



**Planning & Zoning
Commission Meeting
May 12, 2020
7:00 p.m.**

W.K. (Trey) Hoffman, Chairman
Anne-Marie McMichael, Vice-Chair
Louise Richman, Secretary
Charles Calderwood

Patrick Johnson
John Lisenby, Alternate
Maryellen McGlothlin
Amy Winstead



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, May 12, 2020 at 7:00 P.M.

SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning & Zoning Commission of Spring Valley Village will conduct the meeting scheduled at 7:00 p.m. on Tuesday, May 12, 2020 in the City Hall Council Chambers, located at 1025 Campbell Road, in part by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

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

The video link to this meeting is <https://us02web.zoom.us/j/85447007966>

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: 854 4700 7966 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. APPROVAL OF MEETING MINUTES: Regular Meeting on April 14, 2020

3. CONDUCT A PUBLIC HEARING CONCERNING: A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In

Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

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

4. CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

5. CONDUCT A PUBLIC HEARING CONCERNING: Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

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

6. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

7. CONDUCT A PUBLIC HEARING CONCERNING: Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA

DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

8. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

9. CONDUCT A PUBLIC HEARING CONCERNING: Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2015-17, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2015-08, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2014-13, BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85’), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

- A. Presentation of Requested PAD Amendment by Applicant
- B. Those In Favor

- C. Those Opposed
- D. Adjourn Public Hearing

10. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2015-17, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2015-08, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2014-13, BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85’), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

11. CONDUCT A PUBLIC HEARING CONCERNING: A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District ‘A’, City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.

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

13. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Changing the Date of the Planning & Zoning Commission Meeting for July.

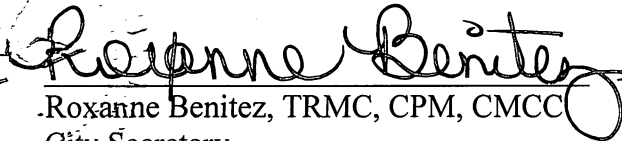
14. DISCUSSION AND DIRECTION CONCERNING: The Activities of the City Council During the April 28, 2020 Meeting Regarding Planning & Zoning Commission Matters.

15. ADJOURNMENT

Note: Per Chairman Hoffman, if a quorum is not made at the Planning & Zoning

Commission meeting, the members present will meet as a sub-committee strictly to discuss the agenda items.

Posted this the 7th day of May, 2020 at 11:00 a.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

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

In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will provide reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made no less than 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or email secretary@springvalleytx.com for further information.

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, April 14, 2020

- 1. The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:02 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present at City Hall:

Trey Hoffman, Chair
Charlie Calderwood
John Lisenby, Alternate

Planning & Zoning Members present via Zoom:

Patrick Johnson
Anne-Marie McMichael
Amy Winstead
Louise Richman

A quorum was present.

City Officials present at City Hall:

Zach Meadows, Director of Community Development
Matthew Hitt, Assistant to City Administrator
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting March 10, 2020**

Ms. McMichael made the motion to approve the minutes. Mr. Lisenby seconded the motion. The motion carried 7 to 0.

- 3. Conduct a public hearing concerning:** A preliminary and final re-plat of SVMP II, a plot containing 1.170 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 9210 Old Katy Road

- a. Presentation of preliminary and final re-plat by applicant
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:07 p.m. Mr. Meadows introduced the item. Stephen Freeman with Kimley-Horn and Associates, Inc. spoke on the telephone regarding the re-plat request. The property owner TLM-SVMP II LLC wants to clean up the property lines where the carport structure currently is. The development proposed is a medical office. Rebecca Bloch-Lopez, 9205 Cardwell Street spoke via telephone and asked how tall the building would be and is there enough room to build it. Mr. Smith pointed out that the questions are not germane to a re-plat and that there would be two more steps in this process at which Ms. Bloch-Lopez can speak. There being no more speakers, Mr. Hoffman closed the public hearing at 7:20 p.m.

4. **Consideration and possible action concerning:** A preliminary and final re-plat of Old Katy Rd. C.O. Reserve, a plot containing 1.182 acres of land, situated in Dwelling District 'A' City of Spring Valley Village, Harris County, Texas Bearing the address of 9210 Old Katy Road.

There is a typo in the heading for this item; the acreage is 1.107 acres rather than 1.182 acres. Mr. Meadows explained that there are no setbacks yet as those will change. Ms. McMichael asked about ingress and egress and if that had been approved by TXDOT. Mr. Freeman said they have approval by right but will have to submit to TXDOT for "taking documents" from the IH-10 widening. Mr. Calderwood commented that the current building was very good and they were just here to clean up a couple of items for the re-plat. There was agreement on that comment. Ms. McMichael made the motion. Mr. Lisenby seconded the motion. The motion carried 7 to 0.

5. **Conduct a public hearing concerning:** Ordinance Number 2020-XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas amending the City's official zoning map to add a 1.170 acre tract of land being out of Lot 17 and Lot 2 of West Park Subdivision, located on the north side of Interstate Highway 10 between Adkins Road and Bade Street to the Freeway Planned Area Development District ("FPADD") and providing a severability clause, a savings clause and an effective date.

- a. Presentation by applicant
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:28 p.m. Mr. Meadows spoke regarding this item. The property owner, TLM-SVMP II, LLC wants to rezone that portion of the property Lot 17 that runs the width of the property and is zoned Dwelling District 'A' so that it matches the rest of the property and that it be included in the Freeway Planned Area Development ("FPADD"). Mr. Smith mentioned to Ms. Bloch-Lopez that this is the second step in the development process. Mr. Lisenby noted that south of the sound wall, developments are all trying to be in compliance. Mr. Hoffman closed the public hearing at 7:32 p.m.

6. **Consideration and possible action concerning:** Ordinance Number 2020 – XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas amending the City's Official Zoning map to add a 1.170 acre tract of land being out of Lot 17 and Lot 2 of the West Park Subdivision, located on the north side of Interstate Highway 10 between Adkins Road and Bade Street to the Freeway Planned Area Development District ("FPADD") and providing a severability clause, a savings clause and an effective date.

Mr. Calderwood commented that this was an unrestricted reserve and AT&T probably bought this land, Lot 17, for storage. Mr. Meadows agreed. Ms. McMichael made a motion to approve the ordinance. Mr. Lisenby seconded the motion. The motion carried 7 to 0.

7. **Briefing, discussion and direction concerning:** Ordinance Number 2020 – XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas Article 3.100, Urban Forest Preservation and Protection, of Chapter 3, Building and Construction, to amend Exhibit A, approved tree list and Exhibit B, approved understory tree list; providing for the incorporation of

preamble; providing for a penalty in an amount not to exceed \$2,000.00 for each violation hereof, with each day constituting a separate violation; and providing for a repealer clause, a severability clause, a saving s clause, and an effective date.

Mr. Hoffman and Mr. Hitt spoke about this item. P& Z member Ms. Winstead was part of an informal committee to develop proposed revisions to the current approved tree and understory tree lists. They enlisted help from Cary Moran, Piney Point Village forester and Craig Koehl, City of West University forester. Ms. Winstead noted that she trusted them and was pleased with the work that they did. Mr. Meadows said they looked at having native trees. Mr. Smith said this item came to P&Z as a courtesy and does not require P&Z action.

- 8. Discussion and direction concerning:** the activities of the City Council during the March 24, 2020 meeting regarding Planning & Zoning matters.

Mr. Smith said that the building materials item that became a law during the last legislative session was approved by City Council. He noted that the governor has received many unfavorable comments about this piece of legislation so there may be potential for a change in the law at the next session.

9. Adjournment

Mr. Calderwood made a motion to adjourn. Ms. McMichael seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 7:45p.m.

Signed: _____
W. K. (Trey) Hoffman, Chairman

Attest: _____
Louise Richman, Secretary

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: A PRELIMINARY AND FINAL RE-PLAT OF OLD KATY RD. C.O. RESERVE, A PLOT CONTAINING 1.182 ACRES OF LAND, SITUATED IN THE FREEWAY PLANNED DEVELOPMENT DISTRICT, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 1015 BADE STREET.
BACKGROUND:	Southwestern Bell Telephone Company (SWBT), Property Owner, has sold a portion of its property to TLM-SVMP II LLC. After doing so and to clean up the property lines, SWBT has requested that the property be replatted to accommodate the new property lines between 1015 Bade Street and 9210 Katy Freeway. The requested replat would create a new commercial reserve for the property that will be approximately 1.182 Acres (51,476 square feet) and will contain a new Fire Access Easement off Bade Street as requested by the Village Fire Department Fire Marshal. At this time, there is no intention to change the use of any structures on the property or to remove any structures from the property. This is simply to clean up the way the property is currently platted.
RECOMMENDATION:	Not applicable in Public Hearing.
ATTACHMENTS:	- Plat/General Plan Submittal Application including Preliminary and Final Re-Plat of Old Katy RD. C.O. Reserve, for the Property Located at 1015 Bade Street - Letter from Village Fire Department Requesting Fire Access Easement - Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property - Affidavit of Sign Posting for the Property
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: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

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

Submittal Requirements Checklist:

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

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

Subdivision / Development Name: Old Katy Rd. C.O. Reserve

Geographical Location: 1015 Bade Street, Houston Texas 77055; Along North R.O.W. of I-10 west of Bade Street
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: West Park Subdivision

Submittal Type:

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

Reason for Replat or Amending Plat:

To create one (1) Commercial Restricted Reserves

Type of Plat:

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

Plat/PADD Data:Total Acreage: 1.182 AcresTypical Lot Size: n/aNumber Lots: n/aNumber of Streets: 0Numbers and Types of Reserves: 1-CommercialTotal Acres in Reserve: 1.182 AcresZoning District: Dwelling District A**Applicant:** CAS Consultants, LLCContact Name: Juan G. CastilloAddress: 6201 Bonhomme Road, Suite 315-NPhone: 281.300.6874

Fax: _____

Email: JUANC@CASENGS.COM**Owner:** Southwestern Bell Telephone CompanyContact Name: Jim DeyAddress: 6500 West Loop South Zone 1.2Phone: 713.567.8993

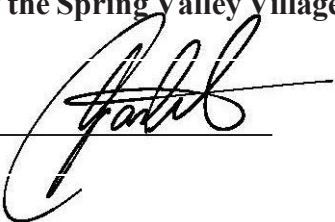
Fax: _____

Email: jd6141@att.com**Engineer or Planner:** CAS Consultants, LLCContact Name: Juan G. CastilloAddress: 6201 Bonhomme Road, Suite 315-NPhone: 281.300.6874

Fax: _____

Email: JUANC@CASENGS.COM**Authorization:**

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


Applicant's Signature2/24/20

Date

CAS CONSULTANTS, LLC

6201 Bonhomme Road, Suite 315-N

Houston, Texas 77036

Tel 281-300-6874

Email: JuanC@CASENGS.COM

TBPE Firm No. 15593



APPLICANT REASON FOR REQUEST

February 24, 2020

City Council
Planning and Zoning Commission
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Subdivision Plat for **"Old Katy Rd. C.O. Reserve"**

Dear City of Spring Valley Village Staff:

We, CAS Consultants, LLC, represent Southwestern Bell Telephone Company, a subsidiary of AT&T Corp., hereby referred to as Owner representative of a tract of land containing 1.182 (51,476 sq. ft.) of land being a portion of Lot 17, 1 and 2 in the West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County Texas.

The Owner requests to plat this tract to establish the **"Old Katy Rd. C.O. Reserve"**. The purpose of this plat is to create one commercial restricted reserve. The property is located within Base District Dwelling District A

Please find enclosed the Plat Application, Letter from Applicant, Letter from Property Owner, Meets and Bounds of the property, scaled drawing of the plat. If you have any questions or concerns, please feel free to contact me.

Respectfully,

CAS Consultants, LLC

A handwritten signature in black ink, appearing to read 'Juan G. Castillo', is written over a horizontal line. Below the line, the text 'Juan G. Castillo, P.E.' and 'Project Manager' is printed.

Juan G. Castillo, P.E.
Project Manager



Gregory Geis
Regional Transactions Mgr.

AT&T Corporate Real Estate
7159 San Pedro Ave.
Room 202
San Antonio, TX 78216

210.377.5436 Phone
210.377.5466 Fax
gg5698@att.com

LETTER FROM PROPERTY OWNER

February 24, 2020

City Council
Planning and Zoning Commission
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Subdivision Plat for "Old Katy Rd. C.O. Reserve"

Dear City of Spring Valley Village Staff:

I am a representative of Southwestern Bell Telephone Company (SWBT), hereby referred to as owner of a tract of land containing 1.182 acres (51,476 sq. ft.) of land being a portion of Lot 17, 1 and 2 in the West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County Texas.

SWBT desires to plat "OLD KATY RD. C.O. RESERVE" and authorize, CAS CONSULTANTS, LLC to prepare, submit and record an original plat of our subject tract.

If you have any questions, please feel free to contact Juan G. Castillo with CAS Consultants, LLC at 281.300.6874.

Best Regards,

By: 
Gregory Geis
Regional Transactions Manager

TAX CERTIFICATE



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

Issued To:

SOUTHWESTERN BELL TELE CO
ATTN: PROPERTY TAX DEPT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

Legal Description

N 205.17 FT LT 1 & TR 17
(025*LT 17 & LT 1B)
WEST PARK

Parcel Address: 1015 BADE ST

Legal Acres: 1.5525

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Account Number: 073-159-000-0001

Certificate No: 12154576

Certificate Fee: \$10.00

Print Date: 03/11/2020 12:33:49 PM

Paid Date:

Issue Date: 03/11/2020

Operator ID: EAVILA

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 2019. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

SOUTHWESTERN BELL TELE CO
ATTN: PROPERTY TAX DEPT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

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

2019 Value:	4,370,594
2019 Levy:	\$26,953.45
2019 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 (CF) No: N/A

Issued By:

ANN HARRIS BENNETT
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



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

Issued To:

SOUTHWESTERN BELL TELE CO
ATTN: PROPERTY TAX DEPT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

Legal Description

TR 2
WEST PARK

Parcel Address: 9210 OLD KATY RD

Legal Acres: .7977

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Account Number: 073-159-000-0002

Certificate No: 12154577

Certificate Fee: \$10.00

Print Date: 03/11/2020 12:33:59 PM

Paid Date:

Issue Date: 03/11/2020

Operator ID: EAVILA

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 2019. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

SOUTHWESTERN BELL TELE CO
ATTN: PROPERTY TAX DEPT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

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

2019 Value:	1,950,345
2019 Levy:	\$12,027.79
2019 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 : 0731590000002

AD NUMBER: 0731590000002

GF NUMBER:

CERTIFICATE NO : 6728231

COLLECTING AGENCY

Spring Branch ISD Tax Office

PO Box 19037

Houston TX 77224

DATE : 3/13/2020

FEE : \$10.00

PROPERTY DESCRIPTION

TR 2|WEST PARK

PAGE 1 OF 1

9210 OLD KATY RD

0.7977 ACRES

REQUESTED BY

SOUTHWESTERN BELL TELE CO

1010 PINE 9E-L-01

SAINT LOUIS MO 63101

PROPERTY OWNER

SOUTHWESTERN BELL TELE CO

ATTN: PROPERTY TAX DEPT

1010 PINE 9E-L-01

SAINT LOUIS MO 63101

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:		1,737,400	IMPROVEMENT :		212,945		
AG LAND VALUE:		0	DEF HOMESTEAD:		0		
APPRAISED VALUE:		1,950,345	LIMITED VALUE:		0		
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	SPRING BRANCH ISD	0.00	0.00	0.00	0.00	0.00	0.00
2019	SPRING VALLEY VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2020 :

\$ 0.00

ISSUED TO :

ACCOUNT NUMBER:

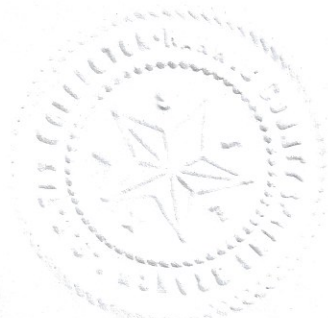
SOUTHWESTERN BELL TELE CO

0731590000002

CERTIFIED BY :

CA Porter /AA

Spring Branch ISD Tax Office



TAX CERTIFICATE FOR ACCOUNT : 0731590000001

AD NUMBER: 0731590000001

GF NUMBER:

CERTIFICATE NO : 6728230

COLLECTING AGENCY

Spring Branch ISD Tax Office

PO Box 19037

Houston TX 77224

DATE : 3/13/2020

FEE : \$10.00

PROPERTY DESCRIPTION

N 205.17 FT LT 1 & TR 17|(025*

LT 17 & LT 1B)|WEST PARK

1015 BADE ST

1.5525 ACRES

REQUESTED BY

SOUTHWESTERN BELL TELE CO

1010 PINE 9E-L-01

SAINT LOUIS MO 63101

PROPERTY OWNER

SOUTHWESTERN BELL TELE CO

ATTN: PROPERTY TAX DEPT

1010 PINE 9E-L-01

SAINT LOUIS MO 63101

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:		3,193,215	IMPROVEMENT :		1,177,379		
AG LAND VALUE:		0	DEF HOMESTEAD:		0		
APPRAISED VALUE:		4,370,594	LIMITED VALUE:		0		
EXEMPTIONS:							
LAWSUITS:							

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2019	SPRING BRANCH ISD	0.00	0.00	0.00	0.00	0.00	0.00
2019	SPRING VALLEY VILLAGE	0.00	0.00	0.00	0.00	0.00	0.00
2019 SUB TOTAL							\$0.00

TOTAL CERTIFIED TAX DUE 3/2020 :

\$ 0.00

ISSUED TO :

ACCOUNT NUMBER:

SOUTHWESTERN BELL TELE CO

0731590000001

CERTIFIED BY :

CA Porter /AA

Spring Branch ISD Tax Office





Integrity Title

CITY PLANNING LETTER

March 25, 2020
Effective Date: March 9, 2020

Job No. 2034330A

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 a 1.182 acre tract of land being a portion of Lots 1, 2 and 17, in West Park Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 23, Page 10 of the Map Records of Harris County, Texas.

We find the record title to be apparently in:

SOUTHWESTERN BELL TELEPHONE COMPANY

By virtue of that certain Warranty Deed dated August 15, 1946 from F.E. Huebner and Minnie Huebner and recorded in Volume 1487, Page 156 of the Deed Records of Harris County, Texas.

By virtue of that certain Warranty Deed dated March 22, 1949 from F.E. Huebner and Minnie Huebner and recorded in Volume 1899, Page 730 of the Deed Records of Harris County, Texas.

By virtue of that certain Warranty Deed dated July 28, 1955 from Sam Johnson Lumber and Building Company as recorded in Volume 2996, Page 616 of the Deed Records of Harris County, Texas.

By virtue of that certain Warranty Deed dated March 13, 1956 from Sam Johnson Lumber and Building Company as recorded in Volume 3120, Page 209 of the Deed Records of Harris County, Texas.

By virtue of that certain Warranty Deed dated May 13, 1970 from F.E. Huebner and recorded in Harris County Clerk's File No. D109326.

By virtue of that certain Warranty Deed dated April 13, 1971 from S.P. Waltrip Lodge 1328 and recorded in Harris County Clerk's File No. D328585.



Integrity Title

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:

Restrictions as recorded in Volume 23, Page 10 of the Map Records of Harris County, Texas.

Restrictions as recorded in Volume 1397, Page 98 and Volume 1455, page 119 of the Deed Records of Harris County, Texas and Harris County Clerk's File No.'s D094371, D114695, D334562 and D827726.

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.

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

THENCE, South 00°23'38" West, a distance of 48.31 feet to a found 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 22.13 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'42" East, a distance of 42.25 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'43" East, a distance of 104.54 feet to a set 5/8-inch iron rod with cap;

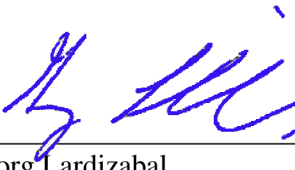
THENCE, South 89°20'18" East, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°43'13" East, a distance of 226.03 feet to a set 5/8-inch iron rod with cap;

THENCE, North 88°40'04" East, a distance of 137.78 feet to the **POINT OF BEGINNING** and containing 1.182 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



STATE OF TEXAS
COUNTY OF HARRIS

WE, SOUTHWESTERN BELL TELEPHONE COMPANY, ACTING BY AND THROUGH GREGORY GEIS BEING OFFICER OF SOUTHWESTERN BELL TELEPHONE COMPANY, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1.182 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OLD KATY RD. C.O. RESERVE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY 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 PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, SOUTHWESTERN BELL TELEPHONE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY GREGORY GEIS, ITS REGIONAL TRANSACTION MANAGER

ON THIS ____ DAY OF _____, 2020.

SOUTHWESTERN BELL TELEPHONE COMPANY

BY: _____
GREGORY GEIS,
REGIONAL TRANSACTION MANAGER

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORY GEIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR FOR THE STATE OF TEXAS.

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

I, GEORG R. LARDIZABAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN ONE (1) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

GEORG R. LARDIZABAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6051

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OLD KATY RD. C.O. RESERVE 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 _____, 20__.

BY: _____
W.K. (TREY) HOFFMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF OLD KATY RD. C.O. RESERVE AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF

THIS ____ DAY OF _____, 20__.

BY: _____
TOM S. RAMSEY, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

BY: _____
ROXANNE BENITEZ, TRMC, CPM, CMCC
CITY SECRETARY

I, DIANE TRAUTMAN, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS

CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20__, AT

O'CLOCK ____ M., AND DULY RECORDED ON _____, 20__, AT _____ O'CLOCK

____M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

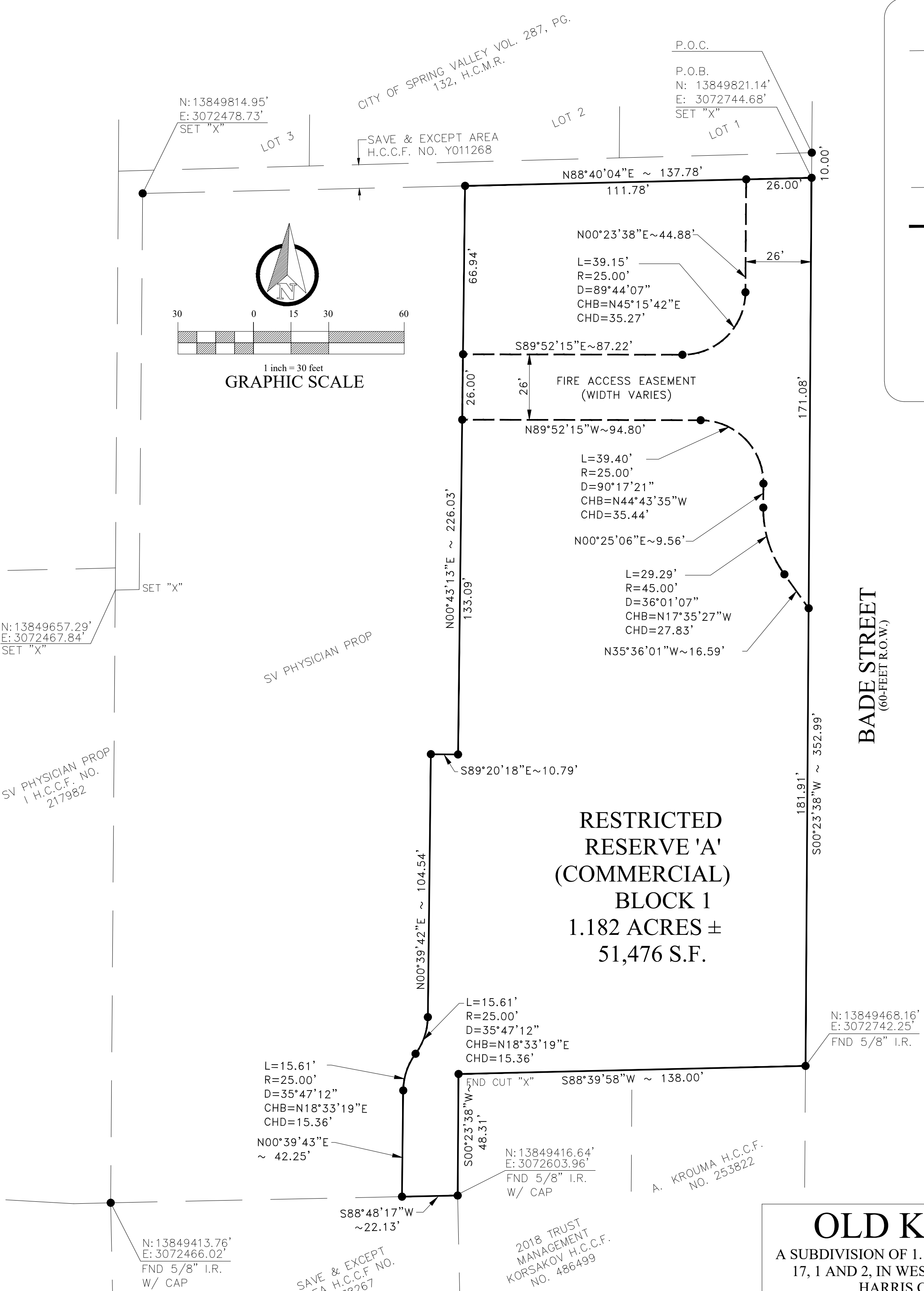
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
DIANE TRAUTMAN
COUNTY CLERK
HARRIS COUNTY, TEXAS

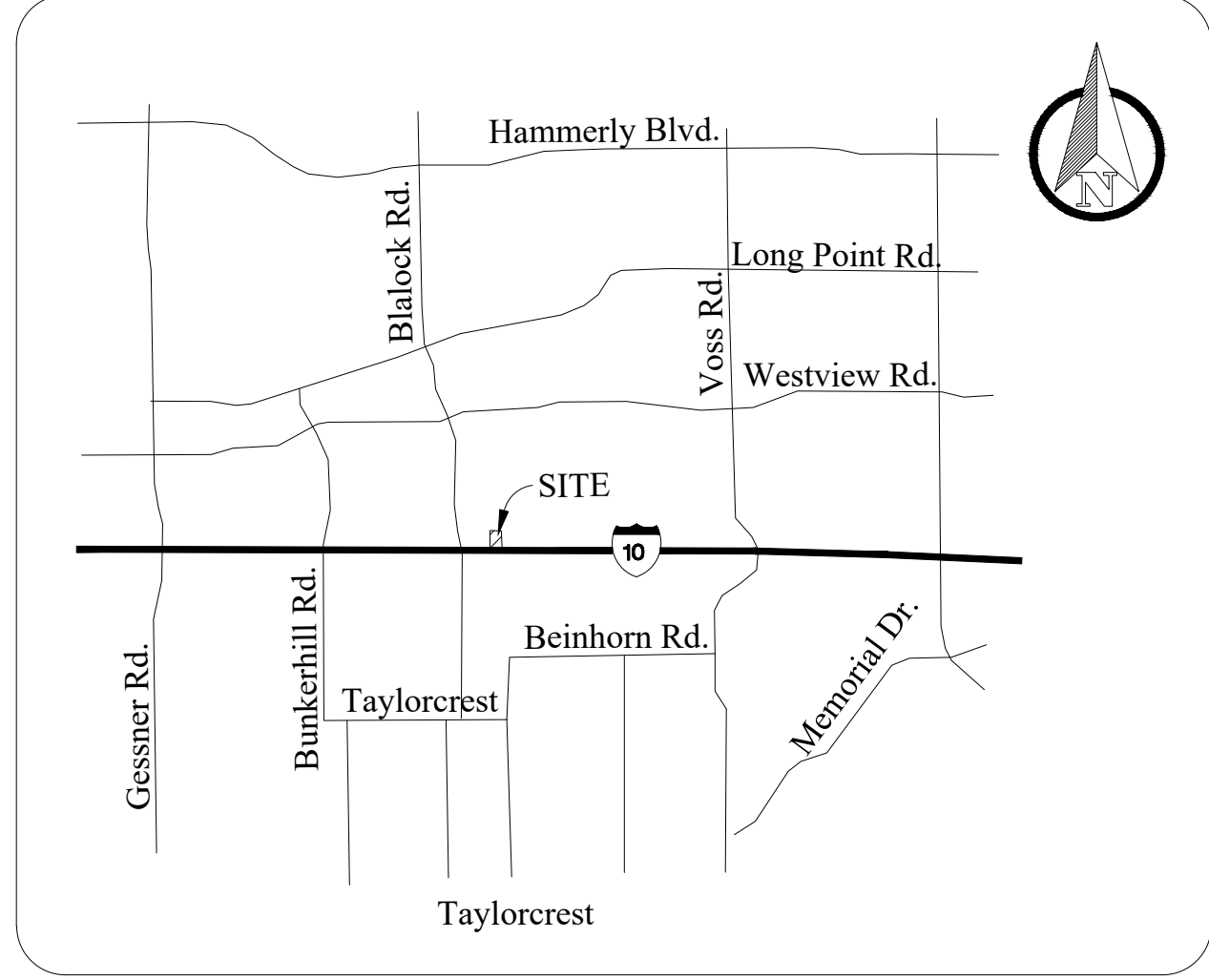
BY: _____
DEPUTY

PLAT NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 9, CODE OF ORDINANCES, CITY OF SPRING VALLEY VILLAGE TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OR 0.99998452.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.
- ACCORDING TO MAP NO. 48201C0645L OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR HARRIS COUNTY AND INCORPORATED AREAS, DATED JUNE 18, 2007, THE SUBJECT TRACT IS SITUATED WITHIN: 500-YEAR SHADED ZONE X. HOWEVER, FLOOD PLAIN MAPS ARE SUBJECT TO CHANGE.



