted in their entirety.

The current provisions of Section 05:02.19 – Solar Panels is attached with this item for reference in comparing the proposed changes for compliance with Senate Bill 398.

**RECOMMENDATION:** Not applicable

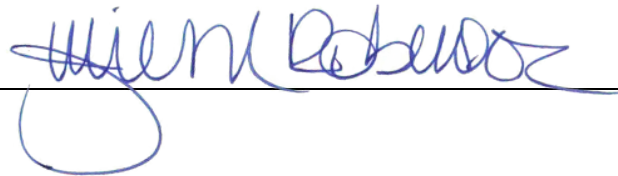
**ATTACHMENTS:**

- Proposed Ordinance Number 2021-XX
- Senate Bill 398 Bill Text
- Section 202.010 – Regulation of Solar Energy Devices – Texas Property Code Currently Adopted Section 05:02.19 – Solar Panels
- Copy of Public Hearing Notice
- Current Adopted Solar Regulations

**SUBMITTING STAFF MEMBER:**

Zachary Meadows, Director of  
Community Development

**CITY ADMINISTRATOR APPROVAL:**



DIVIDER PAGE

## ORDINANCE NUMBER 2021-XX

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.19, SOLAR PANELS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT “A”; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO ALTER THE REGULATIONS OF BOTH ROOF MOUNTED AND GROUND MOUNTED SOLAR PANELS TO COMPLY WITH THE PROVISIONS OF SENATE BILL 398 REGARDING MUNICIPAL REGULATION SOLAR PANELS; PROVIDING FOR INCORPORATION OF PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A REPEALER CLAUSE, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, the City of Spring Valley Village, Texas (the “City”) adopted regulations related to the location and installation of solar panels within the City on November 14, 2017; and

**WHEREAS**, Senate Bill 398, enacted by the Texas Legislature on May 31, 2021 and signed into law by the Governor on June 14, 2021, restricts municipal regulation of solar panels; and

**WHEREAS**, the City Council of the City finds that the regulations contained herein are in the best interest of the health, safety and welfare of the public; and

**WHEREAS**, the Planning & Zoning Commission of the City, following notice and hearing as required by law, has recommended that the City Council adopt the amendments to the zoning regulations contained herein as shown in the final report of said Commission; and

**WHEREAS**, the City Council, following notice and hearing as required by law, concurs with the recommendation of the Planning & Zoning Commission that such amendments be approved.

**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.** Subsection 02.19, Solar Panels, of Section 5, Building and Use Restrictions in Dwelling District “A” of Exhibit A, Zoning Regulations, of Chapter 12, Planning and Zoning, is hereby amended by deleting the language struck through below

and adding the language underscored below, Subsection 05.02.19, Solar Panels, to read as follows:

**“05:02.19 - Solar Panels:**

.01 Solar panels are permitted structures subject to the regulations set forth herein.

.02 Definitions. For the purposes of this section, the following words and phrases shall have the meanings ascribed to them below:

.01 Solar Panel shall mean a structure containing one (1) or more receptive cells, the purpose of which is to convert solar energy into usable electrical energy by way of a solar energy system. The term shall not include individually powered outdoor solar lights, such as garden lights, accent lights, security lights, or flood lights.

.03 All solar panels and the installation of solar panels shall comply with all provisions of the city's Code of Ordinances, including building codes and tree regulations, and shall be installed only after issuance of a building permit.

.04 Roof-mounted solar panels shall conform to the following requirements:

.01 Solar panels shall be permitted on the roof of a building provided that the panels do not extend higher than or beyond the roofline ~~are not visible from any front or side adjacent street;~~

.02 Solar panels shall have a top edge that is parallel to the roof ridge and shall conform to the slope of the roof;

.03 Solar panels shall be permitted on the roof slope of an accessory building or structure, subject to the regulations in subsections .05.02 and ~~.05.04 below; and~~

.04 The frame, support panels and all visible piping or wiring shall be in a silver, bronze, or black tone commonly available in the marketplace; and

.045 Solar panels on flat roofs shall not exceed the maximum height permitted in the applicable zoning district.

.05 Ground-mounted solar panels shall conform to the following requirements:

.01 Solar panels shall not constitute the primary use of the property;

.02 Solar panels shall comply with the maximum square footage and minimum setback requirements for residential accessory buildings and structures;

.03 Solar panels shall ~~not be located between a property line abutting a street and a structure~~ within a fenced yard or patio; and

.04 Solar panels shall ~~be screened from view of the street or adjacent properties by an opaque screening in fence. Such fencing shall comply with the city's fencing regulations~~ not be taller than the fence line;

~~.05 The maximum height of solar panels shall not exceed six (6) feet in height; and~~

~~.06 To the extent possible, all conduit and wiring associated with the system's connection to the primary electrical panel shall be placed underground.~~

.06 Solar panels incorporated into building materials such as roof shingles or tiles, windows, siding, or other architectural features integral to a building's design and are reasonably indistinguishable from traditional building materials may be installed on any roof or façade of the building. The eligibility of any solar panel under this section shall be within the discretion of the building official.

.07 Exceptions. The city council, upon application, may approve a location for roof-mounted or ground-mounted solar panels not permitted by this section. Prior to granting such approval, the city council shall conduct a public hearing regarding the alternate location. Written notice of the public hearing shall be mailed to property owners of real property, as they appear on the most recent tax roll of the city, situated within two hundred (200) feet of the exterior boundary of the property on which the solar panel is requested at least ten (10) days prior to the date of the hearing. Notice of the public hearing shall also be published in the city's official newspaper at least ten (10) days prior to the date of the hearing.

**Section 3.** All provisions of the ordinances of the City of Spring Valley Village, Texas, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the City of Spring Valley Village, Texas, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section 4.** Any person, corporation or entity who or which 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 \$2,000.00. Each day in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

**Section 5.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of 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, whether there be one or more parts.

**Section 6.** The repeal of any ordinance or part of ordinances affected by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

**Section 7.** This Ordinance shall become effective immediately upon its passage.

**DULY PASSED, APPROVED AND ORDAINED**, on this the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Marcus Vajdos, Mayor  
City of Spring Valley Village, Texas

ATTEST:

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



DIVIDER PAGE

AN ACT

relating to certain resources and facilities for distributed generation.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle C, Title 5, Business & Commerce Code, is amended by adding Chapter 113 to read as follows:

CHAPTER 113. SALES AND LEASING OF DISTRIBUTED RENEWABLE GENERATION RESOURCES

Sec. 113.001. DEFINITIONS. In this chapter:

(1) "Distributed renewable generation" has the meaning assigned by Section 39.916, Utilities Code.