BADE STREET
(60-FEET R.O.W.)



VICINITY MAP

1" = 1 MILE
KEY MAP 490-C

MEETS AND BOUNDS

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

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OLD KATY RD. C.O. RESERVE

A SUBDIVISION OF 1.182 ACRES (51,476 SQ. FT) OF LAND BEING A PORTION OF LOT 17, 1 AND 2, IN WEST PARK SUBDIVISION, RECORDED IN VOLUME 23, PAGE 10, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

SCALE 1"=30' APRIL 2020
1 BLOCK, 1 RESERVE

REASON FOR REPLAT TO CREATE ONE (1) COMMERCIAL RESERVE

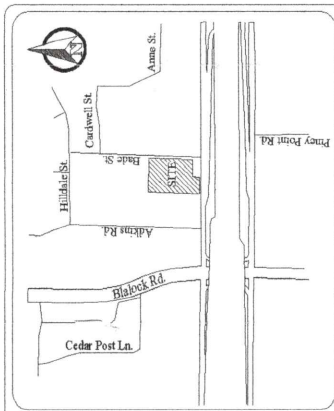
OWNER: SOUTHWESTERN BELL TELEPHONE COMPANY 6500 WEST LOOP SOUTH ZONE 1.2 BELLAIRE TEXAS 77401	SURVEYOR: GGC SURVEY, PLLC 8114 GOLDEN HARBOR MISSOURI CITY, TX 77459 TEL: (832) 729-7256 FIRM NO. 10146000 WWW.GGCSURVEY.COM	ENGINEER: CAS CONSULTANTS, LLC 6201 BONHOMME ROAD, SUITE 315N HOUSTON, TX 77036 PHONE: 281.300.6874 WWW.CASENGS.COM TBPE FIRM NO. 15593
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DIVIDER PAGE

VILLAGE FIRE DEPARTMENT
PLANS REVIEW

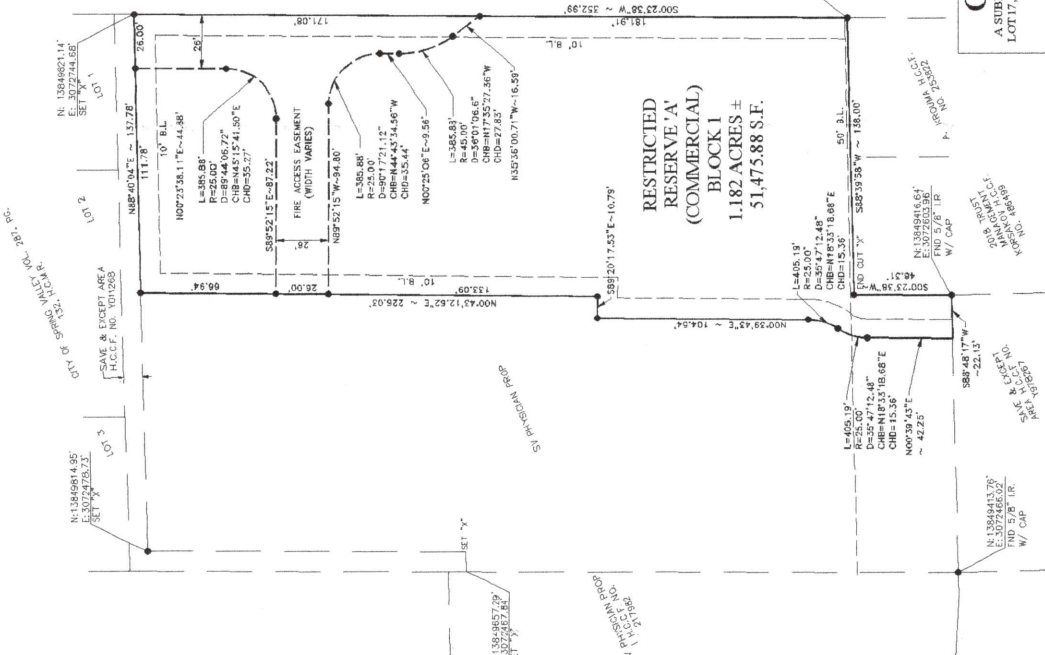
Name of Project	Old Katy Road C.O. Reserve	City	Spring Valley
Property Address	9216 Katy Freeway	Plan No.	2020-028
Architect Name	CAS Consultants, LLC (832-831-3609)		
Architect Address	6201 Bonhomme Road, Ste 315N		
city	Houston, TX 77026		
Type of Occupancy	Group B	Sq. Foot	
Date Plans Received	03-18-20	Date Plans Returned	03-20-20
Remarks On Project	Site Plan for Proposed Office Building Fire Department Access		

1. Existing rolling gate shall have an approved FD emergency access (i.e. Knox gate key or Click 2 Enter) and include a backup mechanism or breakaway feature in case the primary operating means fails.
2. An unobstructed vertical clearance of not less than 13'6".
3. Access road shall be marked as a fire lanes with approved notices that include the word "NO PARKING - FIRE LANE."



VICINITY MAP
NOT TO SCALE
SEE MAP SHEET

BADE STREET
(60' SETBACK)



- LEGEND & ABBREVIATIONS**
- 1. "BL" - INDICATES BULLHEAD LINE
 - 2. "L" - INDICATES LUTHER LINE
 - 3. "H" - INDICATES HARRIS COUNTY DEED RECORDS
 - 4. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS
 - 5. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS
 - 6. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS
 - 7. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS
 - 8. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS
 - 9. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS
 - 10. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS
 - 11. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS
 - 12. "H.C.S.T." - INDICATES HARRIS COUNTY DEED RECORDS

OLD KATY RD. C.O. RESERVE
A SUBDIVISION OF 1.182 ACRES (61,475.88 SQ. FT.) OF LAND BEING A PORTION OF LOT 17, 1 AND 2, IN WEST PARK SUBDIVISION, RECORDED IN VOLUME 23, PAGE 10, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

SCALE 1"=20'
1 BLOCK, 1 RESERVE
FEBRUARY 2020

OLD KATY ROAD
(ROW VARIES)

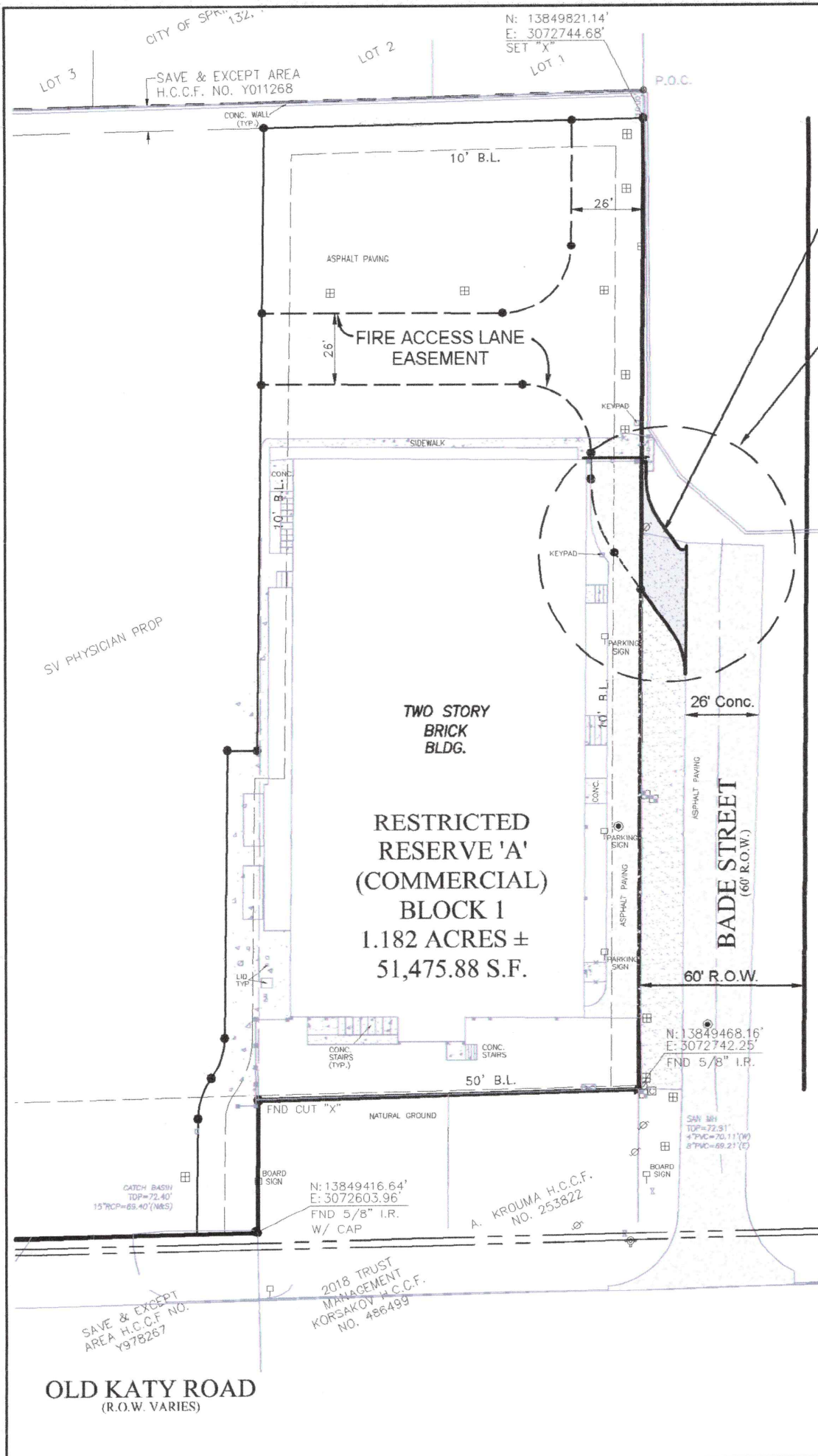
REASON FOR REPLAT
TO CREATE ONE (1) COMMERCIAL RESERVE

OWNER SOUTHWESTERN BELL TELEPHONE COMPANY 6508 WEST KATY ROAD SUITE 100 DALLAS, TEXAS 75206 TEL. (817) 724-7246 FAX (817) 724-7246 WWW.SBCOMM.COM TEXAS 77081	ENGINEER CASE CONSULTANTS, LLC (DBI) 8114 GOLDER HARBOR DALLAS, TEXAS 75246 TEL. (817) 724-7246 FAX (817) 724-7246 WWW.CASECONS.COM TEXAS 77081
--	--

VILLAGE FIRE DEPARTMENT

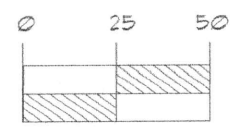
PLANS REVIEWED 2020-028

DATE 3/20/20 BY [Signature]



PROP. CONC. PAVEMENT.

SEE EXHIBIT 'B' FOR INSET 'A'



1 inch = 50 feet
GRAPHIC SCALE

VILLAGE FIRE DEPARTMENT
PLANS REVIEWED 2020-028
DATE 3/20/20 BY JH

	6201 BONHOMME RD. ST. 315N HOUSTON TEXAS 77036 832.831.3609 TX FIRM# F-15593
OLD KATY RD. C.O. RESERVE	
EXHIBIT 'A'	
DRAWING SCALE H= 1" = 50' V= N/A	
DATE: 2/19/2020 SHEET:	

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 Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

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, May 12, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

Date: Tuesday, May 19, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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



EST. 1955

SPRING VALLEY V I L L A G E

April 22, 2020

Dear Property Owner:

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

A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

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, May 12, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

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

This notice is being sent to you as current property records indicate that you own property in close proximity to 1015 Bade Street. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows

Director of Community Development

Krouma Azzam
9210 Old Katy Road
Houston, Texas 77055

Southwestern Bell Telephone Co.
9210 Old Katy Road
Houston, Texas 77055

SV Physician Properties I LP
9230 Katy Freeway, Suite 500
Houston, Texas 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Ronald Stiger Sr.
1010 Adkins Road
Houston, Texas 77055

John & Janice Sullivan
1014 Adkins Road
Houston, Texas 77055

Sheri Wilcox & Duane Clementson
10 Martin Court
Houston, Texas 77055

Jou Syangywe & Cynthia Chen
9200 Cardwell Drive
Houston, Texas 77055

Anthony Roubik & Valerie Spears
9208 Cardwell Drive
Houston, Texas 77055

Zack Raffoul
9209 Cardwell Drive
Houston, Texas 77055

Janice Pollan
9212 Cardwell Drive
Houston, Texas 77055

Joseph Lopez
9205 Cardwell Drive
Houston, Texas 77055

Ricki Lee Finstad
9201 Cardwell Drive
Houston, Texas 77055

Anthony Roubik & Valerie Spears
P.O. Box 270900
Houston, Texas 77277-0900

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9208 CARDWELL DRIVE
HOUSTON, TEXAS 77055

Estate of John Hillerman
1110 Bade Street
Houston, Texas 77055

Estate of John Hillerman
10406 Mayfield Road
Houston, Texas 77043

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1110 BADE STREET
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
1015 Bade Street
Houston, Texas 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1015 BADE STREET
HOUSTON, TEXAS 77055

James Hamilton
1108 Bade Street
Houston, Texas 77055

Iraj & Lili Mahvash
1018 Bade Street
Houston, Texas 77055

Huong Le
1014 Bade Street
Houston, Texas 77055

Huong Le
17 Stonegate Drive
Houston, Texas 77024

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1014 BADE STREET
HOUSTON, TEXAS 77055

Donald Crumpler
9151 Penn Manor Court
Houston, Texas 77055

C J Lamonte Jr.
P.O. Box 19897
Houston, Texas 77224-9897

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 BADE STREET
HOUSTON, TEXAS 77055

Donald Crumpler
1111 Adkins Road
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9151 PENN MANOR COURT
HOUSTON, TEXAS 77055

Mathew & Shanna Trenchard
9155 Penn Manor Court
Houston, Texas 77055

Joan Claire Temple Living Trust
c/o Jon A Joseph, Trustee
1010 Bade Street
Houston, Texas 77055

Spring Valley Memorial
Real Estate Investors
9190 Katy Freeway, Suite 102
Houston, Texas 77055

Spring Valley Calico LP
9198 Old Katy Road
Houston, Texas 77055

Spring Valley Calico LP
9190 Katy Freeway, Suite 101
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9198 OLD KATY ROAD
HOUSTON, TEXAS 77055

C J Lamonte Jr.
James Hamilton
1108 Bade Street
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 PENN MANOR COURT
HOUSTON, TEXAS 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9200 OLD KATY ROAD
HOUSTON, TEXAS 77055

DIVIDER PAGE

COMMERCIAL 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.

Property owners/applicants may use any sign company to meet zoning change sign criteria. To order zoning signs, the applicant should contact a sign company concerning sign creation and installation in the Building Official designated location(s).

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

- The sign shall be constructed in accordance with the City's design standards for zoning signs.
- Signs shall be a minimum of four (4) feet by four (4) feet.
- Must be two (2) sided ten (10) millimeter Coroplast sign or other material of equivalent strength and durability.
- Lettering shall be on both sides of the sign.
- Metal or wood posts shall be used.
- Must include the City of Spring Valley Village official logo with a minimum size of one (1) foot.
- Capital letters on that sign shall be no smaller than three (3) inches tall using the Bold Arial font style.
- The signs shall comply with the layout and dimensions on the attached Zoning Sign Design Diagram.

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.

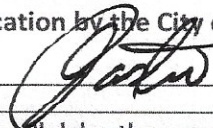
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.
- Signs 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 entire review process.
- A minimum of seven (7) calendar days prior to the public hearing before the Commission, 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 on the application by the City of Spring Valley Village.**

Preparer's Name: Juan Castillo Preparer's Signature: 

NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the requested zoning case. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.

**AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE**

(Re)Zoning Case No. _____

Date of City Council Meeting: May 12th, 2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Juan G. Castillo hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 1015 Bade Street, Houston Texas 77055

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 4/24/20 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

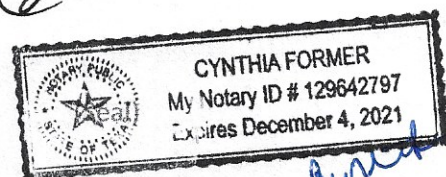
I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change.

Executed this date: 4/24/20Printed Name of Applicant or Authorized Representative for Zoning Case No. Juan G. Castillo

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

Sworn and subscribed before me on this date: 4/24/20

Notary Public _____



Cynthia
4-24-20

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

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: **May 12th, 2020**

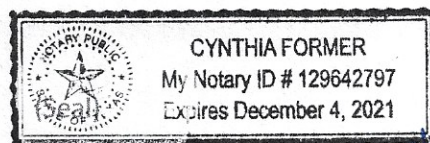
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Juan G. Castillo hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 1015 Bade Street, Houston Texas 77055

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on 4/23/20 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Old Katy Rd. Westbound

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: **4/24/20**Printed Name of Applicant or Authorized Representative for Zoning Case No. **Juan G. Castillo**

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

Sworn and subscribed before me on this date: **4/24/20**

Notary Public _____

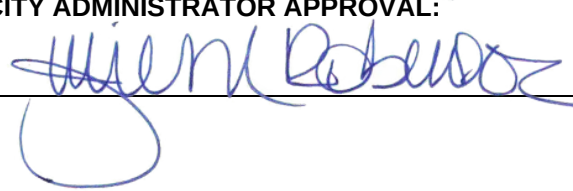
PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) fourteen (14) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A PRELIMINARY AND FINAL RE-PLAT OF OLD KATY RD. C.O. RESERVE, A PLOT CONTAINING 1.182 ACRES OF LAND, SITUATED IN THE FREEWAY PLANNED DEVELOPMENT DISTRICT, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 1015 BADE STREET.
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission held a public hearing concerning a Preliminary and Final Re-plat of Old Katy Rd C.O. Reserve, for the property located at 1015 Bade Street. City Staff has reviewed the requested Re-Plat and determined that it meets the subdivision requirements.
RECOMMENDATION:	City Staff recommends approval based on the determination that it meets the Subdivision Ordinance requirements
ATTACHMENTS:	Preliminary and Final Replat of Old Katy Rd. C.O. Reserve, for the Property Located at 1015 Bade Street
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: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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DIVIDER PAGE

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
BACKGROUND:	Southwestern Bell Telephone Company, a subsidiary of AT&T ("Applicant"), has submitted a request to rezone the property located at 1015 Bade Street ("Property"). Currently this property has a zoning classification of "Dwelling District A". However, the use of the Property by the Applicant has been commercial and therefore a nonconforming use since 1973. In order to correct the nonconforming use, the Applicant requests that the Property be rezoned as Freeway Planned Area Development District ("FPADD") in order to match the rest of the adjacent development. The proposed Ordinance amends the Official Zoning Map of the City to add all of 1015 Bade Street to the Freeway Planned Area Development District ("FPADD").
RECOMMENDATION:	Not Applicable in Public Hearing
ATTACHMENTS:	- Application for Zoning Change Request and Supporting Documents - Proposed Ordinance Amending The City's Official Zoning Map To Add 1015 Bade Street to the Freeway Planned Area Development District ("FPADD") - Copy of Published Notice of Public Hearing - Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property - Affidavits of Sign Posting and Maintenance for the Property
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:

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
--	------------------------------	---------------------

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

	☐ \$_____ 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:

[Handwritten Signature]

SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of Community Development

CITY ADMINISTRATOR APPROVAL:

[Handwritten Signature]

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

DIVIDER PAGE



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

ZONING CHANGE APPLICATION

PROPERTY INFORMATION

Property Address: 1015 Bade Street, Houston Texas 77055

Legal Description: North 20.5 Ft of Lot 1 & TR 17 out of West Park Subdivision

Present District Zoning: Base District Dwelling District A

Requested Zoning and Description:

Requesting for reclassification of property to a confirming commercial property and to allow to continue operating in current manner until property is redeveloped.

OWNER INFORMATION

Name: Southwester Bell Telephone Company

Phone#: 713-567-8993

Address: 6500 West Loop South Zone 1.2

City: Bellaire

State: TX

Zip Code: 77401

APPLICANT/AGENT INFORMATION

Name: Juan G. Castillo

Phone#: 281-300-6874

Address: 6201 Bonhomme Rd., Suite 315N

City: Houston

State: TX

Zip Code: 77036

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

PROPERTY OWNER/AGENT AUTHORIZATION

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

Signature of Contractor/Authorized Agent

Juan G. Castillo

Printed Name

2/19/20

Application Date

FOR OFFICE USE ONLY

Zoning Change Number: _____

Date Submitted: _____

P&Z Meeting Date: _____

P&Z Recommendation: ☐ *Approved* ☐ *Denied*

Council Meeting Date: _____

Council Decision: ☐ *Approved* ☐ *Denied*

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

ZONING CHANGE APPLICATION REQUIREMENTS

Attach These Items With Completed Application:

- ☒ Letter stating applicant's reasons for request and other pertinent information
- ☐ Letter from property owner if different than the applicant
- ☒ Metes and bounds of the site and county slide number of plat (if recorded)
- ☒ \$500.00 Fee

Submit Immediately *AFTER* Notices Have Been postmarked:

- ☐ Sign & Address Affidavit

Bring these items to the Board of Adjustment Meeting:

- ☐ Return receipts of mailed notice, including envelopes that are returned

Who may request a Zoning Change request?

A Zoning Change may be requested by the owner of the property or another person having written, notarized authorization to act as the agent of the property owner.

How long does a Zoning Change request take?

Many factors influence the amount of time required to complete a Zoning Change request. A good estimate is 45-60 days from the date of application submittal. The Planning & Zoning Commission meets once a month on the second Tuesday of the month. City Council meets once a month on the fourth Tuesday of the month. Please ask staff to present you with a calendar of the upcoming meetings.

How do I submit a request?

The City of Spring Valley Village will supply the application form and staff will assist you in completing it. When several owners are involved, one person should be authorized (by notarized letter) to act as the signatory and applicant. Completed applications, with all required documents should be submitted to secretary@springvalleytx.com.

What is the filing deadline?

Proposals should be filed as soon as completed. Staff must meet certain publication deadlines in order to meet the Planning & Zoning Commission meeting dates. If required information is missing or in error, the proposal will be returned for completion and must be resubmitted in accordance with the filing deadline.

What is the cost of a Zoning Change request?

A non-refundable fee of \$500.00 must accompany a completed Zoning Change application. In some instances, staff, the Planning & Zoning Commission or City Council may require technical studies (engineering, noise, traffic, impact, etc.). The cost for these studies is borne by the applicant.

What is the purpose of the public hearings?

Zoning regulations are established to protect the public health, safety and general welfare of all citizens. The public hearing process gives all residents the opportunity to express how they feel the proposed changes could affect them positively or negatively.

Who should present the proposal at the public hearings?

The owner should be present at the public hearings. The owner, applicant or an agent may make the presentation to the Planning & Zoning Commission.

CAS CONSULTANTS, LLC

6201 Bonhomme Road, Suite 315-N

Houston, Texas 77036

Tel 281-300-6874

Email: JuanC@CASENGS.COM

TBPE Firm No. 15593



APPLICANT REASON FOR ZONING CHANGE REQUEST

February 19, 2020

City Council
Planning and Zoning Commission
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

Re: Zoning Change for **1015 Bade Street, Houston Texas 77055**

Dear City of Spring Valley Village Staff:

We, CAS Consultants, LLC, represent Southwestern Bell Telephone Company, a subsidiary of AT&T Corp., hereby referred to as Owner representative of a tract of land containing 1.182 (51,476 sq. ft.) of land being a portion of Lot 17, 1 and 2 in the West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County Texas.

The owner respectfully requests for the reclassification of this tract to a confirming commercial property and to allow to continue operating in current manner until property is redeveloped. The property is located within Base District Dwelling District A.

Please find enclosed the Plat Application, Letter from Applicant, Letter from Property Owner, Meets and Bounds of the property, scaled drawing of the plat. If you have any questions or concerns, please feel free to contact me.

Respectfully,

CAS Consultants, LLC

A handwritten signature in black ink, appearing to read 'Juan G. Castillo', is written over a horizontal line.

Juan G. Castillo, P.E.
Project Manager

STATE OF TEXAS
COUNTY OF HARRIS

WE, SOUTHWESTERN BELL TELEPHONE COMPANY, ACTING BY AND THROUGH GREGORY GEIS BEING OFFICER OF SOUTHWESTERN BELL TELEPHONE COMPANY, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 1.182 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OLD KATY RD. C.O. RESERVE DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY 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 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 FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, SOUTHWESTERN BELL TELEPHONE COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY GREGORY GEIS, ITS REGIONAL TRANSACTION MANAGER

ON THIS _____ DAY OF _____, 2020.

SOUTHWESTERN BELL TELEPHONE COMPANY

BY: _____
GREGORY GEIS,
REGIONAL TRANSACTION MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORY GEIS KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AN FOR FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____.

I, GEORG R. LARDIZABAL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

GEORG R. LARDIZABAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6051

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OLD KATY RD. C.O. RESERVE 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 _____, 20____.

BY: _____
W.K. (TREY) HOFFMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY PLANS AND SPECIFICATIONS FOR ALL STREETS, DRAINAGE STRUCTURES, SANITARY SEWER LINES, WATER DISTRIBUTION LINES AND FIRE HYDRANTS IN THE SUBDIVISION HAVE BEEN PREPARED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND HAVE BEEN APPROVED BY ME.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE PUBLIC WORKS DIRECTOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
PAT RILEY
PUBLIC WORKS DIRECTOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF OLD KATY RD. C.O. RESERVE AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE MAYOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____, 20____.

BY: _____
TOM S. RAMSEY, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

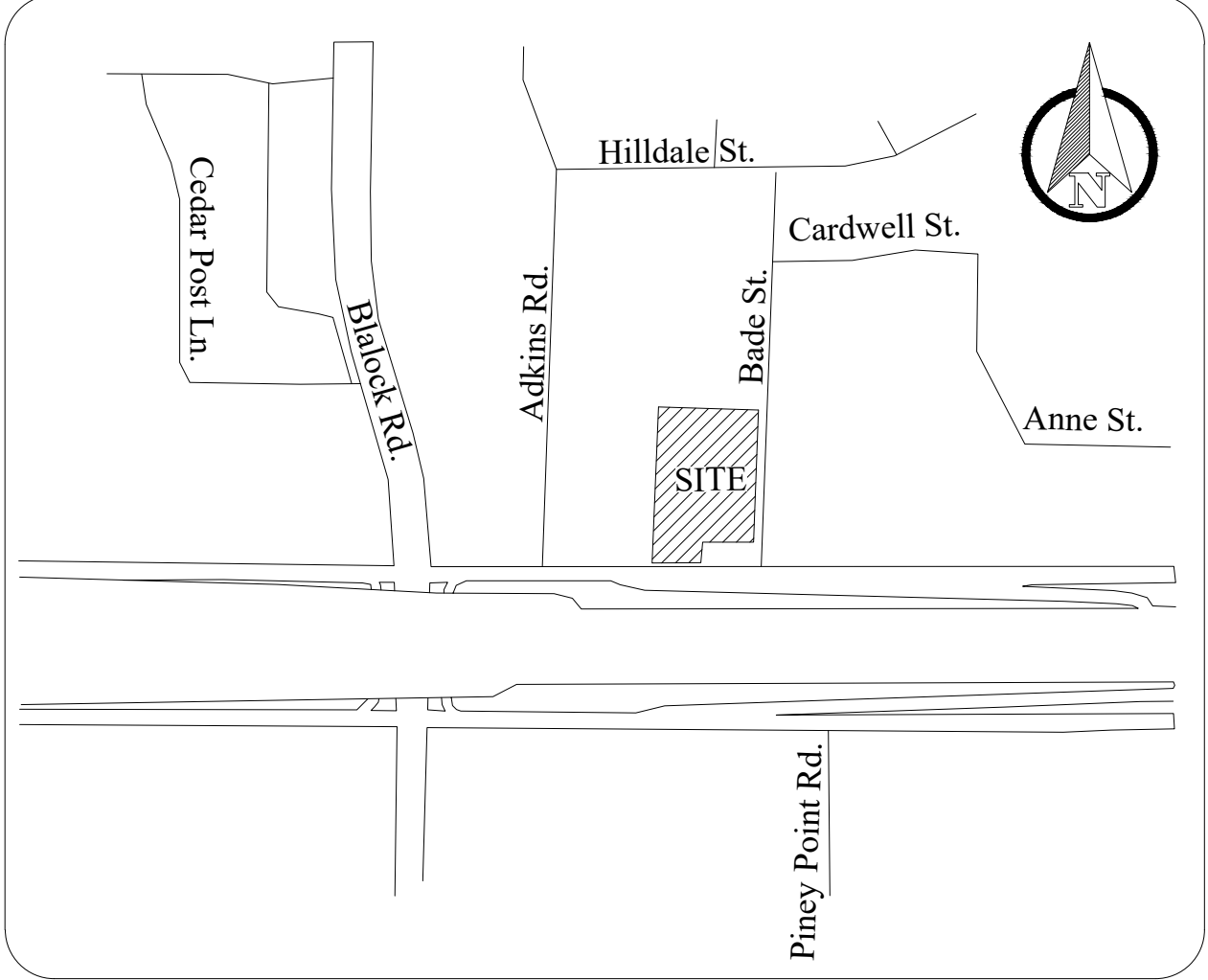
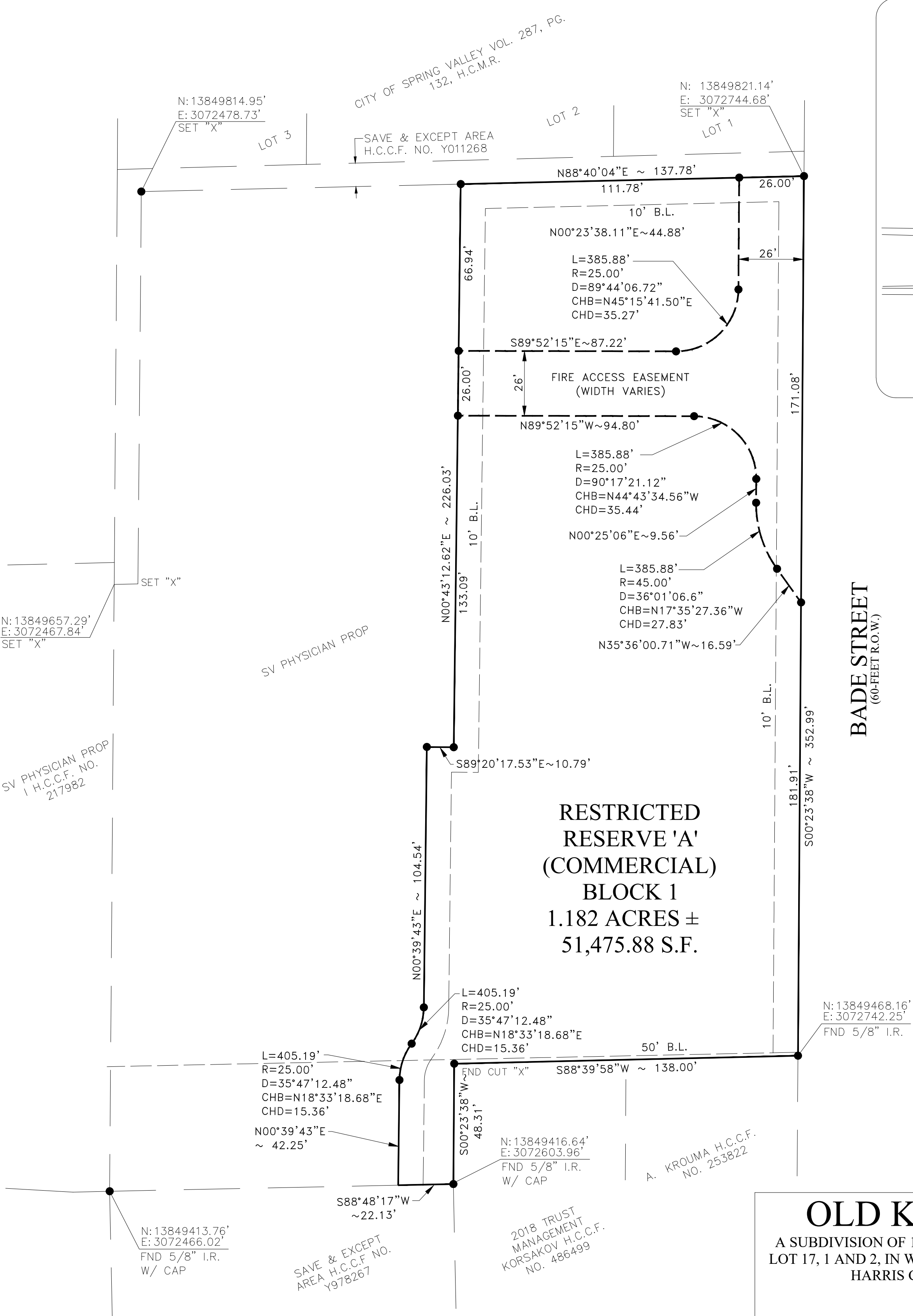
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
STAN STANART
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

PLAT NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHEATER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 9, CODE OF ORDINANCES, CITY OF SPRING VALLEY VILLAGE TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OR 0.99989452.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE, WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.



VICINITY MAP
NOT TO SCALE
KEY MAP 490-C

LEGEND & ABBREVIATIONS

- "B.L." INDICATES BUILDING LINE
- "U.E." INDICATES UTILITY EASEMENT
- "H.C.M.R." INDICATES HARRIS COUNTY MAP RECORDS
- "H.C.C.F." INDICATES HARRIS COUNTY CLERK FILE
- "H.C.D.R." INDICATES HARRIS COUNTY DEED RECORDS
- "R.O.W." INDICATES RIGHT OF WAY
- "PG." INDICATES PAGE
- "VOL." INDICATES VOLUME
- "H.C.R.P.R." INDICATES HARRIS COUNTY REAL PROPERTY REPORT
- "G.B.L." INDICATES GARAGE BUILDING LINE
- "C.M." CONCRETE MONUMENT
- "I.R." IRON ROD

OLD KATY RD. C.O. RESERVE

A SUBDIVISION OF 1.182 ACRES (51,475.88 SQ. FT) OF LAND BEING A PORTION OF LOT 17, 1 AND 2, IN WEST PARK SUBDIVISION, RECORDED IN VOLUME 23, PAGE 10, HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

SCALE 1"=30' FEBRUARY 2020
1 BLOCK, 1 RESERVE

REASON FOR REPLAT
TO CREATE ONE (1) COMMERCIAL RESERVE

OWNER: SOUTHWESTERN BELL TELEPHONE COMPANY 6500 WEST LOOP SOUTH ZONE 1.2 BELLAIRE TEXAS 77401	SURVEYOR: GGC SURVEY, PLLC 8114 GOLDEN HARBOR MISSOURI CITY, TX 77459 TEL: (832) 729-7256 FIRM NO. 10146000 WWW.GGCOSURVEY.COM	ENGINEER: CAS CONSULTANTS, LLC 6201 BONHOMME ROAD, SUITE 315N HOUSTON, TX 77036 PHONE: 281.300.6874 WWW.CASENGS.COM TBPE FIRM NO. 15593
---	--	---

LOT 1

CERTIFICATION

I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A SURVEY OF A 300.00 AC. TRACT, MORE OR LESS.

12/17/19

STATE OF TEXAS
REGISTERED
★
GEORGE R. LANDZABAL
6051
PROSECUTOR
LAND SURVEY

SET "X"
N: 13849814.95'
E: 3072478.73

1.182 ACRES
51,476 SQ. FT.
RESTRICTED RESERVE "B"

13"E 226.03'

SET "X"
N: 13849657.29
E: 3072467.84'

S00° 23' 38"W 352.99'

N00° 39' 42"E 104.54'

L=15.61'
 R=25.00'
 D=35.47'11"
 CB=N18°33'11"
 15.36'
 =15.61'
 R=25.00'
 D=35.47'12" /
 N18°33'19"E

R. W/ CAF 0.9
17'W

MANAGEMENT KORS
2018 TRUST
H.C.C.F. NO. 48649

OLD KATY ROAD
(R.O.W. VARIES)

FH	_____	FIRE HYDRANT
WM	_____	WATER METER
EM	_____	ELECTRIC METER
GM	_____	GAS METER
PP	_____	POWER POLE
CP	_____	CABLE PEDSTAL
PLM	_____	PIPELINE MARKER
TP	_____	TELEPHONE PEDSTAL
<	_____	CALED DISTANCE
>	_____	MEASURED DISTANCE
(	_____	
)	_____	

P.O.B.
SET "X"

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

THENCE, South 00°23'38" West, a distance of 48.31 feet to a found 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 22.13 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'42" East, a distance of 42.25 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'43" East, a distance of 104.54 feet to a set 5/8-inch iron rod with cap;

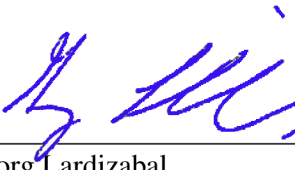
THENCE, South 89°20'18" East, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°43'13" East, a distance of 226.03 feet to a set 5/8-inch iron rod with cap;

THENCE, North 88°40'04" East, a distance of 137.78 feet to the **POINT OF BEGINNING** and containing 1.182 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



DIVIDER PAGE

ORDINANCE NO. 2020-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Spring Valley Village, Texas adopted Ordinance No. 2005-18 on the 4th day of August, 2005; and

WHEREAS, the City adopted Ordinance No. 2013-14 on the 23rd day of July, 2013; and

WHEREAS, Ordinance No. 2005-18 and Ordinance No. 2013-14 created an overlay district named the Freeway Planned Area Development District ("FPADD") setting forth permitted uses and development standards for development of property within the FPADD; and

WHEREAS, Southwestern Bell Telephone Company is the owner of a 1.182 acre tract of land being out of Lot 17 and the north 20.5 feet of Lot 1 of the West Park Subdivision, Harris County, Texas, bearing the address of 1015 Bade Street, Houston, Texas, further described in Exhibit "A," attached hereto (the "Property"); and

WHEREAS, the Property is currently located in the Dwelling District A zoning district; and

WHEREAS, Southwestern Bell Telephone Company has submitted an application to the City seeking to have the Property included in the FPADD overlay district; and

WHEREAS, the City Council finds that it is in the best interest of the citizens to add the Property to the FPADD overlay district on the Official Zoning Map of the City; now, therefore,

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

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

Section 2. The Official Zoning Map of the City is hereby amended to add a 1.182 acre tract of land being out of Lot 17 and the northern 20.5 feet of Lot 1 of the West Park Subdivision, Harris County, Texas, bearing the address of 1015 Bade Street, further described in Exhibit "A," attached hereto and incorporated herein by this reference, to the Freeway Planned Area Development District ("FPADD").

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. All rights and remedies of the City of Spring Valley Village are expressly saved as to any and all violations of the provisions of any Ordinances affecting and which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 5. This Ordinance shall become effective upon passage, in accordance with law.

DULY PASSED, ADOPTED AND ORDAINED this _____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

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

EXHIBIT "A"

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

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THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

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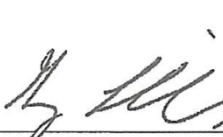
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Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



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 Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

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, May 12, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

Date: Tuesday, May 19, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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



EST. 1955
SPRING VALLEY
V I L L A G E

April 22, 2020

Dear Property Owner:

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

A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1015 Bade Street.

Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

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Date: Tuesday, May 12, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

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

This notice is being sent to you as current property records indicate that you own property in close proximity to 1015 Bade Street. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows

Director of Community Development

Krouma Azzam
9210 Old Katy Road
Houston, Texas 77055

Southwestern Bell Telephone Co.
9210 Old Katy Road
Houston, Texas 77055

SV Physician Properties I LP
9230 Katy Freeway, Suite 500
Houston, Texas 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Ronald Stiger Sr.
1010 Adkins Road
Houston, Texas 77055

John & Janice Sullivan
1014 Adkins Road
Houston, Texas 77055

Sheri Wilcox & Duane Clementson
10 Martin Court
Houston, Texas 77055

Jou Syangywe & Cynthia Chen
9200 Cardwell Drive
Houston, Texas 77055

Anthony Roubik & Valerie Spears
9208 Cardwell Drive
Houston, Texas 77055

Zack Raffoul
9209 Cardwell Drive
Houston, Texas 77055

Janice Pollan
9212 Cardwell Drive
Houston, Texas 77055

Joseph Lopez
9205 Cardwell Drive
Houston, Texas 77055

Ricki Lee Finstad
9201 Cardwell Drive
Houston, Texas 77055

Anthony Roubik & Valerie Spears
P.O. Box 270900
Houston, Texas 77277-0900

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9208 CARDWELL DRIVE
HOUSTON, TEXAS 77055

Estate of John Hillerman
1110 Bade Street
Houston, Texas 77055

Estate of John Hillerman
10406 Mayfield Road
Houston, Texas 77043

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1110 BADE STREET
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
1015 Bade Street
Houston, Texas 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1015 BADE STREET
HOUSTON, TEXAS 77055

James Hamilton
1108 Bade Street
Houston, Texas 77055

Iraj & Lili Mahvash
1018 Bade Street
Houston, Texas 77055

Huong Le
1014 Bade Street
Houston, Texas 77055

Huong Le
17 Stonegate Drive
Houston, Texas 77024

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1014 BADE STREET
HOUSTON, TEXAS 77055

Donald Crumpler
9151 Penn Manor Court
Houston, Texas 77055

C J Lamonte Jr.
P.O. Box 19897
Houston, Texas 77224-9897

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 BADE STREET
HOUSTON, TEXAS 77055

Donald Crumpler
1111 Adkins Road
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9151 PENN MANOR COURT
HOUSTON, TEXAS 77055

Mathew & Shanna Trenchard
9155 Penn Manor Court
Houston, Texas 77055

Joan Claire Temple Living Trust
c/o Jon A Joseph, Trustee
1010 Bade Street
Houston, Texas 77055

Spring Valley Memorial
Real Estate Investors
9190 Katy Freeway, Suite 102
Houston, Texas 77055

Spring Valley Calico LP
9198 Old Katy Road
Houston, Texas 77055

Spring Valley Calico LP
9190 Katy Freeway, Suite 101
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9198 OLD KATY ROAD
HOUSTON, TEXAS 77055

C J Lamonte Jr.
James Hamilton
1108 Bade Street
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 PENN MANOR COURT
HOUSTON, TEXAS 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9200 OLD KATY ROAD
HOUSTON, TEXAS 77055

DIVIDER PAGE

COMMERCIAL 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.

Property owners/applicants may use any sign company to meet zoning change sign criteria. To order zoning signs, the applicant should contact a sign company concerning sign creation and installation in the Building Official designated location(s).

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

- The sign shall be constructed in accordance with the City's design standards for zoning signs.
- Signs shall be a minimum of four (4) feet by four (4) feet.
- Must be two (2) sided ten (10) millimeter Coroplast sign or other material of equivalent strength and durability.
- Lettering shall be on both sides of the sign.
- Metal or wood posts shall be used.
- Must include the City of Spring Valley Village official logo with a minimum size of one (1) foot.
- Capital letters on that sign shall be no smaller than three (3) inches tall using the Bold Arial font style.
- The signs shall comply with the layout and dimensions on the attached Zoning Sign Design Diagram.

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.

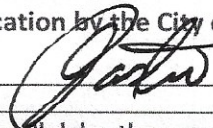
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.
- Signs 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 entire review process.
- A minimum of seven (7) calendar days prior to the public hearing before the Commission, 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 on the application by the City of Spring Valley Village.**

Preparer's Name: Juan Castillo Preparer's Signature: 

NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the requested zoning case. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.

**AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE**

(Re)Zoning Case No. _____

Date of City Council Meeting: May 12th, 2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Juan G. Castillo hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 1015 Bade Street, Houston Texas 77055

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 4/24/20 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

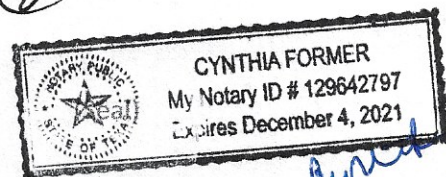
I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change.

Executed this date: 4/24/20Printed Name of Applicant or Authorized Representative for Zoning Case No. Juan G. Castillo

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

Sworn and subscribed before me on this date: 4/24/20

Notary Public _____



Cynthia
4-24-20

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

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: **May 12th, 2020**

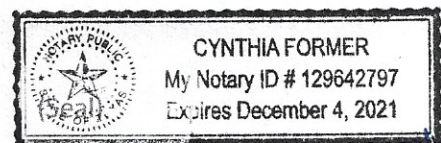
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Juan G. Castillo hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 1015 Bade Street, Houston Texas 77055

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on 4/23/20 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Old Katy Rd. Westbound

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: **4/24/20**Printed Name of Applicant or Authorized Representative for Zoning Case No. **Juan G. Castillo**

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

Sworn and subscribed before me on this date: **4/24/20**

Notary Public _____

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

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC:	ORDINANCE NO 2020-XX AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission conducted a public hearing on a proposed Ordinance that would amend the Official Zoning Map of the City to include all of the property located at 1015 Bade Street within the Freeway Planned Area Development District.
RECOMMENDATION:	Staff recommends approval of the zoning change request.
ATTACHMENTS:	Proposed Ordinance Amending The City's Official Zoning Map To Add 1015 Bade Street to the Planned Area Development District ("FPADD")
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: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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ORDINANCE NO. 2020-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.182 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND THE NORTH 20.5 FEET OF LOT 1 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 1015 BADE STREET, HOUSTON, TEXAS TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Spring Valley Village, Texas adopted Ordinance No. 2005-18 on the 4th day of August, 2005; and

WHEREAS, the City adopted Ordinance No. 2013-14 on the 23rd day of July, 2013; and

WHEREAS, Ordinance No. 2005-18 and Ordinance No. 2013-14 created an overlay district named the Freeway Planned Area Development District ("FPADD") setting forth permitted uses and development standards for development of property within the FPADD; and

WHEREAS, Southwestern Bell Telephone Company is the owner of a 1.182 acre tract of land being out of Lot 17 and the north 20.5 feet of Lot 1 of the West Park Subdivision, Harris County, Texas, bearing the address of 1015 Bade Street, Houston, Texas, further described in Exhibit "A," attached hereto (the "Property"); and

WHEREAS, the Property is currently located in the Dwelling District A zoning district; and

WHEREAS, Southwestern Bell Telephone Company has submitted an application to the City seeking to have the Property included in the FPADD overlay district; and

WHEREAS, the City Council finds that it is in the best interest of the citizens to add the Property to the FPADD overlay district on the Official Zoning Map of the City; now, therefore,

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

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

Section 2. The Official Zoning Map of the City is hereby amended to add a 1.182 acre tract of land being out of Lot 17 and the northern 20.5 feet of Lot 1 of the West Park Subdivision, Harris County, Texas, bearing the address of 1015 Bade Street, further described in Exhibit "A," attached hereto and incorporated herein by this reference, to the Freeway Planned Area Development District ("FPADD").

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. All rights and remedies of the City of Spring Valley Village are expressly saved as to any and all violations of the provisions of any Ordinances affecting and which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 5. This Ordinance shall become effective upon passage, in accordance with law.

DULY PASSED, ADOPTED AND ORDAINED this _____ day of _____, 2020.

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

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

EXHIBIT "A"

A 1.182 acre (51,476 sq. ft.) tract of land, more or less, being out of Lot 17, Lot 1, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X" marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°23'38" West, continuing along the west line of Bade Street, a distance of 352.99 feet to a found 5/8-inch iron rod being the northeast corner of a tract described to A. Krouma, as recorded in Harris County Clerk File Number 253822;

THENCE, South 88°39'58" West, a distance of 138.00 feet to a found cut "X", being the northwest corner of a tract described to 2018 Trust Management Korsakov, as recorded in Harris County Clerk File Number 486499;

THENCE, South 00°23'38" West, a distance of 48.31 feet to a found 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 22.13 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'42" East, a distance of 42.25 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing North 18°33'19" East, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, North 00°39'43" East, a distance of 104.54 feet to a set 5/8-inch iron rod with cap;

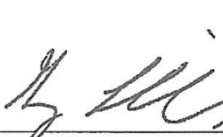
THENCE, South 89°20'18" East, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, North 00°43'13" East, a distance of 226.03 feet to a set 5/8-inch iron rod with cap;

THENCE, North 88°40'04" East, a distance of 137.78 feet to the **POINT OF BEGINNING** and containing 1.182 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
BACKGROUND:	Campbell Project Partners, LLC (“Applicant”), owners of the property located at the northeast corner of I-10 and Campbell Road (“Property”) have submitted an application to the City to amend the current PAD ordinance (adopted as Ordinance 2014-12) to expand and add uses to the Permitted Use Table. The Applicant requests the following changes to the Permitted Uses Table without limitation on floor area percentages for first floor uses: Currently allowed as O₂; Amending to allow as P₁ and P₂: • NAICS Sector 53 – Real Estate and Rental and Leasing • NACIS Sector 61 – Educational Services Currently allowed as P₂; Amending to allow as P₁ and P₂: • NACIS Sector 52 – Finance and Insurance • NACIS Sub-Sectors 532 – Rental and Leasing Services and 533 – Lessors of Nonfinancial Intangible Assets • NAICS Sector 55 – Management of Companies and Enterprises • NAICS Sector 56 – Administrative and Support Services • NAICS Sector 62 – Health Care and Social Assistance • NAICS Sub-sectors 811 – Repair and Maintenance, 812111 – Barber Shops, 812112 – Beauty Salons, 812113

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

– Nail Salons, 812191 – Diet and Weight Reducing Centers, 812210 – Funeral Homes and Funeral Services, 812320 – Dry cleaning and Laundry Services, 813910 – Business Associations, 813920 – Professional Organizations Uses to be Added to P₁ and P₂ Permitted Uses: - NAICS Sector 453 – Miscellaneous Store Retailers (Excluding 4533 Used Merchandise Stores, 45393 Manufactured (Mobile) Home Dealers, 453991 Tobacco Stores, and 453998 All Other Miscellaneous Store Retailers) allowed as P₁ and P₂ - NAICS Subsector 8114 – Personal and Household Goods Repair and Maintenance allowed as P₁ and P₂

RECOMMENDATION: Not Applicable in the Public Hearing

ATTACHMENTS: - Application for Amendment to Planned Area Development District and Supporting Documents - Copy of Published Notice of Public Hearing - Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property - Sign Posting and Maintenance Affidavits

FUNDING ISSUES: ☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
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FINANCE VERIFICATION OF FUNDING:

SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL:
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ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

DIVIDER PAGE



SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

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

Submittal Requirements Checklist:

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

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

Subdivision / Development Name: ERSA GRAE PAD (FPADD)

Geographical Location: NE CORNER OF I10 AND CAMPBELL ROAD

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

Survey/Abstract No.: topographic survey of a 2.3816 ac tract, Abstract No. 610, Harris County, Texas

Submittal Type:

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

Reason for Replat or Amending Plat:

To allow Ersra Grae PAD (FPADD) the same first (grade level) floor occupancies (uses) as the Wellington Fidelis 1 LP PAD (FPADD).

Please refer to attached letter of explanation for a more detailed explanation.

Type of Plat:

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

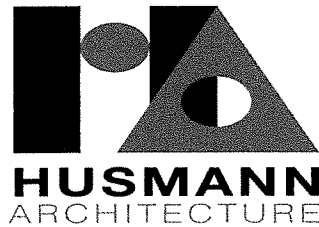
Plat/PADD Data:Total Acreage: 2.3816 Typical Lot Size: _____Number Lots: 1 Number of Streets: _____

Numbers and Types of Reserves: _____ Total Acres in Reserve: _____

Zoning District: FPADDApplicant: Husmann Architecture, PLLCContact Name: R. Steven HusmannAddress: 3535 Wilcrest, Ste. 1C Houston, Texas 77042Phone: 281-493-4240, 102 Fax: _____Email: steven@husmannarchitecture.comOwner: Campbell Project Partners, LLCContact Name: Vahid Tabrizi and/or Reza EbrahimiAddress: 9801 Westheimer, Ste. 250 Houston, Texas 77042Phone: 713 627-1015 Fax: _____Email: vahidtabrizi@ersagrae.com reza@ersagrae.comEngineer or Planner: Husmann Architecture, PLLCContact Name: R. Steven HusmannAddress: 3535 Wilcrest, Ste. 1C Houston, Texas 77042Phone: 281-493-4240, 102 Fax: _____Email: steven@husmannarchitecture.com**Authorization:**

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

Applicant's Signature_____
Date



February 07, 2020

City of Spring Valley Village
1025 Campbell Rd.
Houston, Texas 77055

RE: Gateway at Spring Valley
9090 Katy Freeway
Spring Valley, Texas 77024

To Whom It May Concern:

Please accept this letter as our request to amend Exhibit C (Ordinance 2012-26) of the Ersu Grae PAD (FPADD) to allow Health Care and Medical and General Business occupancies (uses) on the first (grade level) floor without percentage of floor area limitations.