(2) "Small commercial customer" has the meaning assigned by Section 39.202(o), Utilities Code.

Sec. 113.002. APPLICABILITY. (a) This chapter applies to a seller or lessor of distributed renewable generation resources.

(b) This chapter does not apply to:

(1) a transaction involving the sale or transfer of the real property on which a distributed renewable generation resource is located;

(2) a person, including a person acting through the person's officers, employees, brokers, or agents, who markets, sells, solicits, negotiates, or enters into an agreement for the sale or financing of a distributed renewable generation resource as part of a transaction involving the sale or transfer of the real

property on which the distributed renewable generation resource is  
or will be affixed; or

(3) a third party that enters into an agreement for the  
financing of a distributed renewable generation resource.

Sec. 113.003. LEASE, SALES, AND INSTALLATION DISCLOSURES.

A seller or lessor who enters into a purchase, lease, or power  
purchase agreement with a residential or small commercial customer  
for the operation of a distributed renewable generation resource  
shall provide to the customer in writing:

(1) contact information of the salesperson and  
installer of the generation resource;

(2) a description of all equipment to be installed;

(3) the cost of all equipment to be installed;

(4) a detailed accounting of fees associated with the  
installation or operation of the generation resource;

(5) representations, if any, made as part of the  
agreement regarding the expected operational performance and  
financial performance of the generation resource; and

(6) all applicable warranties.

Sec. 113.004. ADDITIONAL DISCLOSURES FOR LEASE AGREEMENTS.

In addition to the disclosures required under Section 113.003, a  
lessor shall provide to a leasing residential or small commercial  
customer in writing:

(1) the term and rate of the lease, including any  
payment escalators or other terms that affect the customer's  
payments; and

(2) a statement of whether the lease and any

1 applicable warranty or maintenance agreement is transferable to a  
2 subsequent purchaser of the property where the distributed  
3 renewable generation resource is installed.

4 Sec. 113.005. DISCLOSURES FOR POWER PURCHASE AGREEMENTS. A  
5 residential or small commercial customer who enters into a power  
6 purchase agreement is entitled to receive in writing:

7 (1) the disclosures required under Sections  
8 113.003(1), (2), (5), and (6);

9 (2) the term and rate of the power purchase agreement,  
10 including any payment escalators or other terms that affect the  
11 customer's payments; and

12 (3) whether the power purchase agreement and any  
13 applicable warranty or maintenance agreement is transferable to a  
14 subsequent purchaser of the property where the distributed  
15 renewable generation resource is installed.

16 SECTION 2. Chapter 229, Local Government Code, is amended  
17 by adding Subchapter C to read as follows:

18 SUBCHAPTER C. REGULATION OF SOLAR ENERGY DEVICES

19 Sec. 229.101. REGULATION OF SOLAR ENERGY DEVICES. (a) In  
20 this section:

21 (1) "Municipally owned utility" has the meaning  
22 assigned by Section 11.003, Utilities Code.

23 (2) "Small commercial customer" has the meaning  
24 assigned by Section 39.202(o), Utilities Code.

25 (3) "Solar energy device" has the meaning assigned by  
26 Section 171.107, Tax Code.

27 (b) A municipality may not prohibit or restrict the

installation of a solar energy device by a residential or small commercial customer except to the extent:

(1) a property owner's association may prohibit the installation under Sections 202.010(d)(1) through (7), Property Code; or

(2) the interconnection guidelines and interconnection agreement of a municipally owned utility serving the customer's service area, the rules of the Public Utility Commission of Texas, or the protocols of an independent organization certified under Section 39.151, Utilities Code, limit the installation of solar energy devices due to reliability, power quality, or safety of the distribution system.

SECTION 3. Subchapter B, Chapter 35, Utilities Code, is amended by adding Section 35.037 to read as follows:

Sec. 35.037. INTERCONNECTION AND OPERATION OF CERTAIN DISTRIBUTED GENERATION FACILITIES FOR FOOD SUPPLY CHAIN. (a) In this section:

(1) "Customer" means a retail electric customer:

(A) with a distributed generation facility installed on the retail electric customer's side of the meter; and

(B) that has a primary purpose of or derives a material source of revenue from:

(i) retail grocery sales; or

(ii) food manufacturing or distribution for retail grocery sales.

(2) "Distributed generation facility" means a facility installed on the customer's side of the meter but

1 separately metered from the customer:

2 (A) with a nameplate capacity of at least 250  
3 kilowatts and not more than 10 megawatts;

4 (B) that is capable of generating and providing  
5 backup or supplementary power to the customer's premises; and

6 (C) that is owned or operated by a person  
7 registered as a power generation company in accordance with Section  
8 [39.351](#).

9 (b) This section only applies in the ERCOT power region in  
10 areas where retail customer choice has not been implemented.

11 (c) A person who owns or operates a distributed generation  
12 facility served by a municipally owned utility or electric  
13 cooperative in the ERCOT power region may sell electric power  
14 generated by the distributed generation facility at wholesale,  
15 including the provision of ancillary services, subject to the  
16 limitations of this section.

17 (d) A person who owns or operates a distributed generation  
18 facility may sell electric power generated by the distributed  
19 generation facility at wholesale to a municipally owned utility or  
20 electric cooperative certificated for retail service to the area  
21 where the distributed generation facility is located or to a  
22 related generation and transmission electric cooperative. The  
23 municipally owned utility or electric cooperative shall purchase at  
24 wholesale the quantity of electric power generated by the  
25 distributed generation facility needed to satisfy the full electric  
26 requirements of the customer on whose side of the meter the  
27 distributed generation facility is installed and operated at a

1 wholesale price agreed to by the customer and shall resell that  
2 quantity of power at retail to the customer at the rate applicable  
3 to the customer for retail service, which must at minimum include  
4 all amounts paid for the wholesale electric power, during:

5 (1) an emergency declared by the independent  
6 organization certified under Section 39.151 for the ERCOT power  
7 region that creates the potential for interruption of service to  
8 the customer;

9 (2) any service interruption at the customer's  
10 premises;

11 (3) construction on the customer's premises that  
12 creates the potential for interruption of service to the customer;

13 (4) maintenance and testing of the distributed  
14 generation facility; and

15 (5) additional times mutually agreed on by the owner  
16 or operator of the distributed generation facility and the  
17 municipally owned utility or electric cooperative.

18 (e) The customer shall provide written notice as soon as  
19 reasonably practicable to the municipally owned utility or electric  
20 cooperative of a circumstance described by Subsection (d)(3) or  
21 (4).

22 (f) In addition to a sale authorized under Subsection (d),  
23 on request by an owner or operator of a distributed generation  
24 facility, the municipally owned utility or electric cooperative  
25 shall provide wholesale transmission service to the distributed  
26 generation facility owner in the same manner as to other power  
27 generation companies for the sale of power from the distributed



1 generation facility at wholesale, including for the provision of  
2 ancillary services, in the ERCOT market. The distributed generation  
3 facility owner shall comply with all applicable commission rules  
4 and protocols and with governing documents of the independent  
5 organization certified under Section 39.151 for the ERCOT power  
6 region. This section does not require a municipally owned utility  
7 or electric cooperative to transmit electricity to a retail point  
8 of delivery in the certificated service area of the municipally  
9 owned utility or electric cooperative.

10 (g) In addition to a sale authorized under Subsection (d) or  
11 (f), a municipally owned utility or electric cooperative or related  
12 generation and transmission electric cooperative may purchase  
13 electric power provided by the owner or operator of the distributed  
14 generation facility at wholesale at a mutually agreed on price. The  
15 price may be based wholly or partly on the ERCOT market clearing  
16 price of energy at the time of day and at the location at which the  
17 electric power is made available.

18 (h) A municipally owned utility or electric cooperative  
19 shall make available a standard interconnection application and  
20 agreement for distributed generation facilities that is  
21 substantially similar to the commission's interconnection  
22 agreement form and consistent with this section to facilitate the  
23 connection of distributed generation facilities. A municipally  
24 owned utility or electric cooperative shall allow interconnection  
25 of a distributed generation facility and provide to a distributed  
26 generation facility on a nondiscriminatory basis wholesale  
27 transmission service, including at distribution voltage, in the

1 same manner as for other power generation companies to transmit to  
2 the ERCOT power grid the electric power generated by the  
3 distributed generation facility. A municipally owned utility or  
4 electric cooperative may recover from the owner or operator of the  
5 distributed generation facility all reasonable costs necessary for  
6 and directly attributable to the interconnection of the facility,  
7 including the reasonable costs of necessary system upgrades and  
8 improvements directly attributable to the distributed generation  
9 facility.

10 (i) Not later than the 30th day after the date a complete  
11 application for interconnection of a distributed generation  
12 facility is received, the municipally owned utility or electric  
13 cooperative shall provide the applicant with a written good faith  
14 cost estimate for interconnection-related costs. The municipally  
15 owned utility or electric cooperative may not incur any  
16 interconnection-related costs without entering into a written  
17 agreement for the payment of those costs by the applicant.

18 (j) The process to interconnect a distributed generation  
19 facility must be completed not later than the 240th day after the  
20 date the municipally owned utility or electric cooperative receives  
21 payment of all estimated costs to complete the interconnection,  
22 except that:

23 (1) the period may be extended by written agreement  
24 between the parties; or

25 (2) the period may be extended after a good faith  
26 showing by the municipally owned utility or electric cooperative  
27 that the interconnection requires improvements, upgrades, or

1 construction of new facilities that cannot reasonably be completed  
2 within that period, in which case the period may be extended for a  
3 time not to exceed the time necessary for the improvements,  
4 upgrades, or construction of new facilities to be completed.

5 (k) A municipally owned utility or electric cooperative  
6 shall charge the owner or operator of a distributed generation  
7 facility rates on a reasonable and nondiscriminatory basis for  
8 providing wholesale transmission service to the distributed  
9 generation facility owner in the same manner as for other power  
10 generation companies to transmit to the ERCOT power grid the  
11 electric power generated by the distributed generation facility in  
12 accordance with a tariff filed by the municipally owned utility or  
13 electric cooperative with the commission.

14 (l) The owner or operator of the distributed generation  
15 facility shall contract with the municipally owned utility or  
16 electric cooperative or the municipally owned utility's or electric  
17 cooperative's designee for any scheduling, settlement,  
18 communication, telemetry, or other services required to  
19 participate in the ERCOT wholesale market, but only to the extent  
20 that the utility, cooperative, or designee offers the services on a  
21 nondiscriminatory basis and at a commercially reasonable cost. If  
22 the municipally owned utility or electric cooperative or the  
23 municipally owned utility's or electric cooperative's designee does  
24 not offer or declines to offer the services, or fails to do so on a  
25 nondiscriminatory basis and at a commercially reasonable cost as  
26 determined by quotes from at least three third parties providing  
27 the same services, the owner or operator of the distributed

1 generation facility may contract with a third party provider to  
2 obtain the services.

3 (m) A distributed generation facility must comply with  
4 emissions limitations established by the Texas Commission on  
5 Environmental Quality for a standard emissions permit for an  
6 electric generation facility unit installed after January 1, 1995.

7 (n) A municipally owned utility or electric cooperative is  
8 not required to interconnect a distributed generation facility  
9 under this section if, on the date the utility or cooperative  
10 receives an application for interconnection of the facility, the  
11 municipally owned utility or electric cooperative has  
12 interconnected distributed generation facilities with an aggregate  
13 capacity that equals the lesser amount of:

14 (1) 5 percent of the municipally owned utility's or  
15 electric cooperative's average of the 15-minute summer peak load  
16 coincident with the independent system operator's 15-minute summer  
17 peak load in each of the months of June, July, August, and  
18 September; or

19 (2) 300 megawatts, adjusted annually by the percentage  
20 of total system load growth in the ERCOT power region beginning in  
21 2022.

22 (o) A municipally owned utility or electric cooperative  
23 that, on the date the utility or cooperative receives an  
24 application for interconnection of a distributed generation  
25 facility, has interconnected distributed generation facilities  
26 with an aggregate capacity less than the threshold described by  
27 Subsection (n) is required to increase that capacity only up to that

1 threshold.

2       (p) This section is not intended to change registration  
3 standards or other qualifications required by the independent  
4 organization certified under Section 39.151 for the ERCOT power  
5 region related to the participation of distributed generation  
6 facilities in the wholesale market. This section is not intended to  
7 allow distributed generation facilities to participate in a manner  
8 that is not technically feasible or that is otherwise in conflict  
9 with wholesale rules and requirements adopted by the independent  
10 organization certified under Section 39.151 for the ERCOT power  
11 region.