The Owner initially complied with the restrictions on use with an endcap restaurant and a furniture retail outlet. Both businesses did not succeed at this location. The landlord has determined that the highest and best use of the first-floor lease space is a business occupancy.

Additionally, we have noted that the Wellington Fidelis 1 LP FPADD ordinance No. 2018-28 allows the above requested uses on the first (grade level) floor without restrictions. The owners of this FPADD are requesting the same uses listed in their Exhibit C be allowed for this site.

Parking will not be adversely affected by this change as the 372 spaces required (378 actual) provide 3 spaces per 1000 SF for the three floors of general office use and 5 spaces per 1000 SF for the third floor medical health services and for the proposed first floor medical health services and office use. The existing bank first floor lease space is also covered by the 5 spaces per 1000 SF parking ratio.

Please do not hesitate to contact me if you have any questions or if you need any additional information regarding this request.

Sincerely,

HUSMANN ARCHITECTURE, PLLC

R. Steven Husmann
For the Firm

ERSA GRAE
CORPORATION

February 07, 2020

City of Spring Valley Village
1025 Campbell Rd.
Houston, Texas 77055

RE: Gateway at Spring Valley
9090 Katy Freeway
Spring Valley, Texas 77024

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Additionally, we have noted that the Wellington Fidelis 1 LP FPADD ordinance No. 2018-28 allows the above requested uses on the first (grade level) floor without restrictions. The owners of this FPADD are requesting the same uses listed in their Exhibit C be allowed for this site.

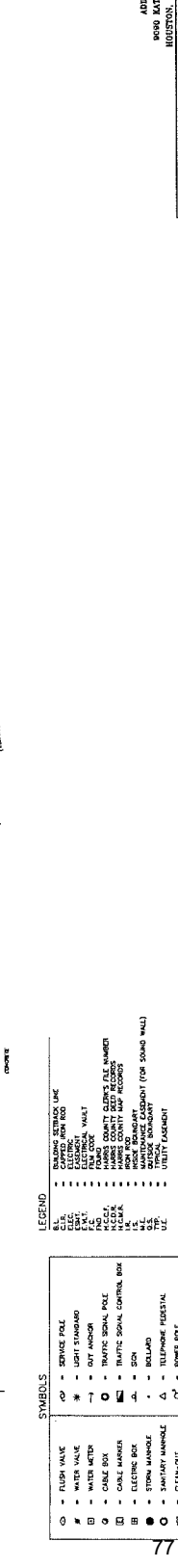
Parking will not be adversely affected by this change as the 372 spaces required (378 actual) provide 3 spaces per 1000 SF for the three floors of general office use and 5 spaces per 1000 SF for the third floor medical health services and for the proposed first floor medical health services and office use. The existing bank first floor lease space is also covered by the 5 spaces per 1000 SF parking ratio.

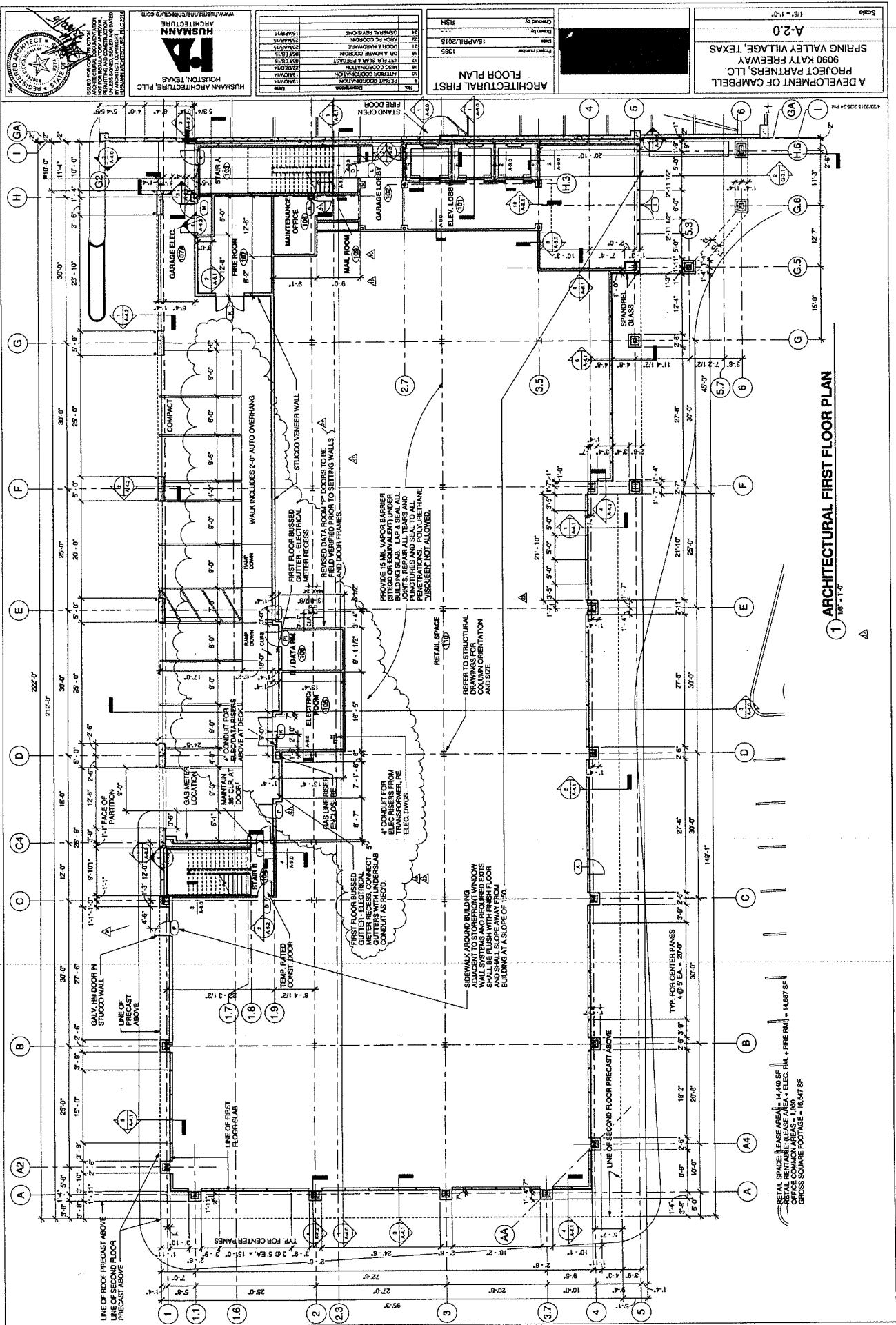
Please do not hesitate to contact me if you have any questions or if you need any additional information regarding this request.

Sincerely,

Ersae Grae Corporation

Reza Ebrahimi

[illegible]



ORDINANCE NO. 2012-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE AND REGULATIONS FOR THE BINGLE PLANNED AREA DEVELOPMENT DISTRICT (EXCLUDING INTERIOR PADS 1, 2, AND 5) AND THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ADD PERMITTED USES; DEFINING O₁, O₂, P₁ AND P₂ PERMITTED USE DESIGNATIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY (AN AMENDMENT PROPOSED BY THE PLANNING AND ZONING COMMISSION).

WHEREAS, Section 06P:08:05 (Permitted Use List) of the City's Zoning Ordinances sets forth the permitted uses in the Bingle Planned Area Development District (the "BPADD") and the Freeway Planned Area Development District (the "FPADD"); and

WHEREAS, the City's Planning and Zoning Commission (the "Commission") has requested that the City Council of the City of Spring Valley Village amend the City's Zoning Ordinance and Regulations for the BPADD (excluding interior Pads 1, 2, and 5) and the FPADD within the City to expand the permitted uses; and

WHEREAS, the City Council by Ordinance No. 2012-13 did call for a joint public hearing of the City Council and the City's Planning and Zoning Commission; and

WHEREAS, the Commission and the City Council conducted the joint public hearing on this proposed amendment to the City's zoning regulations in the time and manner and after notice as required by law and the City's Zoning Ordinance; and

WHEREAS, the City Council has considered the report of the Commission recommending that permitted uses be added; and

WHEREAS, the City Council now deems it appropriate to adopt this amendment to the City's zoning regulations for the BPADD (excluding interior Pads 1, 2, and 5) and the FPADD, and the City's Zoning Ordinance to add permitted uses as provided herein; and

WHEREAS, the City Council has determined that these changes are in accordance with the City's comprehensive plan and are designed to lessen congestion in the streets, secure safety from dangers, promote health and general welfare, prevent the overcrowding of land, and facilitate adequate transportation and other requirements; now, therefore,

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

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

Section 2. Permitted Uses. The BPADD created by Ordinance No. 2006-23 (excluding interior Pads 1, 2, and 5), and the FPADD created by Ordinance No. 2005-18, now codified as Section 06P:08:05 are hereby amended to substitute the following:

06P:08.05 Permitted Use List: The uses listed below are permitted in the FPADD and the BPADD (excluding interior Pads 1, 2, and 5), except as otherwise limited herein. Ground Floor or First Floor Only – up to 40% of the ground floor of any building(s) within a PAD may be used for any use otherwise permitted above the ground floor (e.g., O₂ or P₂). The symbol “P₁” in the right column means the use is permitted on the ground floor. The symbol “P₂” in the right column means the use is permitted above the ground floor. The symbol “O” means the use is permitted only for business office purposes. For instance, a manufacturing establishment would not be authorized to use a tract for manufacturing purposes, but the corporate offices for the manufacturing business would be authorized above the ground floor if indicated by the symbol “O₂.”

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
Utilities	22	O ₂
Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂

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

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P ₂
Educational Services	61	O ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, { 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P ₂
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O ₂
Accommodation and Food Services	72	O ₂

Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Services Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P ₂
Barber Shops	812111	P ₂
Beauty Salons	812112	P ₂
Nail Salons	812113	P ₂
Diet and Weight Reducing Centers	812191	P ₂
Funeral Homes and Funeral Services	812210	P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P ₂
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P ₁ , P ₂
Business Associations	813910	P ₂
Professional Organizations	813920	P ₂
Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂

Section 3. Comprehensive Plan. This Ordinance is made part of the City's Comprehensive Plan.

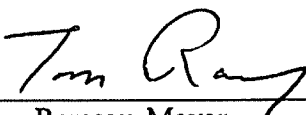
Section 4. **Savings.** This Ordinance shall in no manner modify or limit the police power or legislative authority or discretion of the City, nor amend, change, supplement, or revise any provision of the City's Zoning Ordinance or any other ordinance of the City of Spring Valley Village, save and except as specifically noted in this Ordinance.

Section 5. **Penalty.** Any person, corporation, or entity who or which shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance, or intentionally, knowingly, recklessly, or with criminal negligence assist or permit a violation to occur, shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000. Each day in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 6. **Repealer.** All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict with this Ordinance only, hereby repealed.

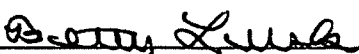
Section 7. **Severability.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other 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 on this 14th day of November 2012.



Tom Ramsey, Mayor

ATTEST:



Betty Lusk, City Secretary

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 Proposed Ordinance:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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, May 12, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

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

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



EST. 1955
SPRING VALLEY
V I L L A G E

April 22, 2020

Dear Property Owner:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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, May 12, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

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

This notice is being sent to you as current property records indicate that you own property in close proximity to 9090 Katy Freeway. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows
Director of Community Development

Khalaf Bisher & Katia Chanin
1 Pecan Trail Lane
Houston, Texas 77055

Jonathan & Shelby Lindenberger
3 Pecan Trail Lane
Houston, Texas 77055

Current Owner
12335 Kingsride Lane, Suite 426
Houston, Texas 77024-4116

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1012 CAMPBELL ROAD
HOUSTON, TEXAS 77055

Larry & Rachel Stinson
1015 Lone Star Drive
Houston, Texas 77055

Current Owner
1016 Lone Star Drive
Houston, Texas 77055

Dudley & Linda Babin
1019 Lone Star Drive
Houston, Texas 77055

Christopher & Diana Delaup
1020 Lone Star Drive
Houston, Texas 77055

Linda Gibson
1015 Loeser Drive
Houston, Texas 77055

Linda Gibson
1036 Teresa Drive
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1015 LOESER DRIVE
HOUSTON, TEXAS 77055

Jonathan & Emily Goolsby
1019 Loeser Drive
Houston, Texas 77055

Stephanie & Keith Koronka
9013 West Tex Drive
Houston, Texas 77055

Jonathan Marcantel
9017 West Tex Drive
Houston, Texas 77055

Campbell Project Partners LLC
9801 Westheimer Road, Suite 250
Houston, Texas 77042-3951

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1090 KATY FREEWAY
HOUSTON, TEXAS 77055

Stream Wellington LLC
3040 Post Oak Blvd., Suite 600
Houston, Texas 77056-6577

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1001 KATY FREEWAY
HOUSTON, TEXAS 77055

Texas Dept. of Transportation
Parcel 56
P.O. Box 1386
Houston, Texas 77251-1386

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9018 LARIAT DRIVE
HOUSTON, TEXAS 77055

Texas Dept. of Transportation
Parcel 57
P.O. Box 1386
Houston, Texas 77251-1386

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1014 LARIAT DRIVE
HOUSTON, TEXAS 77055

DIVIDER PAGE

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: 5-12-2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Vahid Tabrizi 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 9090 Katy Freeway Houston TX 77024

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on _____ 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 I-10 & Campbell Rd

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.

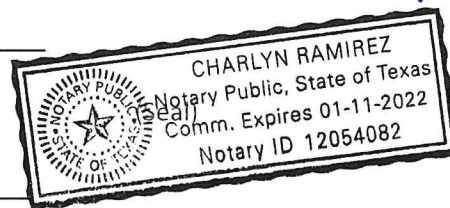
Executed this date: 4-22-20

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

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

Sworn and subscribed before me on this date: 4-22-20

Notary Public _____



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

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE**

(Re)Zoning Case No. _____

Date of City Council Meeting: 5-19-2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Vahid Tabrizi hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 9090 Katy Freeway Houston TX 77024

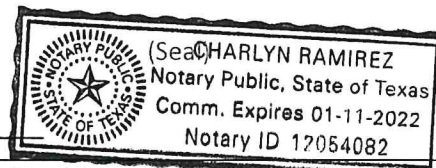
Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

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

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

Executed this date: 4-22-2020Printed Name of Applicant or Authorized Representative for Zoning Case No. Vahid TabriziSignature of Applicant or Authorized Representative for Zoning Case No. VahidSworn and subscribed before me on this date: 4-22-20

Notary Public

Ch. Ramirez

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

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC:	ORDINANCE NO. 2020-XX AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission conducted a public hearing on a proposed Ordinance that would amend the PAD located at the Northeast Intersection of I-10 and Campbell Road to allow additional uses on the first floor of the building without limitations on floor space percentages. I would like the Commission to note that I am specifically concerned about the addition of NACIS Subsector 8114 – Personal and Household Goods Repair and Maintenance, as these retail uses include outdoor power equipment repair, new/used appliance repair, reupholstery shops, and footwear/leather good repair services.
RECOMMENDATION:	None
ATTACHMENTS:	Ordinance No. 2020-XX
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the 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: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

ORDINANCE NO. 2020-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE 2014-12 PROVIDING FOR A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 2.38 ACRES OF LAND AT THE NORTHEAST INTERSECTION OF I-10 AND CAMPBELL ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT BY PERMITTING NEW HEALTH CARE AND MEDICAL AND GENERAL BUSINESS OCCUPANCIES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Campbell Project Partners, LLC (the “Owner”), owns a 2.3816 acre tract of land, more or less, being identified as the property at the northeast corner of the intersection of I-10 and Campbell Road (the “Property”) within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes; and

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

WHEREAS, the City Council adopted Ordinance 2014-12, which approved a planned area development (“PAD”) within the FPADD in order to allow for the construction, operation and use of a five story office retail building with attached split-level parking; and

WHEREAS, the Owner of the Property, through its duly authorized representative, has presented an application for the City to amend Ordinance 2014-12 to allow additional uses in the health care, medical and general business areas; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the 2.38 acre tract at the northeast corner of I-10 and Campbell Road; and

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

WHEREAS, the City Council now deems it appropriate to adopt the amendments and to approve certain changes as an amendment to the City's Zoning Ordinance as provided herein.

NOW, THEREFORE,

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

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

Section 2. The application of the Owner of the 2.38 acre tract at the northeast corner of I-10 and Campbell Road for amendments to Ordinance 2014-12 adopting a planned area development is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. This ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the regulations,

restrictions, terms and conditions provided for herein. When a conflict exists between the Comprehensive Zoning Ordinance and this ordinance, this ordinance shall prevail.

Section 4. Ordinance 2014-12 adopting the planned area development use is hereby amended by deleting therefrom the language struck through below and adding the language underscored below as follows:

“Section 5. The planned area development use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions and covenants:

.

D. Occupancy/Use.

1. General uses. The Property may be used without restriction, except as otherwise provided in the permitted use table attached hereto as Exhibit “CB,” ~~and contained in Ordinance 2012 adopted the 14th day of November, 2012.~~ No drive-through facilities are permitted. There is no minimum square footage requirement for retail uses.”

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same

notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 7. Attached to this ordinance are the following documents:

Exhibit A: Legal Description; and
Exhibit B: Use Table – all floors.

ADOPTED this _____ of _____, 2020.

Tom Ramsey, Mayor
City of Spring Valley Village, Texas

ATTEST:

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

EXHIBIT “A” – LEGAL DESCRIPTION

Tracts 12A and 12B situated in the A.H. Osborne Survey, Abstract 610, totaling approximately 2.38 acres, otherwise described as 1000 and 1010 Campbell Rd., Houston, TX 77055.

EXHIBIT “B” – PERMITTED USE LIST

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

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
Utilities	22	O ₂
Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂

Beer, Wine, and Liquor Stores	445310; provided that (1) such stores contain at least 15,000 square feet enclosed space; and (2) such stores retail other specialized lines of food {NAICS Sector 4452}	P ₁ , P ₂
Health and Personal Care Stores	446	P ₁ , P ₂
Clothing and Clothing Accessories Stores	448	P ₁ , P ₂
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P ₁ , P ₂
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P ₁ , P ₂
<u>Miscellaneous Store Retailers</u>	<u>453; but excluding 4533 {Used Merchandise Stores}, 45393 {Manufactured (Mobile) Home Dealers}, 453991 {Tobacco Stores}, and 453998 {All Other Miscellaneous Store Retailers}.</u>	<u>P₁, P₂</u>
Transportation and Warehousing	48-49	O ₂
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O ₂
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	<u>P₁</u> , P ₂
Real Estate and Rental and Leasing	53	O₂ <u>P₁, P₂</u>
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	<u>P₁</u> , P ₂

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	<u>P₁</u> , P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	<u>P₁</u> , P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	<u>P₁</u> , P ₂
Educational Services	61	Θ ₂ <u>P₁</u> , P ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, { 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	<u>P₁</u> , P ₂
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All	O ₂

	Other Amusement and Recreation Industries}	
Accommodation and Food Services	72	O ₂
Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Services Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	<u>P₁</u> , P ₂
Personal and Household Goods Repair and Maintenance	8114	<u>P₁</u> , P ₂
Barber Shops	812111	<u>P₁</u> , P ₂
Beauty Salons	812112	<u>P₁</u> , P ₂
Nail Salons	812113	<u>P₁</u> , P ₂
Diet and Weight Reducing Centers	812191	<u>P₁</u> , P ₂
Funeral Homes and Funeral Services	812210	<u>P₁</u> , P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	<u>P₁</u> , P ₂
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P ₁ , P ₂
Business Associations	813910	<u>P₁</u> , P ₂
Professional Organizations	813920	<u>P₁</u> , P ₂

Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

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

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2015-17, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2015-08, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2014-13, BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85’), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

BACKGROUND: In October of 2013, the City approved Ordinance No. 2013-22 to create the Adkins Square Planned Area Development (“Adkins PAD”) for the development of a one-story building with surface parking on a 1.54-acre tract on the northeast corner of Adkins Road and I-10, also known as 9230 Old Katy Road. This application was pursued by Katy Freeway 9234, Ltd., the owners of the property.

In June of 2014, an amendment to the Adkins PAD was adopted by Ordinance 2014-13 that changed the development to a three-story building over a four level parking garage, with one level below-grade - what today is known as the Spring Valley Medical Plaza. At the time of the Adkins PAD amendment, ownership of the property was held by SV Physician Properties I, LP. A copy of Ordinance 2014-13 with attachments, including the development package, is provided with this agenda item.

The Adkins PAD was amended again in 2015 by Ordinance Nos. 2015-08 and 2015-17, to revise the permitted uses allowed on

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
☐ YES ☐ NO		

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

the property and change the square footage of the surgery center located in the building, respectively. A copy of each of these ordinances is provided with this agenda item.

TLM-SVMP II LLC ("Applicant") recently purchased a 1.170 acre tract (with an address of 9210 Old Katy Road) ("Property") adjacent to the property at 9230 Old Katy Road that comprises the Adkins PAD and wishes to develop the Property in a similar nature to the property located at 9230 Old Katy Road. Consequently, the Applicant has submitted an Application to Amend the Adkins PAD to expand it to cover both tracts of land. Additionally, the requested Adkins PAD Amendment includes modifications to some of the development requirements that would only apply to the 1.170 acre tract.

Following is a summary of the requested Adkins PAD Amendment as submitted by the Applicant:

- Addition of the Property to the current Adkins PAD including the site and landscaping plan included within the application.
- Approval of development of a second building on the Property that will conform to the use, size/area, and height limits when analyzed separately from the existing building, along with all other development criteria established in the existing Adkins PAD with the exception of the following:
 - Retail use will not be required in the second building within the Adkins PAD.
 - 20 foot building line setbacks on the portions of the north and west property lines of the Property that abut the 10-foot wide strip of land owned by the City of Spring Valley Village which contains the existing sound barrier wall. The resulting total setback from the property line of the adjacent residential lots to the building line setback on the Property would be 30 feet, which is consistent with the setback from residential lots currently required in the Adkins PAD.
 - Allow the removal of existing landscaping behind the existing building within the Adkins PAD as noted on the site plan submitted with the current Application to Amend the Adkins PAD. The removal of this existing landscaping

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
☐ YES ☐ NO		

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

	is necessary to extend a fire lane behind the existing building to meet Fire Code requirements as coordinated with the Village Fire Department Fire Marshal Rusty Kattner. The Commission should also note that, compared to the current Adkins PAD: - The Applicant has not submitted any building elevations or a photometrics plan; - There is no additional on-grade surface parking; - The Property will be setback 10 feet from adjacent property containing a commercial use; - The architectural elevations will be similar to the existing building; - Access will be through a 44' wide driveway off of the I-10 frontage road and through the existing building; - There is no exception to the parking requirement for a surgical center; and - Developer will not plant and maintain field dug trees along the south side of the sound wall.
--	---

RECOMMENDATION:	Not Applicable in the Public Hearing
------------------------	--------------------------------------

ATTACHMENTS:	- Application for Amendment to Planned Area Development District and Supporting Documents - Copy of Published Notice of Public Hearing - Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property - Sign Posting and Maintenance Affidavits - Copy of Ordinance No. 2014-13 Amending Adkins Square PAD - Copy of Ordinance Nos. 2015-08 and 2015-17 Amending Adkins Square PAD
---------------------	--

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:
------------------------	--

ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

	☐ \$_____ 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:

[Handwritten signature]

SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:

[Handwritten signature]

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

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

Submittal Requirements Checklist:

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

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

Subdivision / Development Name: SVMP II

Geographical Location: On the north side of Interstate 10 mid-block between Adkins Road and Bade Street
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: Thomas A. Haskins Survey / Abstract 342

Submittal Type:

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

Reason for Replat or Amending Plat:

Combine previously platted lots into a single commercial reserve.

Type of Plat:

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

Plat/PADD Data:Total Acreage: 1.170Typical Lot Size: N/ANumber Lots: N/ANumber of Streets: N/ANumbers and Types of Reserves: 1 - ComTotal Acres in Reserve: 1.170Zoning District: Adkins Corner Planned Area Development**Applicant:** Kimley-HornContact Name: Steven FreemanAddress: 1400 Woodloch Forest Drive, Suite 225, The Woodlands, TX 77380Phone: 281-475-2817

Fax: _____

Email: steven.freeman@kimley-horn.com**Owner:** TLM-SVMP II LLCContact Name: John JoubertAddress: 110 E. Davis Street McKinney, TX 75069Phone: 713-600-0802

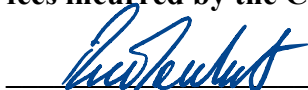
Fax: _____

Email: jjoubert@i3interests.com**Engineer or Planner:** Kimley-HornContact Name: Steven FreemanAddress: 1400 Woodloch Forest Drive, Suite 225, The Woodlands, TX 77380Phone: 281-475-2817

Fax: _____

Email: steven.freeman@kimley-horn.com**Authorization:**

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



Applicant's Signature

2/24/20

Date



February 24, 2020

Zachary Meadows
Director of Community Development
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

**RE: Applicant Letter – Summary of Reasons for Requests
SVMP II
Proposed Development Applications for the Proposed Redevelopment of the
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision**

Dear Mr. Meadows,

On behalf of TLM-SVMP II LLC, owners of the 1.170-acre tract described in the supporting documents submitted with this letter, please allow this letter to serve as a summary of the reasons for our submittal of the following applications for the subject property:

1. Replat

- a. Purpose of Request – Create a 1.170-acre reserve for the subject site separate from the adjacent land retained by AT&T.

2. Zoning Change

- a. Purpose of Request – Change the base zoning of the subject site from the “Dwelling District A” Base District to the “Freeway PADD” Special District to properly reflect the existing use of the property as a commercial development. The Freeway PADD base zoning designation is also consistent with the base zoning designation of all adjacent land within the City that fronts Interstate 10 south of the existing sound barrier wall.

3. Planned Area Development (PAD) Amendment

- a. Purpose of Request – Amend Ordinance No. 2013-22 (previously amended by Ordinance 2014-13, Ordinance 2015-08 and Ordinance 2015-17), which establishes an existing Planned Area Development (PAD), as follows:
 - i. Add the subject 1.170-acre tract to the PAD
 - ii. Approve the development of a second building within the PAD to be located on the 1.170-acre area. The proposed second building will conform to the use, size/area, and height limits, when analyzed separately from the existing building, along with all other development criteria established in the existing PAD ordinance except for the following:
 - 1. Retail use will not be required in the second building within the PAD.

- iii. Approve 20-foot building line setbacks on the portions of the north and west property lines of the 1.170-acre tract that abut the 10-foot wide strip of land owned by the City of Spring Valley Village which contains the existing sound barrier wall. The resulting total setback from the property line of the adjacent residential lots to the building line setback on the subject site (including the 10-foot wide strip of land owned by the City) will be 30-feet, which is consistent with the setback required in the existing PAD from residential lots.
- iv. Approve the removal of existing landscaping behind the existing building within the PAD as noted on the site plan submitted with this current application. The removal of this existing landscaping is necessary to extend a fire lane behind the existing building to meet fire code requirements as coordinated with the Village Fire Department Fire Marshal, Rusty Kattner.