12       SECTION 4. It is the intent of the legislature in enacting  
13 Section 35.037, Utilities Code, to allow grocers the ability to  
14 deploy back-up generation in the ERCOT power region in areas that  
15 have not implemented retail customer choice.

16       SECTION 5. The changes in law made by this Act apply only to  
17 an agreement governing the sale or lease of distributed renewable  
18 generation, as defined by Section 39.916, Utilities Code, or a  
19 power purchase agreement entered into on or after the effective  
20 date of this Act. An agreement entered into before the effective  
21 date of this Act is governed by the law as it existed immediately  
22 before the effective date of this Act, and that law is continued in  
23 effect for that purpose.

24       SECTION 6. This Act takes effect September 1, 2021.

\_\_\_\_\_  
President of the Senate

\_\_\_\_\_  
Speaker of the House

I hereby certify that S.B. No. 398 passed the Senate on April 9, 2021, by the following vote: Yeas 31, Nays 0; and that the Senate concurred in House amendment on May 28, 2021, by the following vote: Yeas 31, Nays 0.

\_\_\_\_\_  
Secretary of the Senate

I hereby certify that S.B. No. 398 passed the House, with amendment, on May 25, 2021, by the following vote: Yeas 126, Nays 16, two present not voting.

\_\_\_\_\_  
Chief Clerk of the House

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Governor

DIVIDER PAGE



Sec. 202.010. REGULATION OF SOLAR ENERGY DEVICES.

(a) In this section:

(1) “Development period” means a period stated in a declaration during which a declarant reserves:

(A) a right to facilitate the development, construction, and marketing of the subdivision; and

(B) a right to direct the size, shape, and composition of the subdivision.

(1-a) “Residential unit” means a structure or part of a structure intended for use as a single residence and that is:

(A) a single-family house; or

(B) a separate living unit in a duplex, a triplex, or a quadplex.

(2) “Solar energy device” has the meaning assigned by Section [171.107](#), Tax Code.

(b) Except as otherwise provided by Subsection (d), a property owners' association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing a solar energy device.

(c) A provision that violates Subsection (b) is void.

(d) A property owners' association may include or enforce a provision in a dedicatory instrument that prohibits a solar energy device that:

(1) as adjudicated by a court:

(A) threatens the public health or safety; or

(B) violates a law;

(2) is located on property owned or maintained by the property owners' association;

(3) is located on property owned in common by the members of the property owners' association;

(4) is located in an area on the property owner's property other than:

(A) on the roof of the home or of another structure allowed under a dedicatory instrument; or

(B) in a fenced yard or patio owned and maintained by the property owner;

(5) if mounted on the roof of the home:

(A) extends higher than or beyond the roofline;

(B) is located in an area other than an area designated by the property owners' association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the device if located in an area designated by the property owners' association;

(C) does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or

(D) has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;

(6) if located in a fenced yard or patio, is taller than the fence line;

(7) as installed, voids material warranties; or

(8) was installed without prior approval by the property owners' association or by a committee created in a dedicatory instrument for such purposes that provides decisions within a reasonable period or within a period specified in the dedicatory instrument.

(e) A property owners' association or the association's architectural review committee may not withhold approval for installation of a solar energy device if the provisions of the dedicatory instruments to the extent authorized by Subsection (d) are met or exceeded, unless the association or committee, as applicable, determines in writing that placement of the device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. For purposes of making a determination under this subsection, the written approval of the proposed placement of the device by all property owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

(f) During the development period for a development with fewer than 51 planned residential units, the declarant may prohibit or restrict a property owner from installing a solar energy device.

Added by Acts 2011, 82nd Leg., R.S., Ch. 939 (H.B. [362](#)), Sec. 1, eff. June 17, 2011.

Amended by:

Acts 2015, 84th Leg., R.S., Ch. 126 (S.B. [1626](#)), Sec. 1, eff. September 1, 2015.

Acts 2015, 84th Leg., R.S., Ch. 126 (S.B. [1626](#)), Sec. 2, eff. September 1, 2015.

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:**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.19, SOLAR PANELS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO ALTER THE REGULATIONS OF BOTH ROOF MOUNTED AND GROUND MOUNTED SOLAR PANELS TO COMPLY WITH THE PROVISIONS OF SENATE BILL 398 REGARDING MUNICIPAL REGULATION SOLAR PANELS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION

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 12, 2021

**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 26, 2021

**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.**

DIVIDER PAGE

## 05:02.19 - Solar Panels:

- .01 Solar panels are permitted structures subject to the regulations set forth herein.
- .02 Definitions. For the purposes of this section, the following words and phrases shall have the meanings ascribed to them below:
  - .01 Solar Panel shall mean a structure containing one (1) or more receptive cells, the purpose of which is to convert solar energy into usable electrical energy by way of a solar energy system. The term shall not include individually powered outdoor solar lights, such as garden lights, accent lights, security lights, or flood lights.
- .03 All solar panels and the installation of solar panels shall comply with all provisions of the city's Code of Ordinances, including building codes and tree regulations, and shall be installed only after issuance of a building permit.
- .04 Roof-mounted solar panels shall conform to the following requirements:
  - .01 Solar panels shall be permitted on the roof of a building provided that the panels are not visible from any front or side adjacent street;
  - .02 Solar panels shall have a top edge that is parallel to the roof ridge and shall conform to the slope of the roof;
  - .03 Solar panels shall be permitted on the roof slope of an accessory building or structure, subject to the regulations in subsections .05.02 and .05.04 below; and
  - .04 Solar panels on flat roofs shall not exceed the maximum height permitted in the applicable zoning district.
- .05 Ground-mounted solar panels shall conform to the following requirements:
  - .01 Solar panels shall not constitute the primary use of the property;
  - .02 Solar panels shall comply with the maximum square footage and minimum setback requirements for residential accessory buildings and structures;
  - .03 Solar panels shall not be located between a property line abutting a street and a structure;
  - .04 Solar panels shall be screened from view of the street or adjacent properties by an opaque screening in fence. Such fencing shall comply with the city's fencing regulations;
  - .05 The maximum height of solar panels shall not exceed six (6) feet in height; and
  - .06 To the extent possible, all conduit and wiring associated with the system's connection to the primary electrical panel shall be placed underground.
- .06 Solar panels incorporated into building materials such as roof shingles or tiles, windows, siding, or other architectural features integral to a building's design and are reasonably indistinguishable from traditional building materials may be installed on any roof or façade of the building. The eligibility of any solar panel under this section shall be within the discretion of the building official.
- .07 Exceptions. The city council, upon application, may approve a location for roof-mounted, or

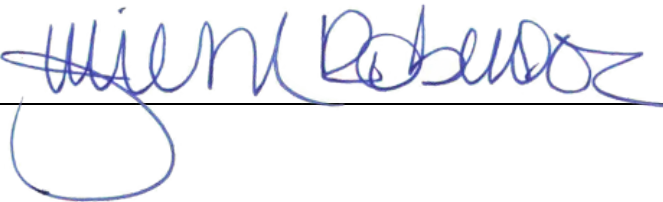


ground-mounted solar panels not permitted by this section. Prior to granting such approval, the city council shall conduct a public hearing regarding the alternate location. Written notice of the public hearing shall be mailed to property owners of real property, as they appear on the most recent tax roll of the city, situated within two hundred (200) feet of the exterior boundary of the property on which the solar panel is requested at least ten (10) days prior to the date of the hearing. Notice of the public hearing shall also be published in the city's official newspaper at least ten (10) days prior to the date of the hearing.

(Ordinance 17-28 adopted 11-14-17)

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

**MEETING DATE:** October 26, 2021

|                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b>                                                                                | <b>ORDINANCE NO. 2021-XX</b><br><br><b>AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.19, SOLAR PANELS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT "A"; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO ALTER THE REGULATIONS OF BOTH ROOF MOUNTED AND GROUND MOUNTED SOLAR PANELS TO COMPLY WITH THE PROVISIONS OF SENATE BILL 398 REGARDING MUNICIPAL REGULATION SOLAR PANELS; PROVIDING FOR INCORPORATION OF PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A REPEALER CLAUSE, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.</b> |
| <b>BACKGROUND:</b>                                                                           | <p>In the previous agenda item, City Council held a public hearing concerning amendments to Subsection 02.19, Solar Panels, of Section 5, Building and Use Restrictions in Dwelling District "A", of Exhibit "A", Zoning Regulations, of Chapter 12, Planning And Zoning, of the Code of Ordinances.</p> <p>If approved, this Ordinance would implement the proposed amendments to Chapter 12, Planning and Zoning, of the City's Code of Ordinances.</p>                                                                                                                                                                                                                                                                                                    |
| <b>RECOMMENDATION:</b>                                                                       | <b>On October 12, 2021, the Planning &amp; Zoning Commission recommended approval of the Ordinance.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>ATTACHMENTS:</b>                                                                          | <ul style="list-style-type: none"><li>• Ordinance No. 2021-XX</li><li>• Recommendation from the Planning &amp; Zoning Commission</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>SUBMITTING STAFF MEMBER:</b><br><br>Zachary Meadows, Director of<br>Community Development | <b>CITY ADMINISTRATOR APPROVAL:</b><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

## ORDINANCE NUMBER 2021-XX

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.19, SOLAR PANELS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT “A”; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO ALTER THE REGULATIONS OF BOTH ROOF MOUNTED AND GROUND MOUNTED SOLAR PANELS TO COMPLY WITH THE PROVISIONS OF SENATE BILL 398 REGARDING MUNICIPAL REGULATION SOLAR PANELS; PROVIDING FOR INCORPORATION OF PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A REPEALER CLAUSE, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, the City of Spring Valley Village, Texas (the “City”) adopted regulations related to the location and installation of solar panels within the City on November 14, 2017; and

**WHEREAS**, Senate Bill 398, enacted by the Texas Legislature on May 31, 2021 and signed into law by the Governor on June 14, 2021, restricts municipal regulation of solar panels; and

**WHEREAS**, the City Council of the City finds that the regulations contained herein are in the best interest of the health, safety and welfare of the public; and

**WHEREAS**, the Planning & Zoning Commission of the City, following notice and hearing as required by law, has recommended that the City Council adopt the amendments to the zoning regulations contained herein as shown in the final report of said Commission; and

**WHEREAS**, the City Council, following notice and hearing as required by law, concurs with the recommendation of the Planning & Zoning Commission that such amendments be approved.

**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.** Subsection 02.19, Solar Panels, of Section 5, Building and Use Restrictions in Dwelling District “A” of Exhibit A, Zoning Regulations, of Chapter 12, Planning and Zoning, is hereby amended by deleting the language struck through below

and adding the language underscored below, Subsection 05.02.19, Solar Panels, to read as follows:

**“05:02.19 - Solar Panels:**

.01 Solar panels are permitted structures subject to the regulations set forth herein.

.02 Definitions. For the purposes of this section, the following words and phrases shall have the meanings ascribed to them below:

.01 Solar Panel shall mean a structure containing one (1) or more receptive cells, the purpose of which is to convert solar energy into usable electrical energy by way of a solar energy system. The term shall not include individually powered outdoor solar lights, such as garden lights, accent lights, security lights, or flood lights.

.03 All solar panels and the installation of solar panels shall comply with all provisions of the city's Code of Ordinances, including building codes and tree regulations, and shall be installed only after issuance of a building permit.

.04 Roof-mounted solar panels shall conform to the following requirements:

.01 Solar panels shall be permitted on the roof of a building provided that the panels do not extend higher than or beyond the roofline ~~are not visible from any front or side adjacent street;~~

.02 Solar panels shall have a top edge that is parallel to the roof ridge and shall conform to the slope of the roof;

.03 Solar panels shall be permitted on the roof slope of an accessory building or structure, subject to the regulations in subsections .05.02 and ~~.05.04 below; and~~

.04 The frame, support panels and all visible piping or wiring shall be in a silver, bronze, or black tone commonly available in the marketplace; and

.045 Solar panels on flat roofs shall not exceed the maximum height permitted in the applicable zoning district.