Please contact me at (281) 475-2817 or steven.freeman@kimley-horn.com should you need any additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Steven Freeman, P.E.

February 19, 2020

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

**Re: Applicant Authorization Letter
SVMP II
Proposed Development Applications for the Proposed Redevelopment of the
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision**

To whom it may concern:

TLM-SVMP II LLC, owner of the 1.170-acre tract described in the attached metes and bounds description, hereby authorizes Kimley-Horn and Associates, Inc. to act as the applicant on our behalf on all development applications for the proposed redevelopment of this tract.

Sincerely,

TLM-SVMP II LLC

Signature: *Rene Joubert*

Name: *Rene Joubert*

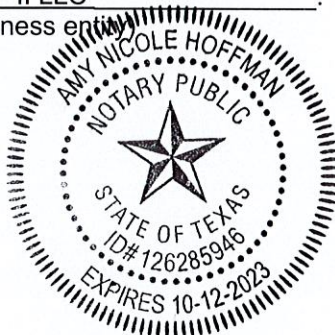
Title: *Manager*

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 24th day of February, 2020, by
Rene Joubert, as *Manager* of
(Name of acknowledging partner or officer) (Title)

TLM-SVMP II LLC
(Name of business entity)

(Seal)



Amy Nicole Hoffman
Notary Public in and for the State of Texas

DESCRIPTION OF SUBJECT TRACT

A 1.170 acre (50,976 sq. ft.) tract of land, more or less, being out of Lot 17, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X";

THENCE, South 88°40'04" West, a distance of 137.78 feet to a set 5/8-inch iron rod marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°43'13" West, a distance of 226.03 feet to a set 5/8-inch iron rod with cap marking a point of curvature to the right;

THENCE, North 89°20'18" West, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, South 00°39'43" West, a distance of 104.54 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing South 18°33'19" West, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing South 18°33'19" West, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, South 00°39'42" West, a distance of 42.25 feet to a set 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 115.85 feet to a found 5/8-inch iron rod with cap, being the southeast corner of a tract described to SV Physician Prop I, as recorded in H.C.C.F. Number 217982;

THENCE, North 00°25'45" East, a distance of 243.54 feet to a set "X";

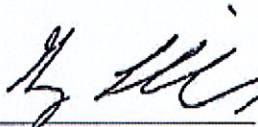
THENCE, North 88°43'56" East, a distance of 9.51 feet to a set "X";

THENCE, North 00°30'03" East, a distance of 157.46 feet to a set "X";

THENCE, North 88°40'04" East, a distance of 128.24 feet to the **POINT OF BEGINNING** and containing 1.170 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



February 21, 2020

***1.1703 acres of land in the Thomas A. Hoskins Survey, Abstract No. 342,
City of Spring Valley Village, Harris County, Texas***

A FIELD NOTE DESCRIPTION of a 1.1703 acre (50,979 square feet) tract of land in the Thomas A. Hoskins Survey, Abstract No. 342, City of Spring Valley Village, Harris County, Texas; said 1.1703 acre tract being out of Lot 2, and 17, West Park Subdivision, according to the map or plat recorded in Volume 23, Page 10 of the Harris County Map Records, being that same tract of land conveyed to TLM-SVMP II LLC, as recorded in Harris County Clerk's File No. RP-2020-16994; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "Cobb Fendley" found in the north right-of-way line of Interstate Highway No. 10 (Old Katy Road) (width varies), as recorded in Harris County Clerk's File Nos. Y978267, Y982642, 20090183741, and 20100314446 for the southeast corner of Unrestricted Reserve "A", Block 1, Adkins Corner, according to the map or plat recorded in Film Code No. 637155 of the Harris County Map Records and for the southwest corner of this tract;

THENCE, North 00° 24' 01" East - 243.41 feet with the east line of said Unrestricted Reserve "A" and with the west line of said Lot 2 to a 5/8-inch iron rod with cap found for a southwest corner of a 0.0996 acre tract of land conveyed to The City of Spring Valley, Texas, as recorded in Harris County Clerk's File No. Y011268 and for a northwest corner of this tract; from which a 1/2-inch iron rod found bears South 59° 36' 20" West - 0.44 feet;

THENCE, North 88° 45' 36" East - 9.74 feet with a south line of said 0.0996 acre tract to a cut "x" found for a southeast corner of said 0.996 acre tract and for an interior corner of this tract;

THENCE, North 00° 31' 43" East - 157.49 feet with an east line of said 0.0996 acre tract to a point for an interior corner of said 0.0996 acre tract and for a northwest corner of this tract;

THENCE, North 88° 41' 44" East - 128.25 feet with a south line of said 0.0996 acre tract to a 60D nail found for the northeast corner of this tract; from which a 5/8-inch iron rod with cap found bears North 88° 41' 44" East - 137.93 feet;

THENCE, South 00° 44' 53" West - 226.03 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap found for a southeast corner of this tract;

THENCE, North 89° 18' 38" West - 10.79 feet with a south line of said TLM-SVMP II LLC tract to a cut "x" found for an interior corner of this tract;

THENCE, South 00° 41' 23" West - 104.54 feet with the east line of said TLM-SVMP II LLC tract to a cut "x" found for the point-of-curvature of a curve to the right;

THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with said curve to the right having a radius of 25.00 feet, a central angle of 35° 46' 52", a length of 15.61 feet, and a chord bearing South 18° 34' 59" West - 15.36 feet to a cut "x" found for a point-of-reverse-curvature;

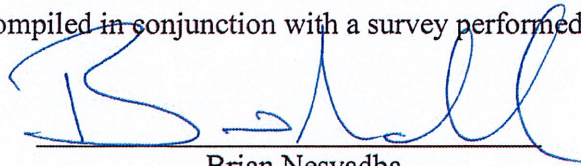
THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with a curve to the left having a radius of 25.00 feet, a central angle of $35^{\circ} 46' 52''$, a length of 15.61 feet, and a chord bearing South $18^{\circ} 34' 59''$ West - 15.36 feet to a cut "x" found for a point-of-tangency;

THENCE, South $00^{\circ} 41' 22''$ West - 41.81 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap stamped "TEAM" set in the north right-of-way line of said Interstate Highway No. 10 for a southeast corner of this tract; from which a TXDOT disc found bears North $88^{\circ} 40' 49''$ East - 135.01 feet;

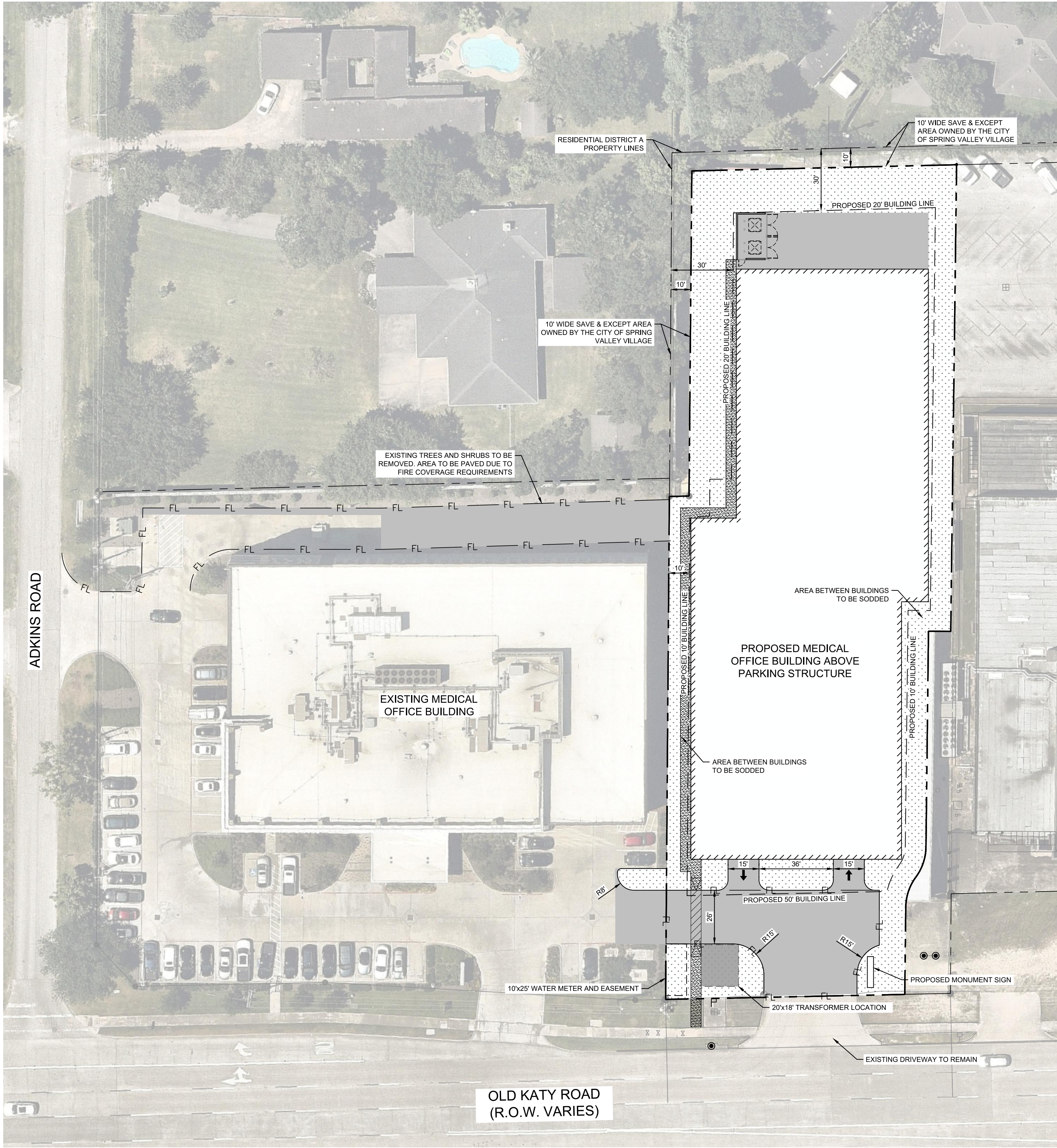
THENCE, South $88^{\circ} 40' 49''$ West - 115.85 feet with the north right-of-way line of said Interstate Highway No. 10 to the POINT OF BEGINNING and containing 1.1703 acres (50,979 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1509-1
W:\1509-1_Tract.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776





LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	FIRE LANE STRIPING
	CURB RAMP NOT IN PUBLIC ROW
PAVING MATERIAL LEGEND	
	PAVEMENT
	LANDSCAPE AREA
	SIDEWALK

GENERAL NOTES

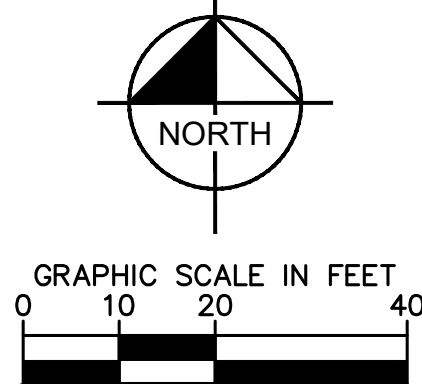
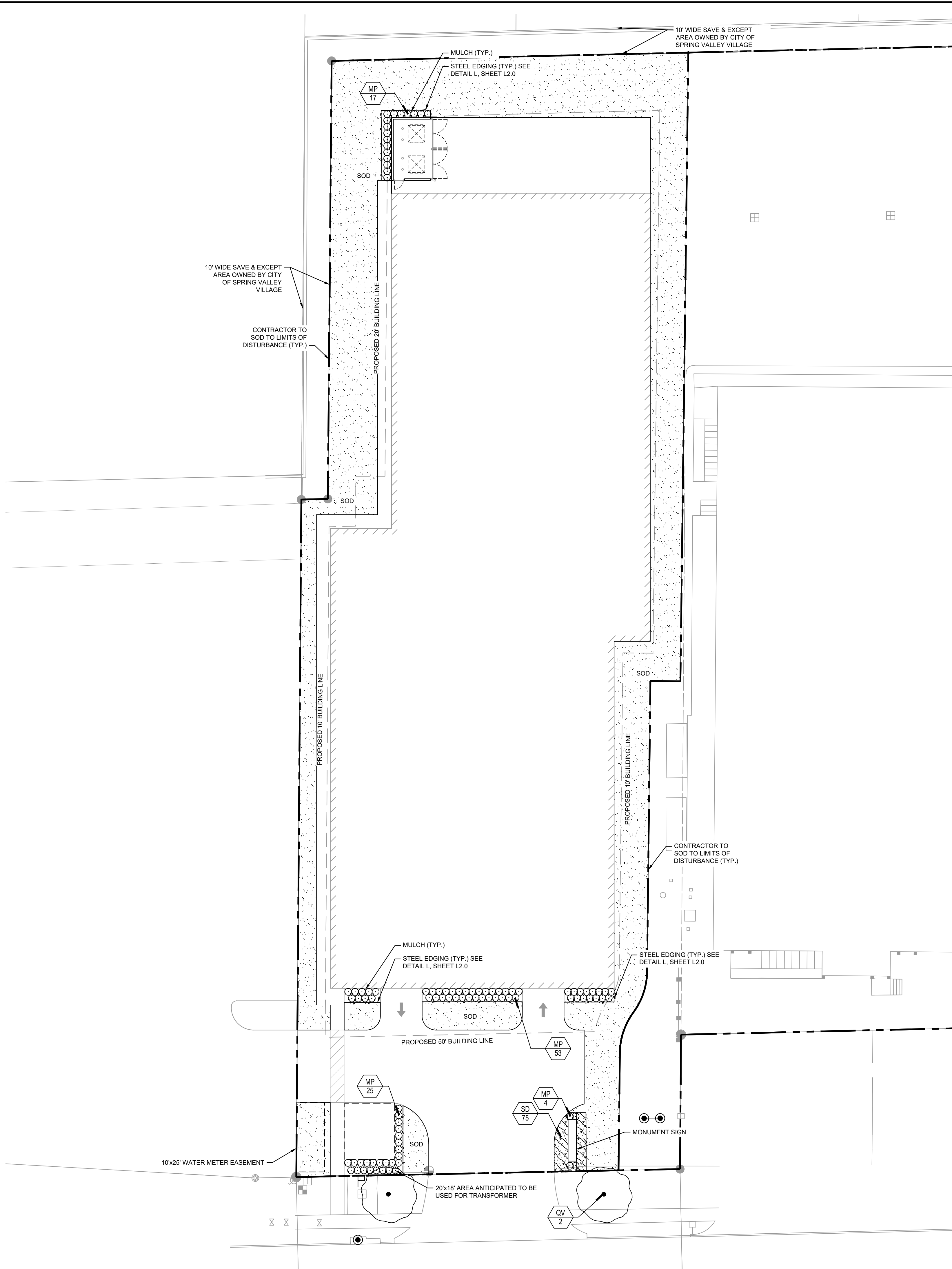
1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII 2' or 5' UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SHEET NUMBER	SITE PLAN EXHIBIT				TEXAS	
	SVMP II PREPARED FOR i3				SPRING VALLEY VILLAGE	
KHA PROJECT 068902801				DATE 02/24/2020	Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1400 WOODLOCH FOREST DRIVE, SUITE 225 THE WOODLANDS, TX 77380 PHONE: 281-475-2816 WWW.KIMLEY-HORN.COM	
SCALE AS SHOWN				DESIGNED BY SCF		
DRAWN BY DNM				CHECKED BY SCF		
REVISIONS				No.	DATE	BY

Plotted By: Taylor Morgan, Sheet Set: kha Layout L1.0 LANDSCAPE PLAN February 24, 2020 01:42:32pm K:\100 L&P\LD Support Woodlands\Spring Valley Village MOB\DWG\SheetSet-L1.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
	QV	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	2.5" CAL.	10'-12" H X 4'-6" W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	REMARKS
	MP	99	MYRICA PUSILLA	DWARF SOUTHERN WAX MYRTLE	5 GAL	36" O.C.	18" H X 12" W	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	CD	12,421 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD, ROLLED TIGHT WITH SAND FILLED JOINTS, 100% WEED, DISEASE, AND PEST FREE
	SD	75	LIRIOPE MUSCARI	LILY TURF	1 GAL	8"-12" HT.	18" O.C.	FULL AND MATCHING

SPRING VALLEY VILLAGE			
LANDSCAPE DESIGN STANDARDS		REQUIRED	PROVIDED
TREE REPLACEMENT- ANY TREE REMOVED OVER 9" IN DIAMETER OR LARGER MUST BE REPLACED BY A 3" CALIPER TREE FROM THE APPROVED TREE LIST.		N/A	N/A*
A MINIMUM OF TWO (2) INCH CALIPER SIZE IS REQUIRED FOR NEWLY PLANTED TREES.		YES	YES

*NO EXISTING TREES ONSITE 9 INCHES IN DIAMETER OR OVER

**TREES TO BE PLACED IN THE R.O.W. AT THE OWNERS KNOWLEDGEABLE DUE TO SPACE LIMITATIONS ON SITE OWNER TO REPLACE TREES IN R.O.W. IN THE EVENT THE CITY NEEDS TO ACCESS AND HAS TO REMOVE TREES.

SVMP II

PREPARED FOR

i3

SPRING VALLEY VILLAGE

TEXAS

LANDSCAPE PLAN

KHA PROJECT
068902801
DATE
02/21/2020
SCALE AS SHOWN
DESIGNED BY MKT
DRAWN BY
CHECKED BY KAU

Kimley»Horn

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1400 WOODLICK FOREST DRIVE, SUITE 225
THE WOODLANDS, TX 77380
PHONE 281-475-2816
TBE FIRM REGISTRATION F-928
WWW.KIMLEY-HORN.COM

SHEET NUMBER

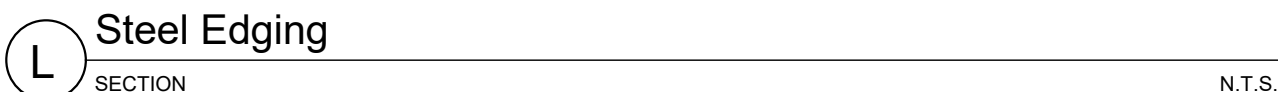
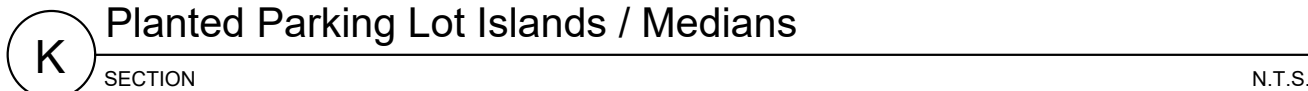
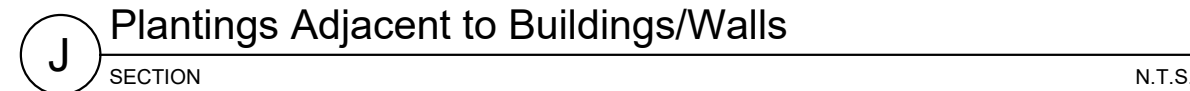
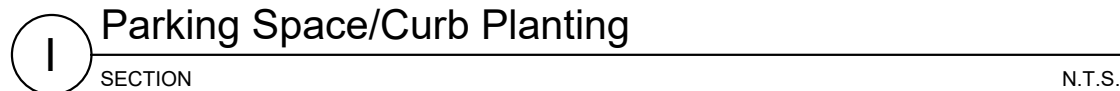
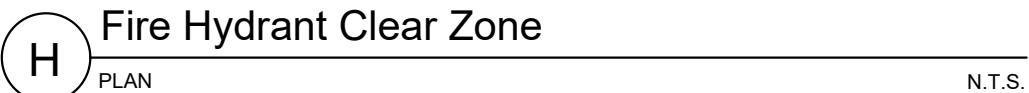
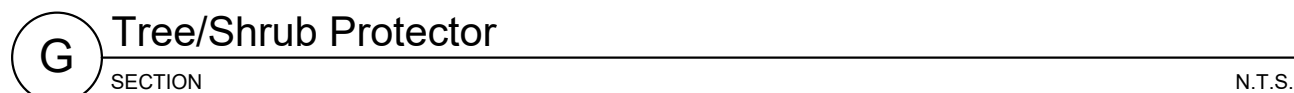
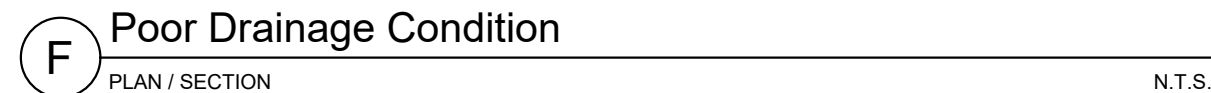
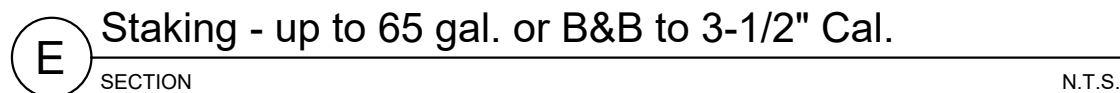
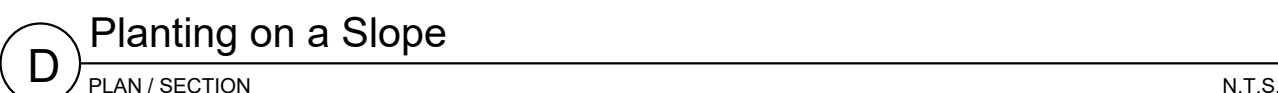
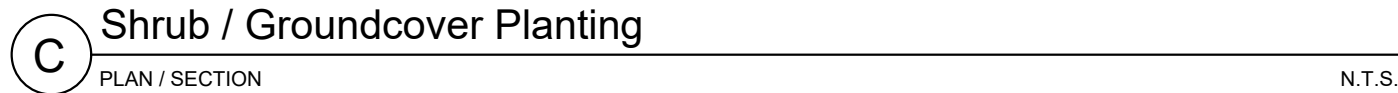
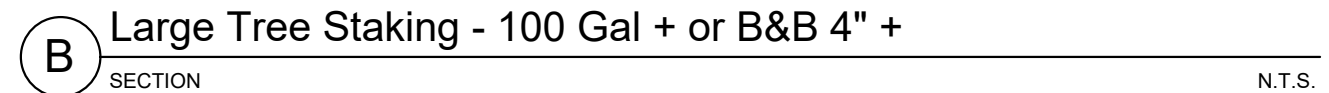
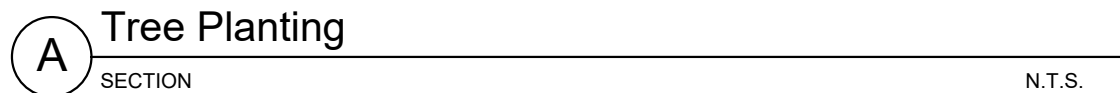
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REVISIONS

No.

DATE

BY

[illegible]

Kimley»»Horn

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1400 WOODCOCK FOREST DRIVE, SUITE 225
THE WOODLANDS, TX 77380
PHONE: 281-475-2816
TBPB FIRM REGISTRATION F-928
WWW.KIMLEY-HORN.COM

KHA PROJECT 068902801	DATE 02/21/2020	SCALE AS SHOWN	DESIGNED BY MKT	DRAWN BY MKT	CHECKED BY KAU
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LANDSCAPE DETAILS

SVMP II
PREPARED FOR
i3

SPRING VALLEY VILLAGE

SHEET NUMBER
L2.0

A. SCOPE OF WORK

- ## B. PROTECTION OF EXISTING STRUCTURES

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

D. MATERIALS

1. GENERAL

- ## 1. GENERAL

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS INDICATE SIZE (HEIGHT/WIDTH) AND QUALITY PER SPEC.

- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

- SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SYSTEMS (OR APPROVED EQUAL). INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOUND STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF 50% COMPOST WITH 50% SCREENED AND WEEF FINE NATIVE SOIL AND SIEFED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
2. EXISTING SOIL SHALL BE REASONABLY FREE OF STONES, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.
3. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS THROUGHOUT THE PLANTING DEPTH.
4. ALL SOD AND SEED AREAS TO RECEIVE A 4" DEPTH (MIN) "ENRICHED TOP SOIL" BY SOIL BUILDING SYSTEMS (OR APPROVED EQUAL) PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 23% (MIN) ORGANIC MATERIAL AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.
5. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE A 4" DEPTH (MIN) "ENRICHED TOP SOIL" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL) IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
6. TREE PLANTING PITS SHALL BE BACKFILLED WITH "TREE MIX" BY SOIL BUILDING SYSTEMS (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-7.6 AND SHALL BE A MIXTURE OF pH BALANCED COMPOST, SCREENED NATIVE SOIL AND SCREENED SHARP SAND, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL. 98.5% OF THE MIX PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A LIGHT TO MEDIUM BROWN WITH A WEIGHT OF 2000-2200 LBS. PER CUBIC YARD (DEPENDING ON MOISTURE CONTENT).
7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

G. FERTILIZER

- H. MULCH
- ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SYSTEMS (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MIN. OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MIN. OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

L. NATIVE STOCK
PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/UNDERGROUND STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.
- O. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
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- SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND SHOWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SINOILN SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH, ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS. BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING:
 - A. THE CONTRACTOR SHALL SOD ALL AREAS ILLUSTRATED ON THE DRAWING AND ANY ADDITIONAL AREAS DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FULL COVERAGE WITH SOLID SOD FOR THE SITE AND ADJACENT DISTURBED AREAS PRIOR TO FINAL ACCEPTANCE.
 - B. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24-INCH STONE OR MULCH STRIP SHALL BE PROVIDED REFER TO DETAILS IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED, IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

- E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

1. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING NECESSARY).
- B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

5. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR, AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

J. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME SPECIES AND SIZE AS SPECIFIED ON MAINTENANCE LIST. THE REPLACEMENTS SHALL BE PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING". AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE REQUIREMENTS PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES AND CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISIT SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

[illegible]

DIVIDER PAGE

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

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

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2015-17, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2015-08, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2014-13, BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85'), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

Date: Tuesday, May 12, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

Date: Tuesday, May 19, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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



EST. 1955

SPRING VALLEY

V I L L A G E

April 22, 2020

Dear Property Owner:

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

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2015-17, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2015-08, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2014-13, BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85'), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

Date: Tuesday, May 12, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

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

This notice is being sent to you as current property records indicate that you own property in close proximity to 9210 Old Katy Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows

Director of Community Development

Krouma Azzam
9210 Old Katy Road
Houston, Texas 77055

Southwestern Bell Telephone Co.
9210 Old Katy Road
Houston, Texas 77055

SV Physician Properties I LP
9230 Katy Freeway, Suite 500
Houston, Texas 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Ronald Stiger Sr.
1010 Adkins Road
Houston, Texas 77055

John & Janice Sullivan
1014 Adkins Road
Houston, Texas 77055

Ricki Lee Finstad
9201 Cardwell Drive
Houston, Texas 77055

Joseph Lopez
9205 Cardwell Drive
Houston, Texas 77055

Zack Raffoul
9209 Cardwell Drive
Houston, Texas 77055

Joan Claire Temple Living Trust
c/o Jon A Joseph, Trustee
1010 Bade Street
Houston, Texas 77055

Iraj & Lili Mahvash
1018 Bade Street
Houston, Texas 77055

Huong Le
1014 Bade Street
Houston, Texas 77055

Huong Le
17 Stonegate Drive
Houston, Texas 77024

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1014 BADE STREET
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
1015 Bade Street
Houston, Texas 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1015 BADE STREET
HOUSTON, TEXAS 77055

Spring Valley Calico LP
9198 Old Katy Road
Houston, Texas 77055

Spring Valley Calico LP
9190 Katy Freeway, Suite 101
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9198 OLD KATY ROAD
HOUSTON, TEXAS 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9200 OLD KATY ROAD
HOUSTON, TEXAS 77055

C J Lamonte Jr.
P.O. Box 19897
Houston, Texas 77224-9897

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 BADE STREET
HOUSTON, TEXAS 77055

DIVIDER PAGE

COMMERCIAL 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.