.05 Ground-mounted solar panels shall conform to the following requirements:

.01 Solar panels shall not constitute the primary use of the property;

.02 Solar panels shall comply with the maximum square footage and minimum setback requirements for residential accessory buildings and structures;

.03 Solar panels shall ~~not be located between a property line abutting a street and a structure~~ within a fenced yard or patio; and

.04 Solar panels shall ~~be screened from view of the street or adjacent properties by an opaque screening in fence. Such fencing shall comply with the city's fencing regulations~~ not be taller than the fence line;

~~.05 The maximum height of solar panels shall not exceed six (6) feet in height; and~~

~~.06 To the extent possible, all conduit and wiring associated with the system's connection to the primary electrical panel shall be placed underground.~~

.06 Solar panels incorporated into building materials such as roof shingles or tiles, windows, siding, or other architectural features integral to a building's design and are reasonably indistinguishable from traditional building materials may be installed on any roof or façade of the building. The eligibility of any solar panel under this section shall be within the discretion of the building official.

.07 Exceptions. The city council, upon application, may approve a location for roof-mounted or ground-mounted solar panels not permitted by this section. Prior to granting such approval, the city council shall conduct a public hearing regarding the alternate location. Written notice of the public hearing shall be mailed to property owners of real property, as they appear on the most recent tax roll of the city, situated within two hundred (200) feet of the exterior boundary of the property on which the solar panel is requested at least ten (10) days prior to the date of the hearing. Notice of the public hearing shall also be published in the city's official newspaper at least ten (10) days prior to the date of the hearing.

**Section 3.** All provisions of the ordinances of the City of Spring Valley Village, Texas, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the City of Spring Valley Village, Texas, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section 4.** Any person, corporation or entity who or which 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 \$2,000.00. Each day in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

**Section 5.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of 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, whether there be one or more parts.

**Section 6.** The repeal of any ordinance or part of ordinances affected by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

**Section 7.** This Ordinance shall become effective immediately upon its passage.

**DULY PASSED, APPROVED AND ORDAINED**, on this the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Marcus Vajdos, Mayor  
City of Spring Valley Village, Texas

ATTEST:

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

DIVIDER PAGE





EST. 1955  
**SPRING VALLEY**  
VILLAGE

**PLANNING & ZONING COMMISSION**  
**VOTING FORM**

**DATE: OCTOBER 12, 2021**

**AGENDA ITEM #8:**

**CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2021-XX – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS TO AMEND SUBSECTION 02.19, SOLAR PANELS, OF SECTION 5, BUILDING AND USE RESTRICTIONS IN DWELLING DISTRICT “A”; OF EXHIBIT A, ZONING REGULATIONS, OF CHAPTER 12, PLANNING AND ZONING, TO ALTER THE REGULATIONS OF BOTH ROOF MOUNTED AND GROUND MOUNTED SOLAR PANELS TO COMPLY WITH THE PROVISIONS OF SENATE BILL 398 REGARDING MUNICIPAL REGULATION SOLAR PANELS; PROVIDING FOR INCORPORATION OF PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A REPEALER CLAUSE, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

| <u>MEMBER NAME</u>    | <u>MOTIONED</u> | <u>SECONDED</u> | <u>AYE</u> | <u>NAY</u> | <u>ABSTAINED</u> |
|-----------------------|-----------------|-----------------|------------|------------|------------------|
| JIM AUTENREITH        |                 |                 |            |            |                  |
| TREY HOFFMAN          |                 |                 | X          |            |                  |
| PATRICK JOHNSON       |                 |                 |            |            |                  |
| JOHN LISENBY          |                 |                 | X          |            |                  |
| MARYELLEN MCGLOTHLIN  |                 | X               | X          |            |                  |
| ANNE-MARIE MCMICHAEL  |                 |                 | X          |            |                  |
| LOUISE RICHMAN        |                 |                 | X          |            |                  |
| JERRY KENT, ALTERNATE | X               |                 | X          |            |                  |

**MOTION CARRIED** X

**MOTION DENIED** \_\_\_\_\_

\_\_\_\_\_  
**TREY HOFFMAN, CHAIRMAN**  
**PLANNING & ZONING COMMISSION**

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

**MEETING DATE:** October 26, 2021

**TOPIC:** **CONSIDERATION AND POSSIBLE ACTION CONCERNING:**  
Appointments / Reappointments to Board of Adjustment.

**BACKGROUND:** **BOARD OF ADJUSTMENT  
(5 Positions – 3 Members, 2 Alternates, Two-Year Terms)**

The following Board of Adjustment member terms have expired or have become vacant:

- Michael Burcham, Member (serving since August 27, 2019)
- Scott Cooper, Member (serving since July 27, 2004)
- Douglas Doyle, Member (serving since October 25, 2016)
- Bill Lackey, Alternate (serving since August 27, 2019)
- Jerry Kent, Alternate (serving since August 27, 2019)

I have received applications from Mr. Doyle and Mr. Kent. However, Mr. Kent was appointed to the Planning & Zoning Commission at the July 27, 2021 Council meeting. Mr. Burcham advised that he is planning to move out of Spring Valley Village in early 2022. Therefore, he is not seeking re-appointment. Mr. Cooper and Mr. Lackey advised that they would not be seeking re-appointment.

I have also received applications from the following residents who are interested in serving on the Board of Adjustment:

- Paul "Jordan" Anderson
- Susan Diehl
- Kenneth Schneider
- Travis Wells

**RECOMMENDATION:** None

**ATTACHMENTS:**

- Volunteer Applications
- Excerpt from Code of Ordinances regarding Board of Adjustment members and appointment

**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:**



**VOLUNTEER  
APPLICATIONS**

**FOR**

**BOARD OF  
ADJUSTMENTS**

**City of Spring Valley Village**  
**Volunteer Application**



**SPRING VALLEY**  
VILLAGE

**Board/Commission/Committee** (Check areas of interest):

☒ Planning and Zoning Commission

☒ Board of Adjustment

☐ Other: \_\_\_\_\_

**Personal Information**

Last Name: Anderson First Name: Paul "Jordan"

Address: 8835 Cirdwell Dr City: Houston State: TX Zip: 77055

Home Phone: (832) 651-4811 Work Phone: (832) 598-6515

Email address: jordan@doublehamphoto.com

Occupation: Photographer, Investor, Manager

First Time Appointment: N/A Reappointment: N/A

If reappointment, indicate name of group: \_\_\_\_\_

And the time period previously served: \_\_\_\_\_

Education (list highest grade/degree completed): BA History - Baylor University

**Volunteer Information**

(1) Briefly describe previous community activities associated with the City of Spring Valley Village, as well as any outside civic, charitable, or other community work.

Just moved in to SVV in January, but previously served on our old HOA

(2) Briefly summarize your interest in appointment or reappointment to the board, commission, or committee:

I think I can bring my unique skillset to City Hall — and it's an important civic duty I'd enjoy performing.