Property owners/applicants may use any sign company to meet zoning change sign criteria. To order zoning signs, the applicant should contact a sign company concerning sign creation and installation in the Building Official designated location(s).

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

- The sign shall be constructed in accordance with the City's design standards for zoning signs.
- Signs shall be a minimum of four (4) feet by four (4) feet.
- Must be two (2) sided ten (10) millimeter Coroplast sign or other material of equivalent strength and durability.
- Lettering shall be on both sides of the sign.
- Metal or wood posts shall be used.
- Must include the City of Spring Valley Village official logo with a minimum size of one (1) foot.
- Capital letters on that sign shall be no smaller than three (3) inches tall using the Bold Arial font style.
- The signs shall comply with the layout and dimensions on the attached Zoning Sign Design Diagram.

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.

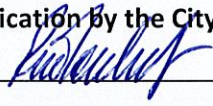
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.
- Signs 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 entire review process.
- A minimum of seven (7) calendar days prior to the public hearing before the Commission, 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 on the application by the City of Spring Valley Village.**

Preparer's Name: RENE JOUBERT Preparer's Signature: 

NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the requested zoning case. 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 20-02-25

Date of Planning and Zoning Commission Meeting: Tuesday, May 12, 2020

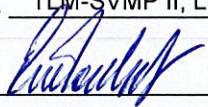
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Rene Joubert hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 9216 Old Katy Rd, Houston, TX 77055

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on Tuesday, March 31, 2020 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Old Katy Rd and Katy Freeway

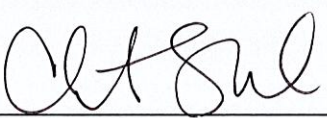
I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

Executed this date: 04/30/2020

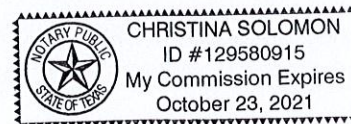
Printed Name of Applicant or Authorized Representative for Zoning Case No. TLM-SVMP II, LLC

Signature of Applicant or Authorized Representative for Zoning Case No. 

Sworn and subscribed before me on this date: 4/30/20

Notary Public 

(Seal)



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

STAFF USE ONLY:

Date/Time submitted: Verified by:

AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE

(Re)Zoning Case No. Date 20-02-25

Date of City Council Meeting: Tuesday, May 12, 2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Rene Joubert hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 9216 Old Katy Rd, Houston, TX 77055

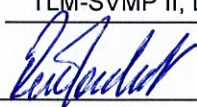
Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date March 31, 2020 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

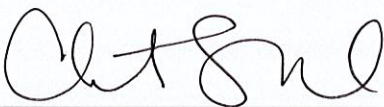
I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change.

Executed this date: 04/30/2020

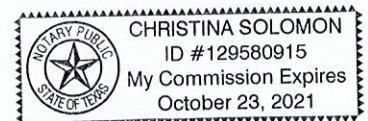
Printed Name of Applicant or Authorized Representative for Zoning Case No. TLM-SVMP II, LLC

Signature of Applicant or Authorized Representative for Zoning Case No. 

Sworn and subscribed before me on this date: 4/30/20

Notary Public 

(Seal)



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

FOR STAFF USE ONLY:

Date/Time submitted: Verified by:

DIVIDER PAGE

ORDINANCE NO. 2014-13

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2013-22, THE SAME BEING AN ORDINANCE APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.54 ACRES OF LAND AT THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE-STORY PROFESSIONAL BUILDING OVER A FOUR-LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW-GRADE, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85’), ADDITIONAL SURFACE PARKING, ADDING PROFESSIONAL, MEDICAL AND SURGICAL USES TO THE PERMITTED USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, SV Physician Properties I, LP (the “owner”), whose contact is Sean Bourtos, an individual, with the mailing address of 6400 Fannin Street, Suite 2290, Houston, Texas, 77030 owns a 1.5422 acre tract of land, more or less, being identified as the property at the northeast corner of the intersection of I-10 and Adkins Road (the “property”) within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes; and

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

WHEREAS, the City Council adopted Ordinance 2013-22, which approved a planned area development (“PAD”) within the FPADD in order to allow for the construction, operation and use of a one-story building with surface parking; and

WHEREAS, the owner of the property, through its duly authorized representative, has presented an application for the City to amend Ordinance 2013-22 to allow a three-story professional building over a four-level parking structure with one parking level below grade; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the 1.5422 acre tract at the northeast corner of I-10 and Adkins Road; and

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

WHEREAS, the City Council now deems it appropriate to adopt the amendments and to approve certain changes as an amendment to the City's Zoning Ordinance as provided herein; now, therefore,

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

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

Section 2. The application of the owner of the 1.5422 acre tract at the northeast corner of I-10 and Adkins Road for amendments to Ordinance 2013-22 adopting a planned area development is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. This ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the regulations, restrictions, terms and conditions provided for herein. When a conflict exists between the Comprehensive Zoning Ordinance and this ordinance, this ordinance shall prevail.

Section 4. Ordinance 2013-22 adopting the planned area development use is hereby amended by deleting therefrom the language struck through below and adding the language underscored below as follows:

“ **Section 5.** The Planned Area Development use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions and covenants:

A. Compliance with Application and Site Plans. The granting of the PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated April 16, 2013 and the Application for Amendment to Planned Area Development dated March 24, 2014, (the “Application”) including the description of the proposed use, the site and landscape plan, the site photometrics plan, and the building elevations (2 sheets), that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. Buildings; setbacks, architectural elevations:

1. The Development within the PAD shall consist of a ~~one~~ three-story professional building over a four-level parking garage, with one parking level below grade, with approximately ~~13,842~~ 83,000 square feet of interior space and with additional on-grade surface parking.

2. The new construction shall be fully equipped with the number of fire sprinklers as required by City Ordinance.

3. All structures shall be set back at least 15’ from the Adkins Road right-of-way and 50’ from the I-10 right-of-way, and all buildings shall be setback at least 30’ from any property in Residential District A.

4. Except as provided by the preceding subparagraph, further, that no structure may be located within 10’ of any property line.

5. The Development may include a ~~one~~ three-story building over a four-level parking structure, with one parking level below grade, and as described in the Application.

6. Number of stories; Height limitations. The Building and extensions shall not exceed ~~39'~~ 85 feet in height. The building and structures within the district shall be constructed and maintained in substantial compliance with the Application.

7. All buildings shall be constructed and maintained in substantial compliance with the architectural elevations contained in the Application.

C. Access; Parking facilities.

1. The Development shall be accessed by one twenty-four foot (24') wide driveway on Adkins Road and one (1) thirty foot (30') wide driveway on the I-10 frontage road as shown in the application.

2. The Owner shall provide paved parking spaces, either surface parking or in the parking structure, for all persons attending activities on the Property in substantial compliance with the Application and the City's off-street parking ordinances. The site will include ~~86~~ four (4) parking spaces per 1,000 square feet of gross building area, excluding the approximately 10,000 square foot surgery center, as shown on the Application.

3. Parking on streets adjacent to the Property by persons attending activities on the Property is prohibited.

4. Parking on the Property on any surface other than a paved surface is prohibited.

5. Overnight parking is prohibited except for tenant's delivery vans or trucks in designated parking spaces only.

6. Signs shall be posted and maintained prohibiting overnight parking.

7. The City is not responsible for controlling traffic into, out of, or within the PAD driveways/private access roads.

D. Occupancy/Use.

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

Retail shops (other than retail shops performing vehicular and heavy machinery repair; shops that require outside bulk storage; convenience retail food stores; pornography shops and massage parlors); and

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

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

2. Occupancy on the ground floor level of any building shall be limited to those uses identified in the permitted use table attached hereto as Exhibit C.

3. Restaurants, including those serving alcohol, shall be permitted to operate from 6:00 am to 2:00 am, ~~except fast food restaurants which may be open~~

~~twenty-four (24) hours.~~ Mercantile shall be permitted to operate from 7:00 a.m. to 12:00 a.m.

4. Outdoor uses restricted.

(a) Outdoor patio dining hours shall be permitted between the hours of 6:00 a.m. and 12:00 a.m. in the areas designated on the application.

(b) Outdoor storage and outdoor displays are prohibited.

5. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9 am and 6 pm Saturday – Sunday.

6. Except as expressly provided above, the property shall not have operating hours outside 7:00 a.m. to 9:00 p.m. Monday through Saturday and outside 8:00 a.m. to 7:00 p.m. on Sundays and City holidays, ~~with the exception of a 24 hour urgent care facility, with the exception of post-surgical care.~~

7. Uses not specifically identified as permitted uses are not authorized.

E. Landscape/Screening/Lighting.

1. The Owner shall provide landscaping in substantial compliance with the Application.

2. The landscaping and irrigation for the development will meet or exceed City ordinance requirements. The owner shall preserve, plant and maintain trees and landscaping as shown on site and landscape plan. Additionally, the owner shall plant and maintain mature, field dug trees along the south side of the sound wall along the north side of the property.

3. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.

4. No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than ~~two~~ 2.4 foot candles with no more than ~~three~~ 3.69 foot candles ~~in drive aisles on top of the parking structure~~ during business hours. Lighting shall be reduced to average one foot candle for after-hours security. All lighting shall be “white” color corrected lighting. Light poles not exceeding ~~46’~~ 20’ in height will be utilized on the ~~north side of the buildings surface parking lot~~. No high pressure sodium lighting is permitted.

5. Except as provided herein lighting shall be provided in substantial compliance with the Application (site photometrics plan).

F. Refuse; building maintenance; deliveries.

1. The Development will have one (1) dumpster location for two (2) dumpsters as shown on the Application.

2. Refuse/dumpster containers shall only be picked up between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends.

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

4. Building maintenance is permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturday - Sunday.

5. Deliveries are permitted only between 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays.

G. Drainage Systems. The Owners shall design and construct storm water drainage improvements to limit storm water run-off to the property's existing design capacity. The Owner shall provide drainage improvements in substantial compliance with the Application.

H. Signs.

1. The Development may have one building identification sign on I-10 ~~at the location, size and specifications shown on the site plan attached hereto~~ in compliance with the City's sign regulations.

2. All signage shall comply with the other ordinances of the City applicable to signage; permits shall be required for all signage in compliance with other ordinances of the City.

3. Landscaping shall be placed adjacent to the building identification sign. This landscaping shall consist of bushes, shrubs, annual and perennial flowering plants, and appropriate vegetative ground cover or a combination thereof, and shall be in addition to any other landscape requirements set forth.

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

Section 5. In the event that construction activities on the property subject to this ordinance has not commenced within two (2) years of the effective date of this ordinance, this ordinance shall expire on its own terms and become null and void.

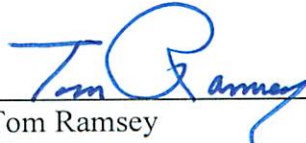
Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 8. Attached to this ordinance are the following documents:

Exhibit A: Legal Description;
Exhibit B: The Application; and,
Exhibit C: Use Table – all floors.

ADOPTED this 24th day of June, 2014.



Tom Ramsey
Mayor

ATTEST:



Betty Lusk
City Secretary

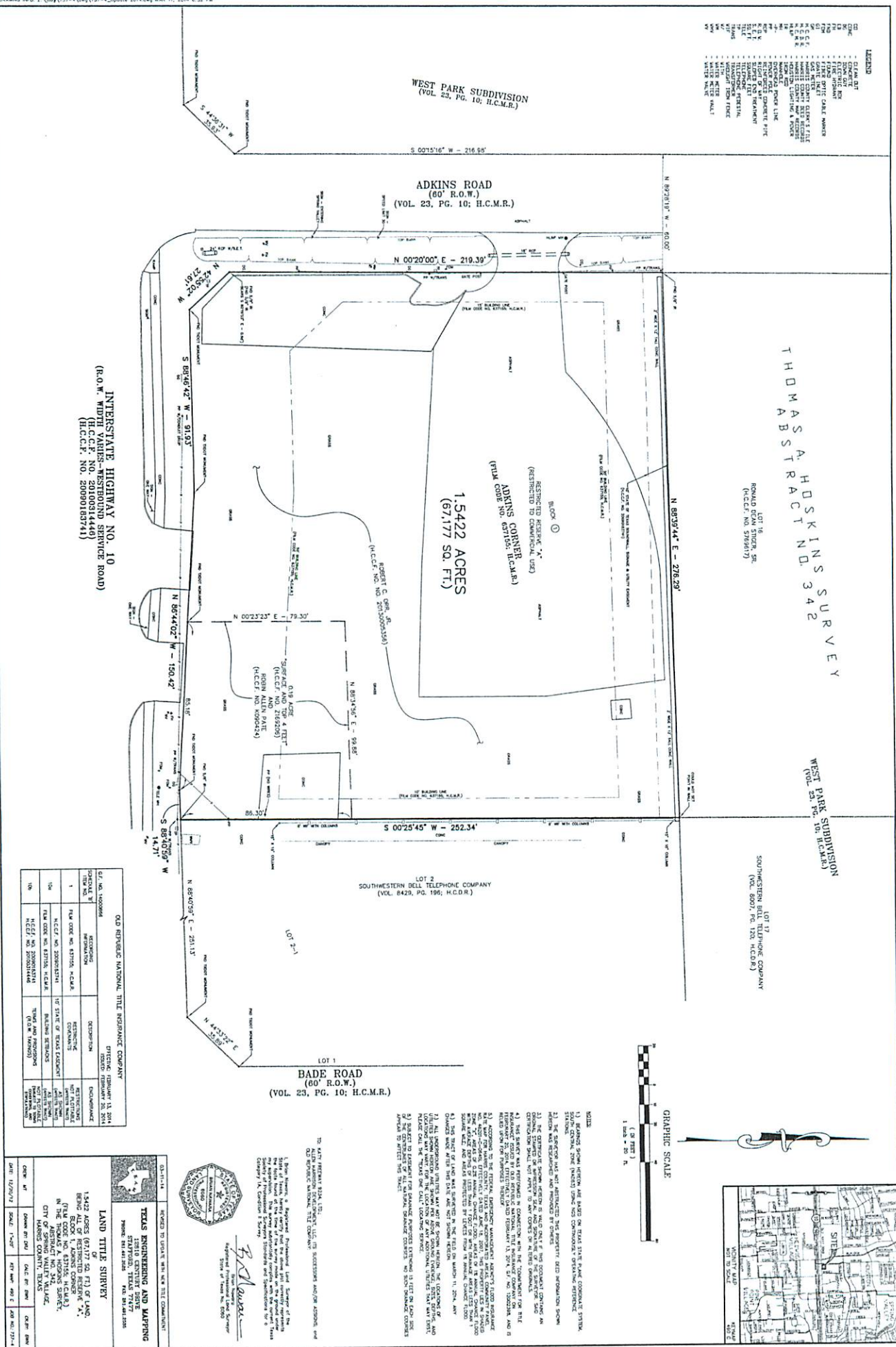
**EXHIBIT “A” –
LEGAL DESCRIPTION**

EXHIBIT "A"

Legal Description

Restricted Reserve "A", in Block One (1) of ADKINS CORNER, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 637155, of the Map Records of Harris County, Texas.

Revised



**EXHIBIT “B” –
APPLICATION**

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application
(Please type or print the following information)



Subdivision Name: _____ **Development:** Medical Office Building

Submittal Type: ☐ Preliminary Plat ☐ Final Plat
 ☐ Amending Plat
 ☐ Preliminary Replat ☐ Final Replat
 ☒ Specific Use Permit
 ☐ Specific Use Permit Amendment

Reason for Replat or Amending Plat:

Requesting a variance for building height and parking.

Type of Plat: ☐ Single Family Residential ☐ Zero Lot Line Patio Homes
 ☐ Planned Area Development District
 ☐ Planned Area Development
 ☒ Amendment to Planned Area Development

Applicant: (Letter attached from Property Owner)

Representative/Authorized Agent:

Ward, Getz & Associates, LLP

Contact Name: Stephanie Anderson

Address: 2500 Tanglewilde, Suite 120, Houston Texas 77406

Phone: 713-789-1206

Fax: _____

Owner: SV Physician Properties I LP

Contact Name: Sean Bourtos

Address: 6400 Fannin, Suite 2290, Houston, Texas 77030

Phone: _____

Fax: _____

Engineer or Planner:

Company: Ward, Getz & Associates, LLP Contact Stephanie Anderson

Address: 2500 Tanglewilde, Suite 120, Houston, Texas 77406

Phone: 713-789-1206 Fax: _____

Plat/PADD Location/Proposed Name: _____ City Spring Valley
Survey/Abstract No. _____

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

Northeast Corner of Interstate 10 and Adkins St

Jurisdictions:

Utility District: Spring Valley School District: Spring Branch ISD

County Precinct: Precinct 3 Zoning District: _____

Plat/PADD Data:

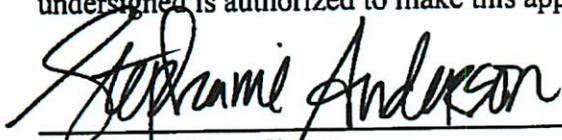
Total Acreage: 1.5422 Acres Typical Lot Size: N/A

Number Lots: 1 Number of Streets: _____

Numbers and Types of Reserves: 1 - Unrestricted Total Acres in Reserve: 1.5422 Acres

Authorization:

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application.


Signature of Applicant

03/24/2014

Date

Submittal Requirements:

- Letter stating the applicant's reasons for request, type of request, and other pertinent information.
- Metes and bounds of the site and county slide number of plat, if recorded
- Fifteen (15) 24 x 36, 1" = 100' scale drawings blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map.
- After approval of requirements by Building Official:
 - Plat or Replat Application Fee is \$500
 - Specific Use Permit Application Fee is \$500.00
 - Planned Area Development District Application Fee is \$7,000.
- Upon consideration by City Council for final approval, a PDF with 6 additional copies are requested.

Email Information:

Applicant: sanderson@wga-llp.com

Other Contacts: _____

March 22, 2014

Planning and Zoning Commission/City Council
City of Spring Valley
1025 Campbell Road
Houston, Texas 77055

RE: Current owner's authorization for purchasers submission of variance request.

As the current owner of the property located at the northeast corner of Adkins Road and Interstate 10, I authorize the purchaser of the property, SV Physician Properties I LP, to submit an application for variance as a proposed medical office building use.

A handwritten signature in blue ink. The signature is stylized, starting with a large 'R' and followed by the name 'Robert C.' and a final flourish that looks like a large 'S' or a signature mark.

EXHIBIT "A"

Legal Description

Restricted Reserve "A", in Block One (1) of ADKINS CORNER, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 637155, of the Map Records of Harris County, Texas.



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Spring Valley Medical Plaza



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Drainage Plan
Photometrics Study
Dr. Boutros Bio
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11x17 Drainage Plan
Landscape Materials

Spring Valley Medical Plaza





April 29, 2014

Planning and Zoning Commission/City Council
City of Spring Valley Village
1025 Campbell Rd.
Houston, TX 77055

RE: Presentation for the Development of Spring Valley Medical Plaza, an approximately 7-story (6 Stories above grade, one floor below grade), 83,000 Square Foot Professional Building on a 1.54 acre tract at the Northeast Corner of Adkins and 1-10.

To Whom It May Concern:

On behalf of SV Physician Properties LP, i3 Interests is please to enclose the following package summarizing the proposed development referenced above for your consideration and approval.

The details of the project and associated requests for variances to current City ordinances are contained within the Project Summary immediately following this letter.

We look forward to working with the Planning Commission, City Council, and the Spring Valley Village staff in making this development a success for both the City, it's residents, and the project's investors.

Very Truly Yours,

Rene Joubert
Principi
i3 Interests, LLC

Project Summary

Projected Construction Commencement		3rd Quarter, 2014		
Building Size		Proposed Use	Usable	Gross
1st floor		Retail	2,500	5,807
4th floor		Professional/Medical Office	22,000	24,255
5th floor		Professional/Medical Office	22,000	24,255
6th floor		Professional/Medical Office	22,000	24,255
Core Building Space		and 10,000 SF Surger Center		4,428
Total Building			68,500	83,000
Parking		4 deck (one floor below grade) podium parking structure		
		Basement		
		1st floor		
		2nd floor		
		3rd floor		
		Total		
Parking Ratio (net of Surgery Center)		As seen in the attached elevations, the parking garage area will be screened in a manner to provide a consistent look with the balance of the building.		
Garage Screening				
Maximum Building Height		85'		

Spring Valley Medical Plaza



Project Summary – Cont’d

Building Setbacks	I-10	50'
	Adkins Road	15'
	North Boundary Line	30'
	East Property Line	10'
Building Access	Provided from existing curb cuts along Interstate 10 and Adkins Road	
Landcaping	See Attached Landscape Plan	
Drainage	Onsite mitigation will be provided utilizing an underground detention system. See attached preliminary drainage plan. Final drainage plans will be submitted during building plan review and approval period	
Signage	Building and monument signage will be provided under current City ordinance requirements.	
Lighting	No outdoor lighting shall be permitted that shines directly on adjacent residential or business properties. All outdoor lamps will be appropriately shaded and screened. Lighting will be placed in order to minimize indirect or reflected lighting into adjacent properties. Lighting levels on the surface parking lot will be maintained at a minimum average of 2.4 foot candles in the parking field.	



Project Summary – Cont'd

All lighting will be "white" color corrected lighting of metal halide, color corrected fluorescents, or LED. High Pressure Sodium lighting will not be utilized. 20' poles will be utilized in the surface parking areas.

See attached Photometric Site Study

Prohibited

Outdoor Uses

Hours of Operation

Building Operating Hours

Monday - Friday	5:30 am - 2:00 am
Saturday	7:00 am - 2:00 am
Sunday	8:00 am - 12:00 am

Surgery Center Hours

-Patient stays will be limited to 23 hours

Monday - Sunday	24 hours *
-----------------	------------

Parking Lot Cleaning

-Lot shall be cleaned a minimum of four times per month

Monday - Friday	7:00 am - 7:00 pm
Saturday - Sunday	9:00 am - 6:00 pm

Trash/Dumpster Service Hours

Monday - Friday	7:00 am - 7:00 pm
Saturday - Sunday	9:00 am - 6:00 pm

Deliveries

-Tenant's delivery vehicles may only be parked overnight in designated spaces.

Monday - Friday	7:00 am - 7:00 pm
Saturday - Sunday	9:00 am - 6:00 pm

Spring Valley Medical Plaza



Project Summary – Cont’d

Overnight Parking

-Overnight parking by tenants will be discouraged. Signs will be posted prohibiting overnight parking.

Restaurant/Mercantile Hours

Monday - Sunday
7:00 am - 2:00 am

Landscape Maintenance

-An irrigation system will be installed that meets or exceeds city ordinance requirements

Monday - Friday
Saturday - Sunday
7:00 am - 7:00 pm
9:00 am - 6:00 pm

Construction Hours

Monday - Friday
Saturday - Sunday
7:00 am - 7:00 pm
9:00 am - 6:00 pm



Requested Variances

Parking

The current code provides for parking requirements of 5.0 per 1,000 square feet of gross building area. We are requesting an amendment to reduce the parking ratio to 4.0 per 1,000 square feet of gross building area (excluding the surgery center area). This ratio meets City of Houston requirements as well as other municipalities surrounding Houston and, based upon surveying other comparable medical buildings, we believe this ratio is adequate.

1st Floor Retail/Land Usage

We are requesting a maximum requirement of retail development on the first floor of 2,500 square feet. This is less than was previously requested, but it is our opinion that this location is not complementary for many retail uses that might potentially be excellent candidates in developments enjoying frontage along major intersections (such as Campbell/I-10). However, it is our desire to utilize the 2,500 square feet and identify uses that would complement both the uses of the building as well as serve the community. A brief presentation has been made to City council regarding this request and believe that it was well received as reasonable, given the location at a minor intersection.

Height

In accordance with the City of Spring Valley Ordinance, no building shall exceed fifty-four (54) feet in height. The variance request is an amendment to increase the height allowance to eighty-five (85) feet. The proposed floor to floor heights are as follows:

1st floor (parking garage/retail)	14'
2nd floor (parking garage)	10'
3rd floor (medical/professional space)	10'
4th floor (medical/professional space)	13'
5th floor (medical/professional space)	13'
6th floor (medical/professional/surgery center space)	14'

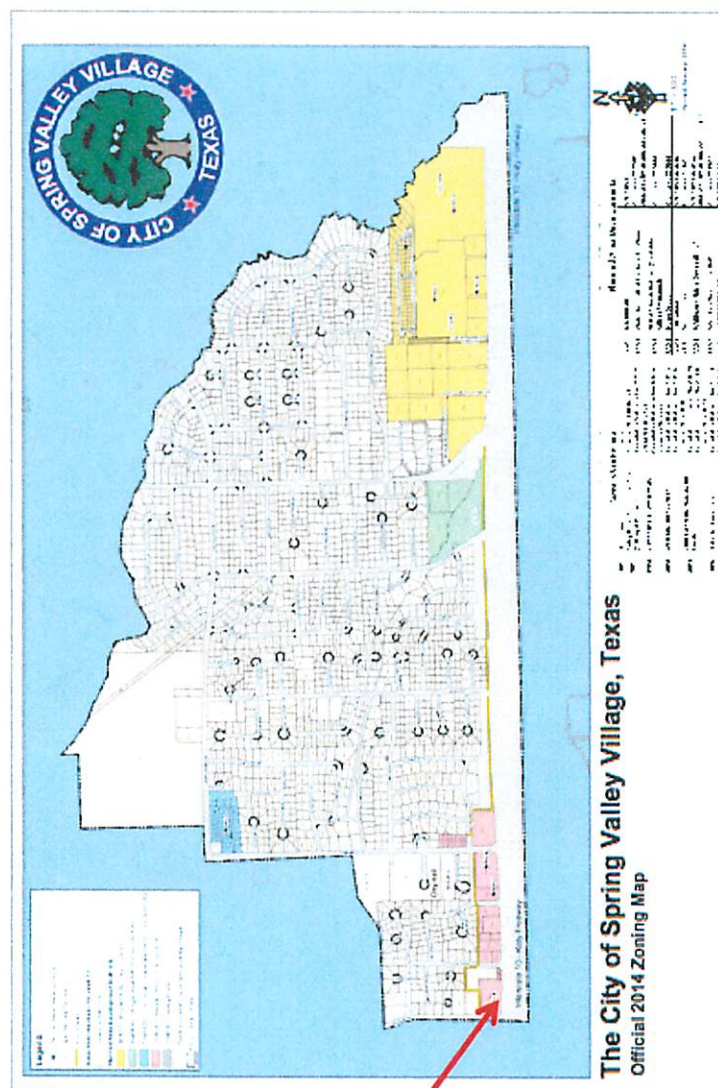
Hours of Operation (Surgery Center)

The requested business hours for the Surgery Center are 24 hours. This is due to procedures that could occur resulting in a patient requiring monitoring before releasing them. The intent for this request stems from providing for flexibility in patient monitoring. It is expected this will not result in undue numbers of people being at the property during late hours. Patients requiring additional monitoring would still be limited to 23 hour stays.

Spring Valley Medical Plaza

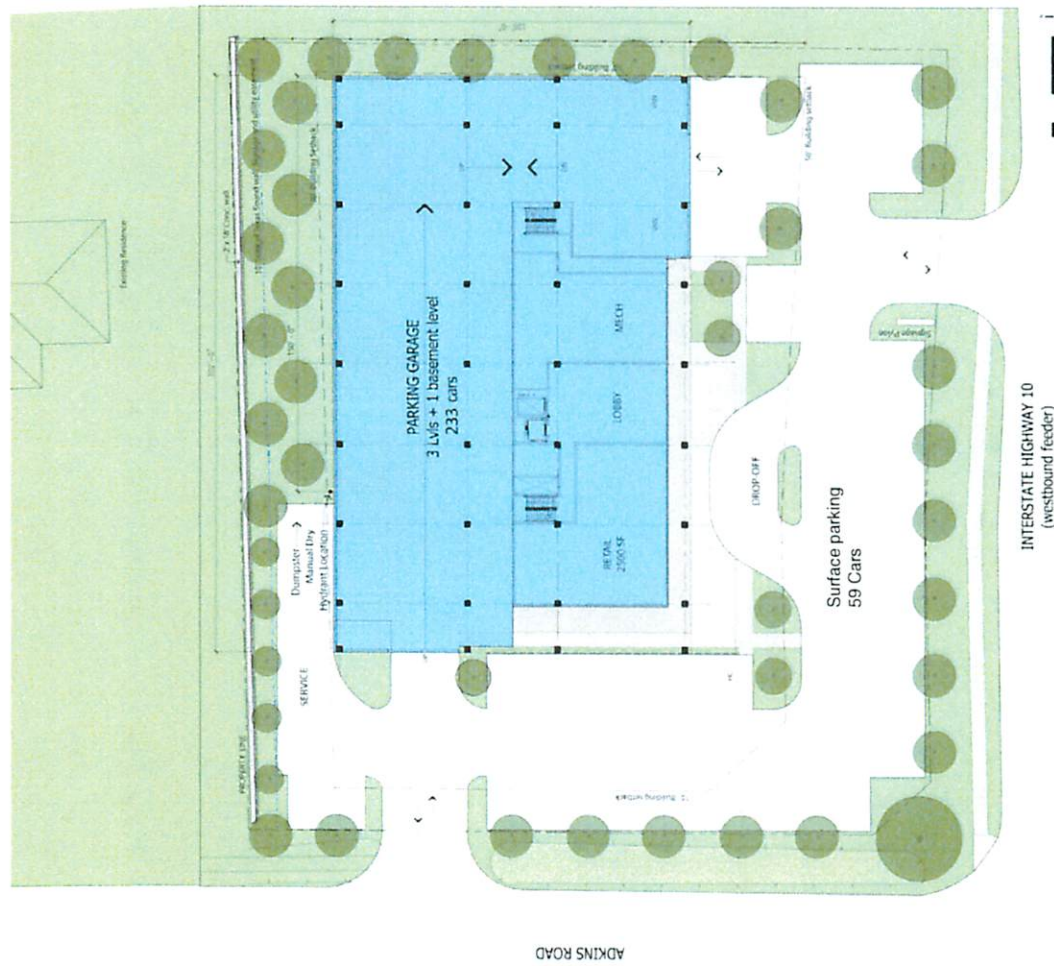


Zoning Map



Spring Valley
Medical Plaza

Spring Valley Medical Plaza



Rendering (with proposed landscaping)

View from Southwest



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Spring Valley Medical Plaza

South Elevation

South Elevation



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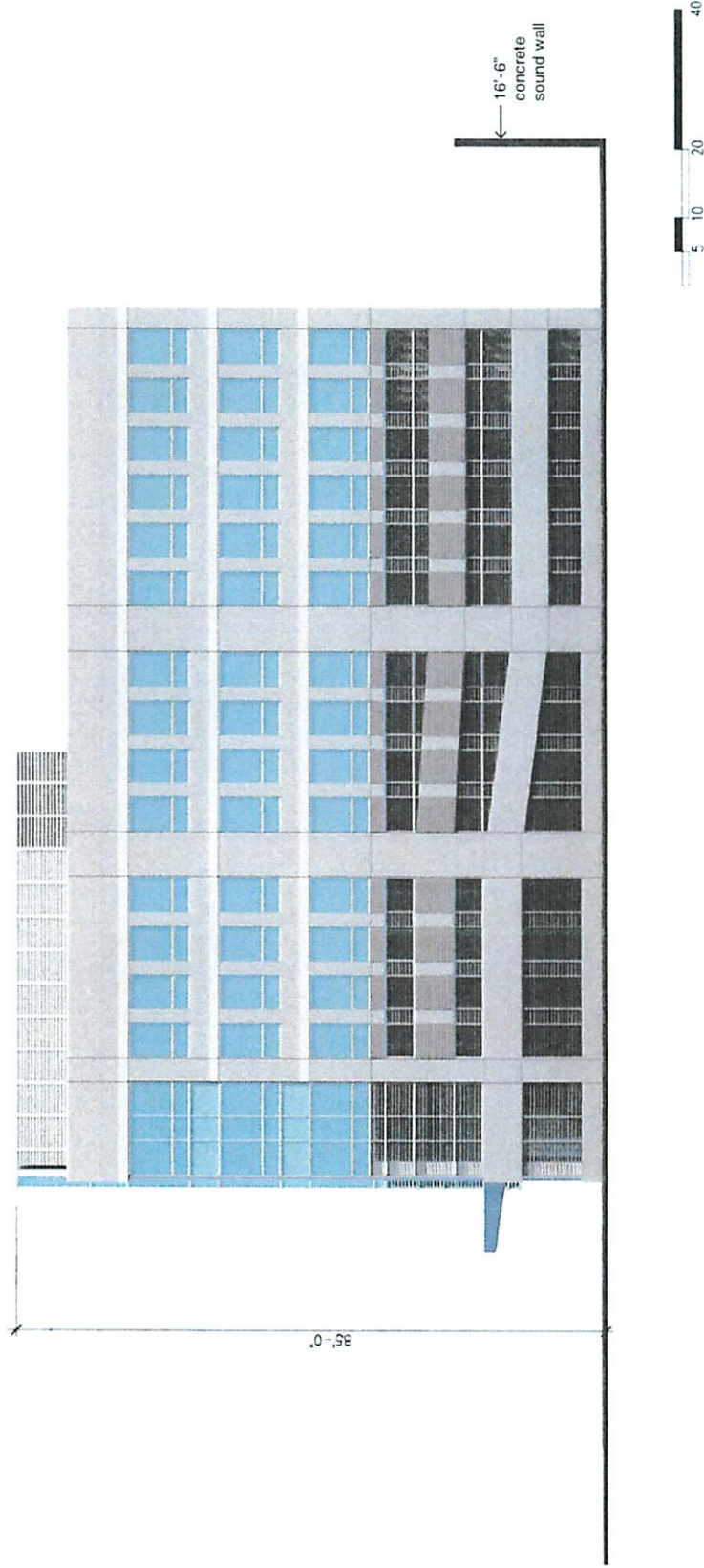
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Spring Valley Medical Plaza

East Elevation

East Elevation



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Spring Valley Medical Plaza

North Elevation

North Elevation



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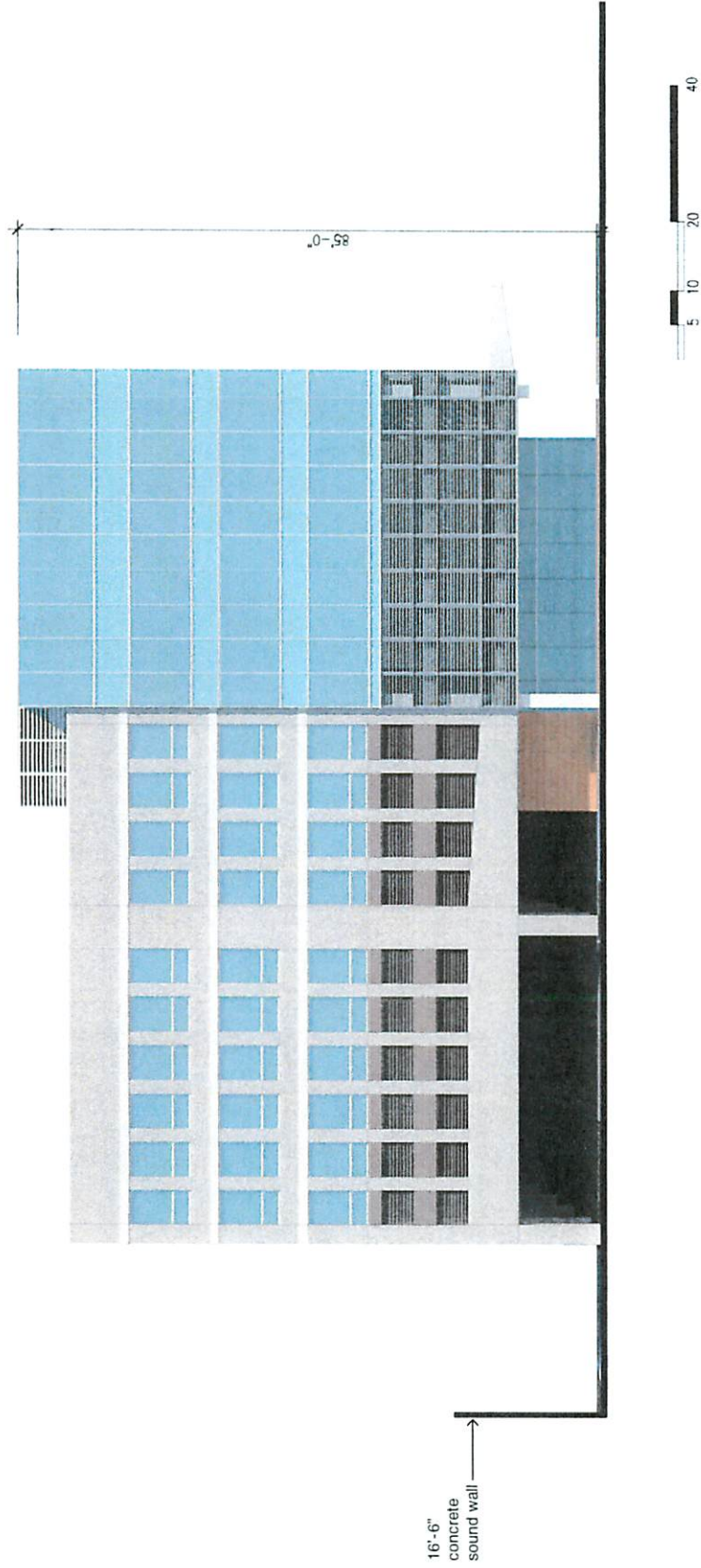
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Spring Valley Medical Plaza

West Elevation

West Elevation



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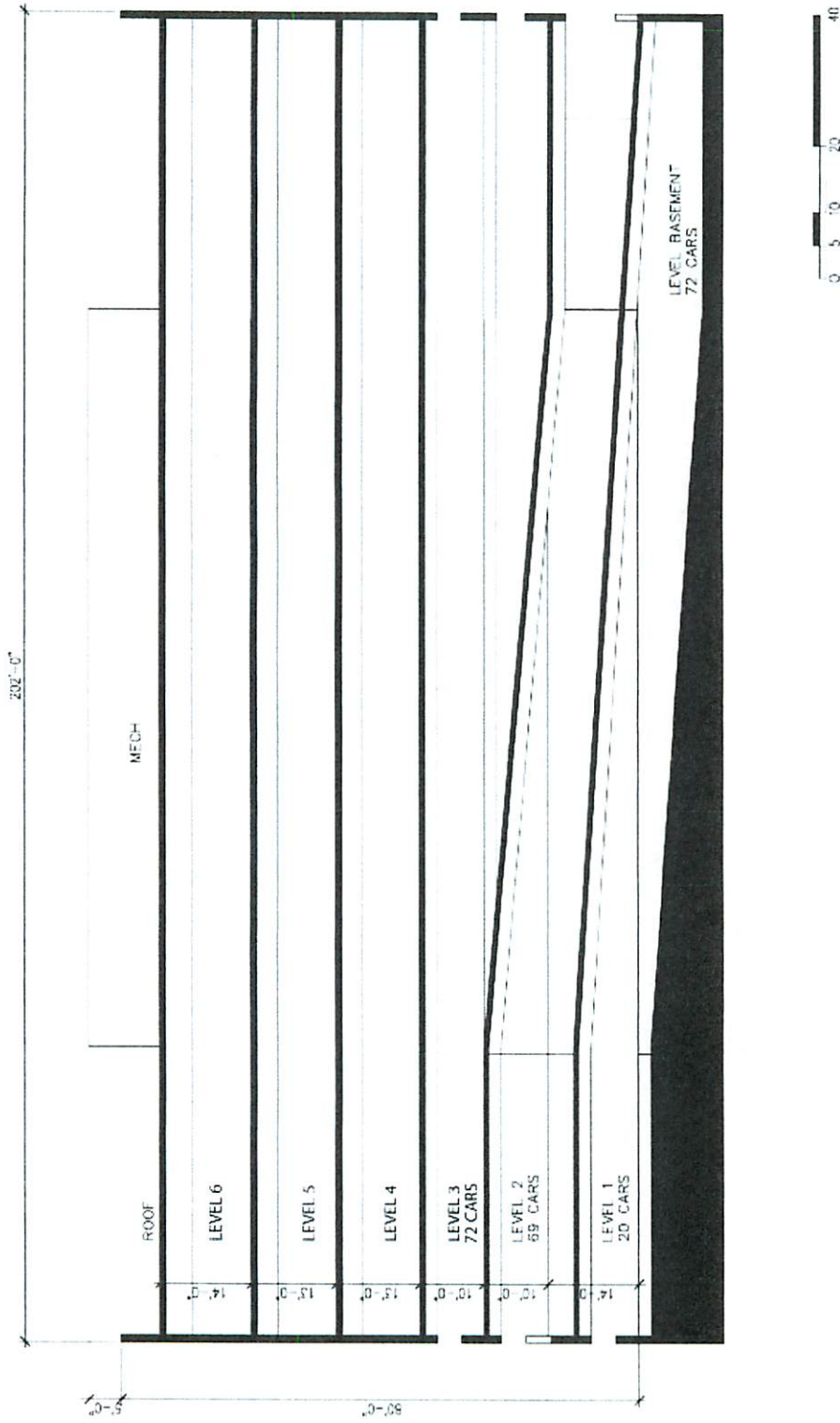


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Spring Valley Medical Plaza

Building Section

Building Section



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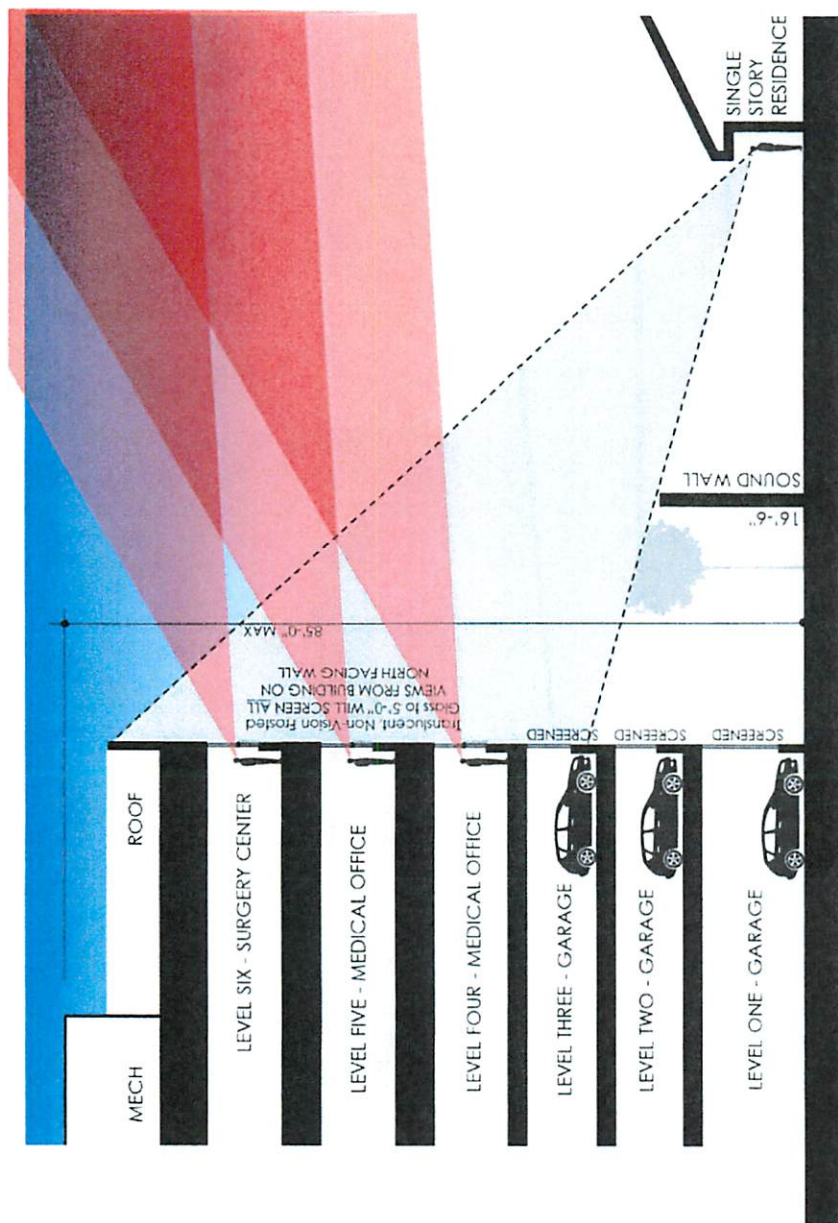
Spring Valley Medical Plaza

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Site Line Study

Sight Line Study

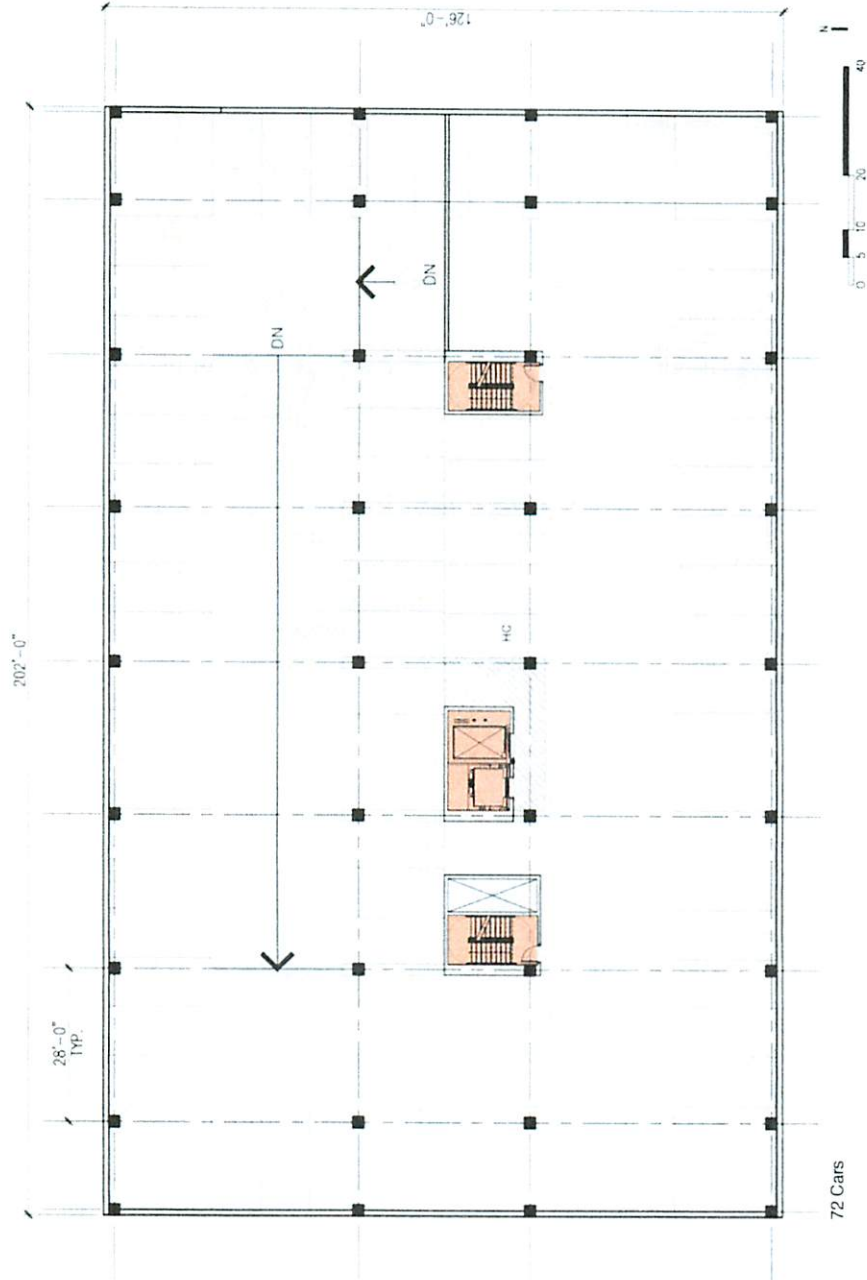


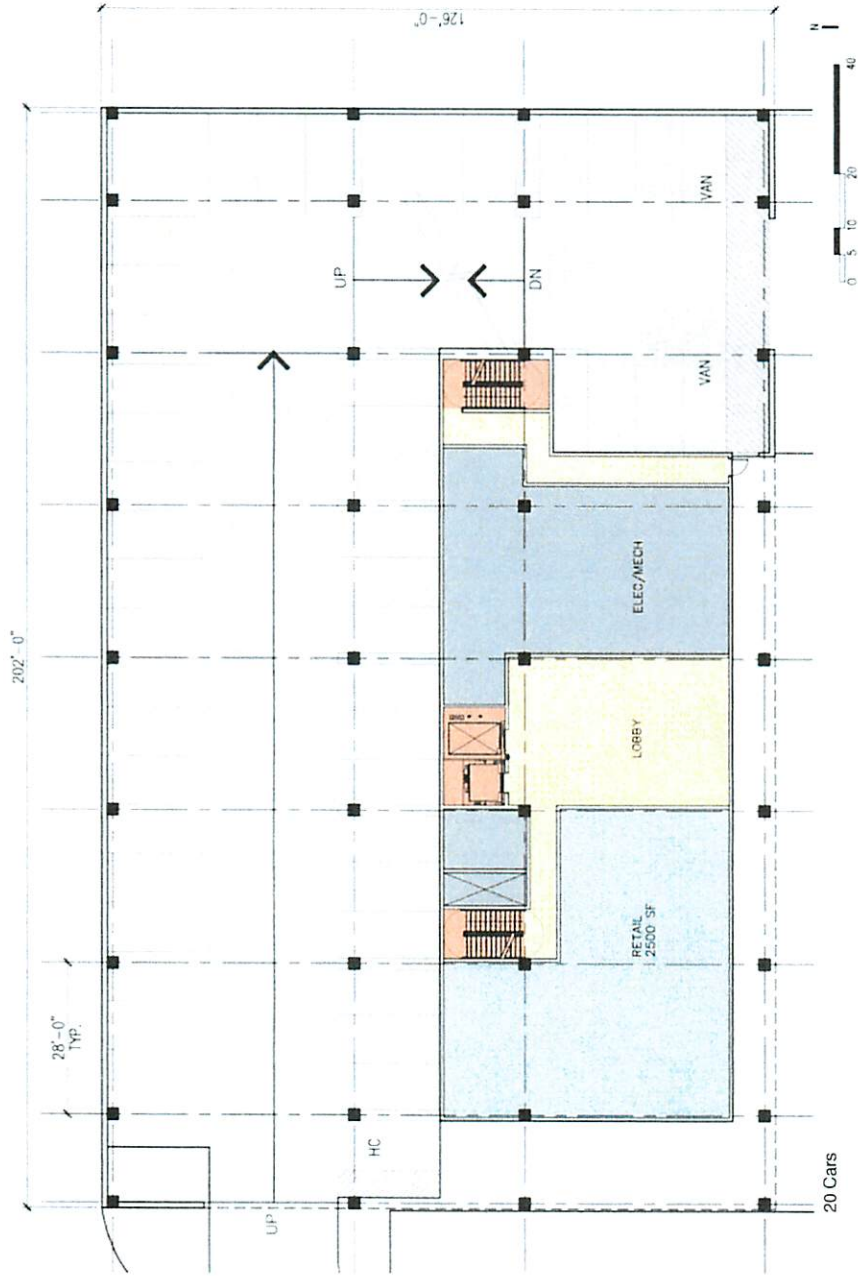
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Spring Valley Medical Plaza