**City of Spring Valley Village  
Volunteer Application  
(Page 2)**

(3) Please write a brief summary of your qualification for service on this board, commission, or committee:

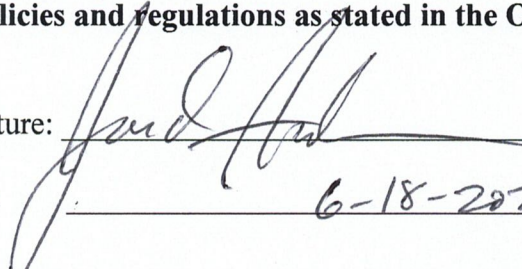
I've served as a board member on an HOA for 4 yrs and  
on a corporate board for 3 years

Do you anticipate any conflicts of interest arising on connection with your service on the selected Board or Commission? Yes: ☐ No: ☐ Possibly: ☒

If you answered yes and a conflict of interest did arise, how would you proposed to resolve it?

I would recuse myself from any decisions in which I have  
a conflict of interest

**The information I have provided is true. I understand that by signing this form, I am confirming that I am a resident of Spring Valley Village and volunteer my services with a clear understanding that there will be no monetary compensation. I will be prompt and regular in my service. I will notify the appropriate person if I am unable to perform my volunteer duties as assigned. I agree to conform to all policies and regulations as stated in the Ordinances of the City of Spring Valley Village.**

Signature: 

Date: 6-18-2021

---

For City Hall Use Only:

Applicant approved by: Mayor \_\_\_\_\_ City Council \_\_\_\_\_ City Administrator \_\_\_\_\_

Applicant assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Spring Valley Village**  
**Volunteer Application**



**Board/Commission/Committee** (Check areas of interest):

- ☐ Planning and Zoning Commission
- ☒ Board of Adjustment
- ☐ Other: \_\_\_\_\_

**Personal Information**

Last Name: Diehl First Name: Susan

Address: 8411 Burkhardt Rd City: Houston State: TX Zip: 77055

Home Phone: 713-463-9078 Work Phone: 713-560-4915

Email address: diehls@sbcglobal.net

Occupation: Homemaker

First Time Appointment: yes Reappointment: \_\_\_\_\_

If reappointment, indicate name of group: \_\_\_\_\_

And the time period previously served: \_\_\_\_\_

Education (list highest grade/degree completed): some college

**Volunteer Information**

(1) Briefly describe previous community activities associated with the City of Spring Valley Village, as well as any outside civic, charitable, or other community work.

Nothing in SV Currently active in the Junior League of the Woodlands, NCL Sustainer, Outgoing President of the MFAH Guild, other volunteer groups.

(2) Briefly summarize your interest in appointment or reappointment to the board, commission, or committee:

I served as nine years and president of our HOA, Huntwick, next to Champions.

**City of Spring Valley Village  
Volunteer Application  
(Page 2)**

(3) Please write a brief summary of your qualification for service on this board, commission, or committee:

\_\_\_\_\_

I am interested, normally when i receive the SV Monthly agenda and minutes, I tend to open and read through them. I am interested in the development of SV.

Do you anticipate any conflicts of interest arising on connection with your service on the selected Board or Commission? Yes: ☐ No: ☒ Possibly: ☐

If you answered yes and a conflict of interest did arise, how would you proposed to resolve it?

\_\_\_\_\_

**The information I have provided is true. I understand that by signing this form, I am confirming that I am a resident of Spring Valley Village and volunteer my services with a clear understanding that there will be no monetary compensation. I will be prompt and regular in my service. I will notify the appropriate person if I am unable to perform my volunteer duties as assigned. I agree to conform to all policies and regulations as stated in the Ordinances of the City of Spring Valley Village.**

Signature: \_\_\_\_\_ *Susan Diehl*

Date: \_\_\_\_\_ June 2, 2021

\_\_\_\_\_

For City Hall Use Only:

Applicant approved by: Mayor \_\_\_\_\_ City Council \_\_\_\_\_ City Administrator \_\_\_\_\_

Applicant assigned to: \_\_\_\_\_ Date: \_\_\_\_\_



**City of Spring Valley Village**  
**Volunteer Application**



**Board/Commission/Committee** (Check areas of interest):

- ☐ Planning and Zoning Commission
- ☒ Board of Adjustment
- ☐ Other: \_\_\_\_\_

**Personal Information**

Last Name: Doyle First Name: Doug

Address: 8432 Lofland City: Houston State: TX Zip: 77055

Home Phone: 7134653233 Work Phone: 7135213676

Email address: doug@dldoyle.com

Occupation: Home construction

First Time Appointment: N Reappointment: Y

If reappointment, indicate name of group: Adjustment

And the time period previously served: 2018 -

Education (list highest grade/degree completed): college degree

**Volunteer Information**

(1) Briefly describe previous community activities associated with the City of Spring Valley Village, as well as any outside civic, charitable, or other community work.

current BoA. Director & Lifetime Vice President - Houston  
Livestock Show and Rodeo

(2) Briefly summarize your interest in appointment or reappointment to the board, commission, or committee:

Enjoyed the sessions, happy to volunteer



**City of Spring Valley Village  
Volunteer Application  
(Page 2)**

(3) Please write a brief summary of your qualification for service on this board, commission, or committee:

*I am a licensed real estate broker in Texas, along with that my career in home building has exposed me to extensive experiences with surveys, deed restrictions, set-backs etc.*

Do you anticipate any conflicts of interest arising on connection with your service on the selected Board or Commission? Yes: ☐ No: ☒ Possibly: ☐

If you answered yes and a conflict of interest did arise, how would you proposed to resolve it?

The information I have provided is true. I understand that by signing this form, I am confirming that I am a resident of Spring Valley Village and volunteer my services with a clear understanding that there will be no monetary compensation. I will be prompt and regular in my service. I will notify the appropriate person if I am unable to perform my volunteer duties as assigned. I agree to conform to all policies and regulations as stated in the Ordinances of the City of Spring Valley Village.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

For City Hall Use Only:

Applicant approved by: Mayor \_\_\_\_\_ City Council \_\_\_\_\_ City Administrator \_\_\_\_\_

Applicant assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Spring Valley Village**  
**Volunteer Application**



**Board/Commission/Committee** (Check areas of interest):

☒ Planning and Zoning Commission

☒ Board of Adjustment

☐ Other: \_\_\_\_\_

**Personal Information**

Last Name: Schneider First Name: Kenneth

Address: 1301 Mickey Way City: Houston State: TX Zip: 77055

Home Phone: 713-465-6279 Work Phone: N/A

Email address: exedra@swbell.net

Occupation: Retired

First Time Appointment: Yes Reappointment: \_\_\_\_\_

If reappointment, indicate name of group: \_\_\_\_\_

And the time period previously served: \_\_\_\_\_

Education (list highest grade/degree completed): Bachelor of Environmental Design

**Volunteer Information**

(1) Briefly describe previous community activities associated with the City of Spring Valley Village, as well as any outside civic, charitable, or other community work.

I volunteered for a SVV hazardous waste collection years ago and have helped on several SVV election campaigns.

Other volunteer work: Amigos de las Americas, Houston board; soccer coach with SBMS and church; various roles at First Congregational Church.

(2) Briefly summarize your interest in appointment or reappointment to the board, commission, or committee:

As a retired architect and long time (36+ year) SVV resident, I am interested in maintaining and improving the quality of life in our community.

**City of Spring Valley Village  
Volunteer Application  
(Page 2)**

(3) Please write a brief summary of your qualification for service on this board, commission, or committee:  
My career includes over thirty years of project and people management. My years of architectural practice have given me broad knowledge in

building codes, zoning compliance issues and large scale infrastructure requirements. Being retired, I can dedicate the time needed to serve effectively.

Do you anticipate any conflicts of interest arising on connection with your service on the selected Board or Commission? Yes: ☐ No: ☒ Possibly: ☒

If you answered yes and a conflict of interest did arise, how would you proposed to resolve it?

If I serve on a board that is responsible for hiring a design professional (architecture, engineering, etc.), I might have worked on a project with them

during my architecture career.

**The information I have provided is true. I understand that by signing this form, I am confirming that I am a resident of Spring Valley Village and volunteer my services with a clear understanding that there will be no monetary compensation. I will be prompt and regular in my service. I will notify the appropriate person if I am unable to perform my volunteer duties as assigned. I agree to conform to all policies and regulations as stated in the Ordinances of the City of Spring Valley Village.**

Signature: Kenneth Schneider

Digitally signed by Kenneth Schneider  
Date: 2021.07.03 13:09:27 -05'00'

Date: 3 July 2021

---

**For City Hall Use Only:**

Applicant approved by: Mayor \_\_\_\_\_ City Council \_\_\_\_\_ City Administrator \_\_\_\_\_

Applicant assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

**City of Spring Valley Village**  
**Volunteer Application**



**Board/Commission/Committee** (Check areas of interest):

☒ Planning and Zoning Commission

☒ Board of Adjustment

☐ Other: \_\_\_\_\_

**Personal Information**

Last Name: Wells First Name: Travis  
Address: 8718 Lupton Lane City: Houston State: TX Zip: 77055  
Home Phone: 281-520-0013 Work Phone: \_\_\_\_\_  
Email address: twells@txpetinv.com  
Occupation: Petroleum Engineer  
First Time Appointment: yes Reappointment: \_\_\_\_\_

If reappointment, indicate name of group: \_\_\_\_\_

And the time period previously served: \_\_\_\_\_

Education (list highest grade/degree completed): BS in Petroleum Engineering

**Volunteer Information**

(1) Briefly describe previous community activities associated with the City of Spring Valley Village, as well as any outside civic, charitable, or other community work.

Volunteered on Marietta College Alumni Board of Directors for 4 years and help organize a golf tournament for the  
Petroleum Engineering department here in Houston. All proceeds went to help current students and the department.

(2) Briefly summarize your interest in appointment or reappointment to the board, commission, or committee:

Interested in becoming more involved in the Spring Valley Community and learning more about how the city runs and operates.

Moved into Spring Valley in 2014, and love the community. Looking to help out as needed.

**City of Spring Valley Village  
Volunteer Application  
(Page 2)**

(3) Please write a brief summary of your qualification for service on this board, commission, or committee:

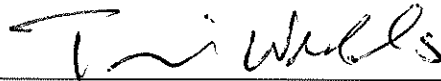
I am very involved in the Oil and Gas community in Houston and have also lived in Lafayette, LA. I have children in the Spring Branch

School system and want the best for the people and children of our community. I am willing to put in the time and effort to help as needed.

Do you anticipate any conflicts of interest arising on connection with your service on the selected Board or Commission? Yes: ☐ No: ☒ Possibly: ☐

If you answered yes and a conflict of interest did arise, how would you proposed to resolve it?

The information I have provided is true. I understand that by signing this form, I am confirming that I am a resident of Spring Valley Village and volunteer my services with a clear understanding that there will be no monetary compensation. I will be prompt and regular in my service. I will notify the appropriate person if I am unable to perform my volunteer duties as assigned. I agree to conform to all policies and regulations as stated in the Ordinances of the City of Spring Valley Village.

Signature: 

Date: 07/01/2021

For City Hall Use Only:

Applicant approved by: Mayor \_\_\_\_\_ City Council \_\_\_\_\_ City Administrator \_\_\_\_\_

Applicant assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

## BOARD OF ADJUSTMENT

### A1:A

Board Members : The Mayor shall appoint, subject to approval by the City Council, a Board of Adjustment. Such Board of Adjustment shall consist of five (5) members, each to be appointed for a term of two (2) years. Three (3) members of the Board shall serve terms beginning on odd-numbered years, and two (2) members shall serve terms beginning on even-numbered years. Members may be removed for cause by the appointing authorities upon written charges and after a public hearing. Any vacancy in the office shall be filled for the unexpired term of the member whose term vacant by appointment by the Mayor subject to approval by the City Council. (Ordinance 2017-14 adopted 7-18-17)

### A1:B

Alternates : The Mayor shall also appoint, subject to approval by the City Council, four (4) alternate members of the Board of Adjustment who shall serve for the same period as the regular members, and shall be subject to removal as the regular members. Two (2) alternate members of the Board shall serve terms beginning on odd-numbered years, and two (2) alternate members of the Board shall serve terms beginning on even-numbered years. Any vacancies in the office of alternate members shall be filled for the unexpired term of the member whose term becomes vacant by appointment by the Mayor subject to approval by the City Council. The alternate members shall serve in the absence of one or more regular members when requested to do so by the Mayor and/or Chairman of the Board of Adjustment. (Ordinance 2017-14 adopted 7-18-17)