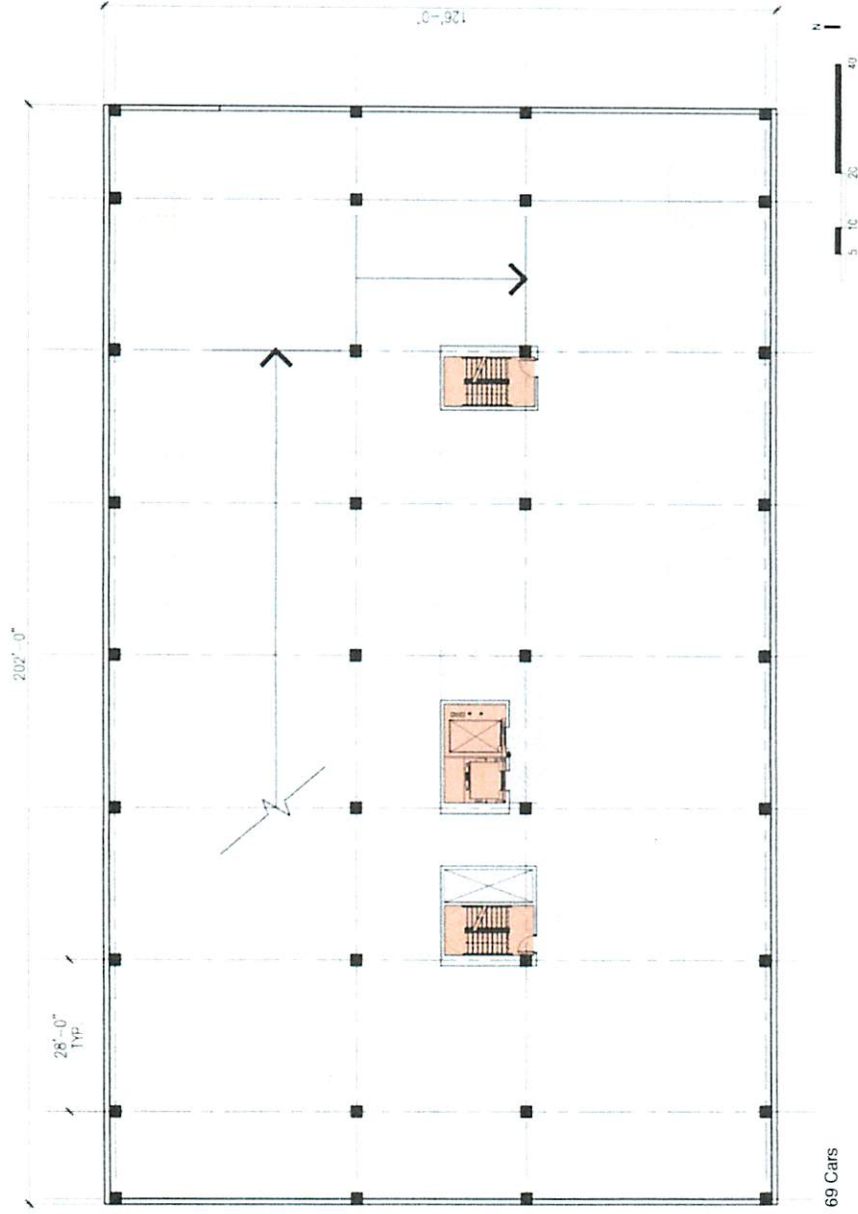






Second Floor Plan

Second Floor Plan

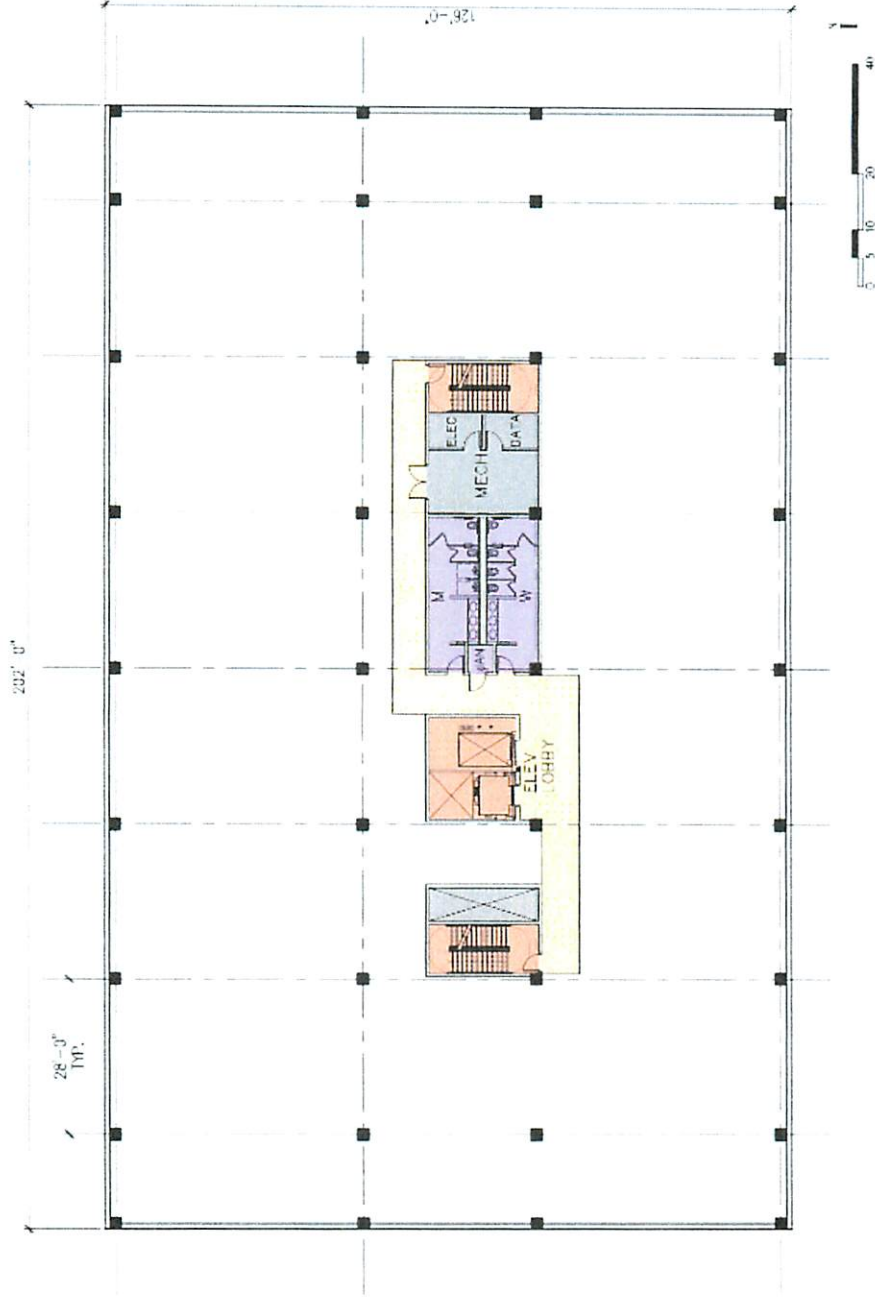


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Spring Valley Medical Plaza

Third Floor Plan

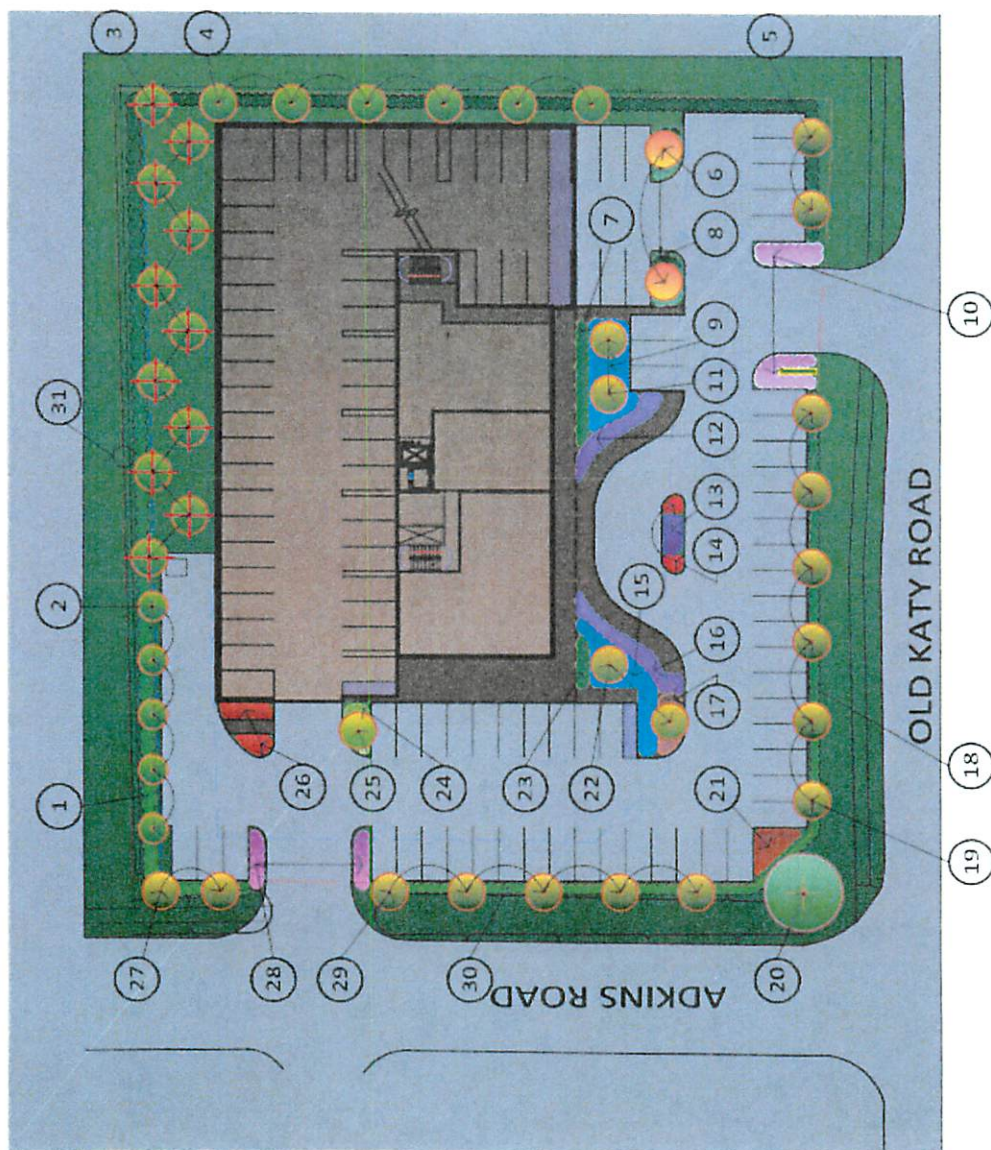






Landscape Plan

Landscape Plan



LANDSCAPE LEGEND:

- | | |
|-------------------------------|------------------------------|
| 1 Dwarf Waxmyrtles | 17 Indian Hawthorns |
| 2 Japanese Blueberry Trees | 18 Dwarf Waxmyrtles |
| 3 Loblolly Pines | 19 Live Oaks |
| 4 Wamamaker Magnolias | 20 Existing Tree to Remain |
| 5 Live Oaks | 21 Purple Pice Loropetalum |
| 6 Mexican Sycamore | 22 Crepenmyrtles |
| 7 Dwarf Bottlebrushes | 23 Dwarf Bottlebrushes |
| 8 Indian Hawthorns | 24 Indian Hawthorn |
| 9 Knockout Roses | 25 American Holly |
| 10 Indian Hawthorns + Annuals | 26 Purple Pice Loropetalum |
| 11 Crepenmyrtles | 27 Live Oaks |
| 12 Urutop + Daylilies | 28 Indian Hawthorn + Annuals |
| 13 Annuals | 29 Live Oaks |
| 14 Variegated Flax Lily | 30 Dwarf Waxmyrtles |
| 15 Knockout Roses | 31 Fig Ivy trained to Wall |
| 16 Urutop + Daylilies | |

Wong &
Associates, Inc.
5205 Space
Boulevard, Suite 200
Dallas, Texas 75241-1110
Tel. 713.777.9198, Fax 713.777.4804
Members: American Society of Landscape Architects

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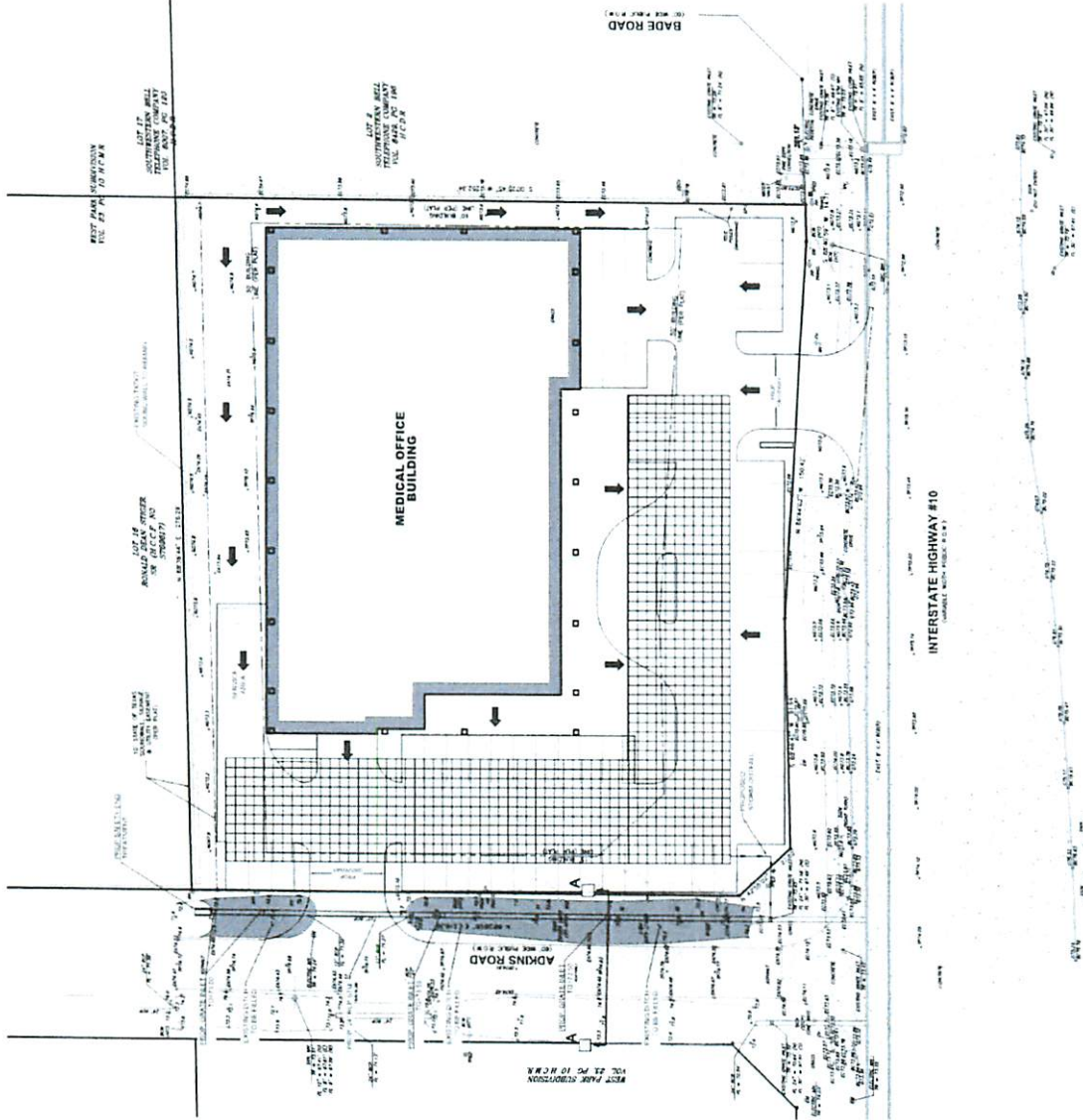
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Spring Valley Medical Plaza



Preliminary Drainage Plan



Direction of Drainage

Hatched Area designates underground detention

PRELIMINARY DRAINAGE EXHIBIT

W|G|A

W|G|A CONSULTING, P.C.
10000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80231
(303) 751-1000
WWW.WGA-CONSULTING.COM

Spring Valley Medical Plaza



Owner Background

Personnel Background

Dr. Sean Boutros



“Excellence in treatment with compassion of care,” is the mission statement of Dr. Sean Boutros. He founded Houston Plastic and Craniofacial Surgery to provide a vehicle for state of the art cosmetic and reconstructive surgery for patients in Houston and around the world. Dr. Boutros aims to provide the best possible care to all of his patients with the most current advancements in plastic surgery. He also aspires to provide services to children with facial disfigurements regardless of financial resources.

Dr. Boutros specializes in a wide range of advanced plastic surgeries including cosmetic, reconstructive, and craniofacial procedures. Dr. Boutros offers numerous procedures, but is especially dedicated to rhinoplasty, secondary rhinoplasty, facial rejuvenation surgery, ear reconstruction, breast reconstruction, cleft lip and palate reconstruction, and craniofacial surgery. His natural looking results and genuine concern for each patient have made him the one of the go-to plastic surgeon in Houston. Dr. Boutros has also received recognitions for his skill and has been asked to lecture about rhinoplasty, ear reconstruction, facial rejuvenation, and craniofacial surgery not only at numerous national meetings and conferences, but also in venues around the world.

Spring Valley Medical Plaza



Appendix

11x17 Site Plan

11x17 Drainage Plan

Landscape Materials

Spring Valley Medical Plaza



Proposed Plant Materials for :

Spring Valley

M.O.B.

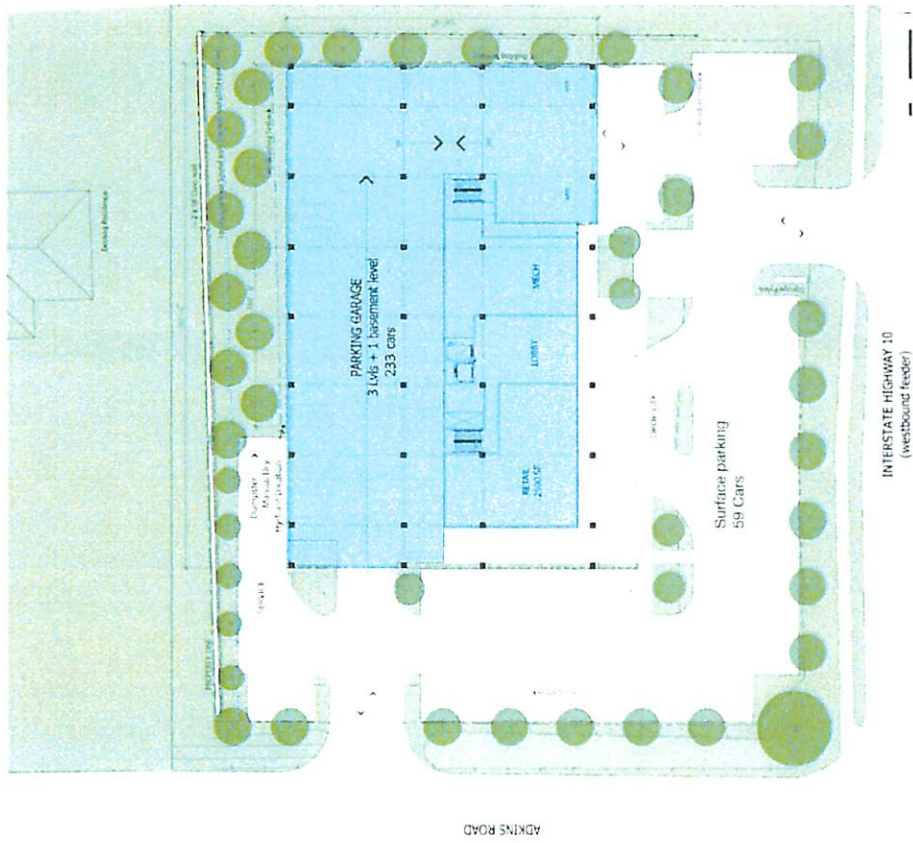
Houston, Texas

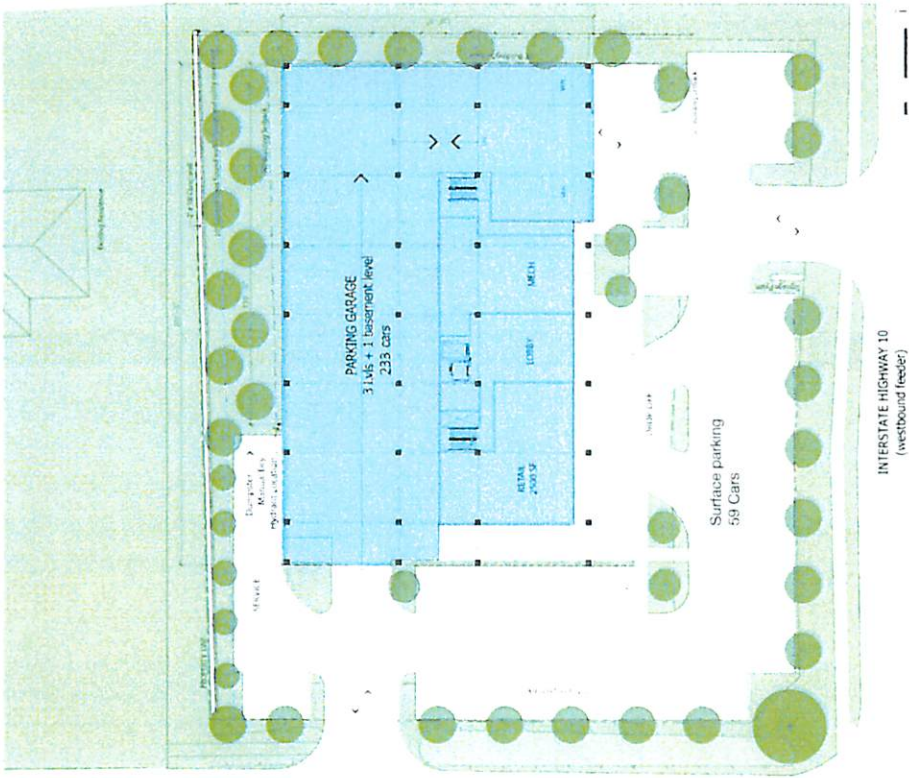
Prepared By:

Wong & Associates, Inc.

5207 Spruce, Bellaire, Texas 77401

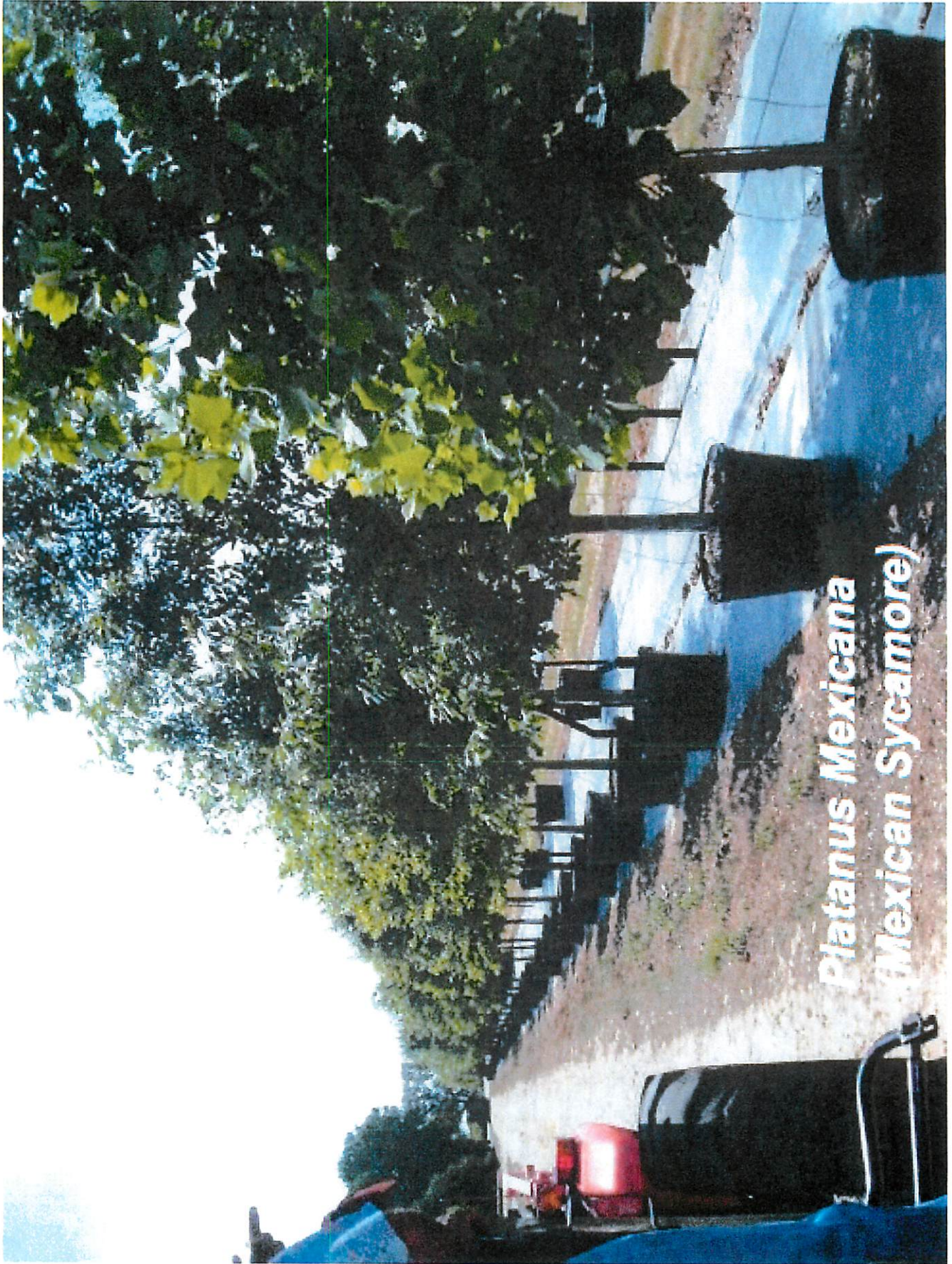
04.21.2014







Quercus Virginiana (Live Oak)



Pinus Taeda
(Loblolly Pine)



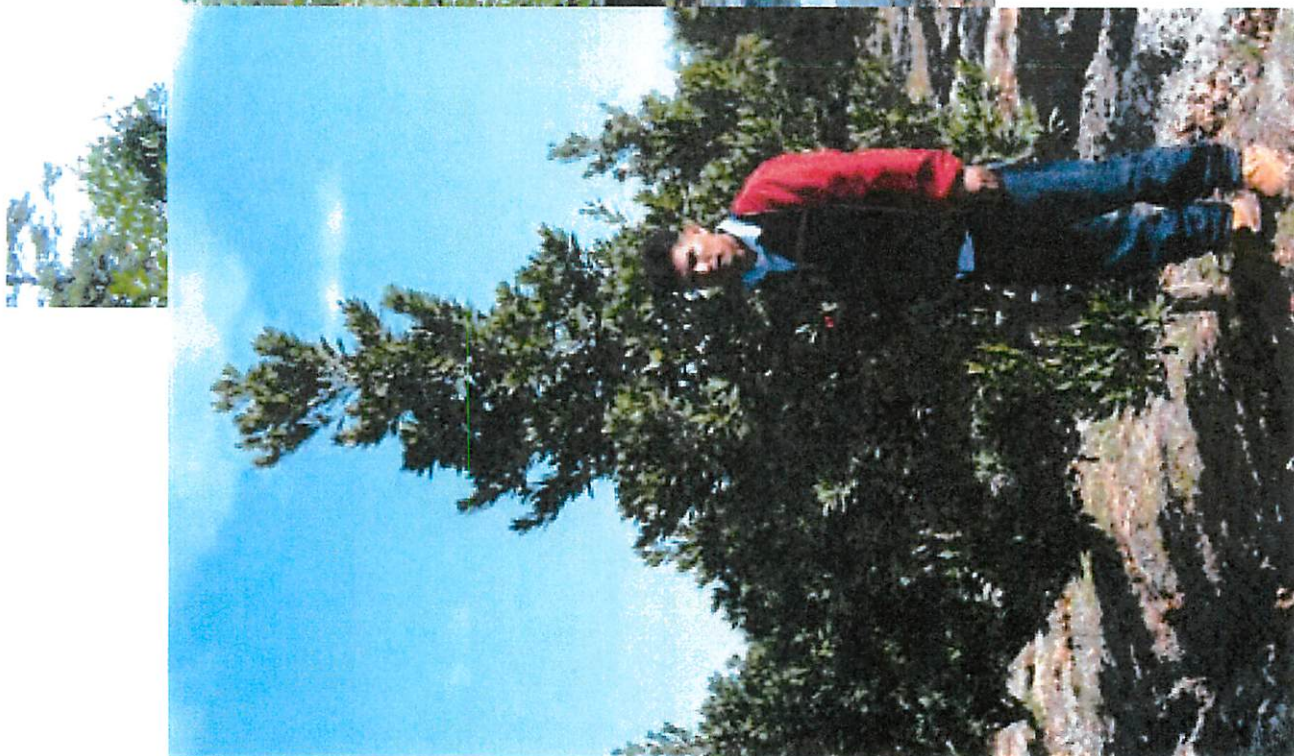


Magnolia Grandiflora
Little Gem Magnolia





Lagerstroemia Indica
Basham Pink Crepemyrtles



Eleocarpus Decipiens
Japanese Blueberry Trees



Rosa Radrazz
(Knockout Roses)



CLARA INDIAN HAWTHORN
 RAPHIOLEPIS INDICA
 10-12' H. 10-12' W.
 10-12' H. 10-12' W.
 10-12' H. 10-12' W.



Raphiolepis Indica
Clara Indian Hawthorn



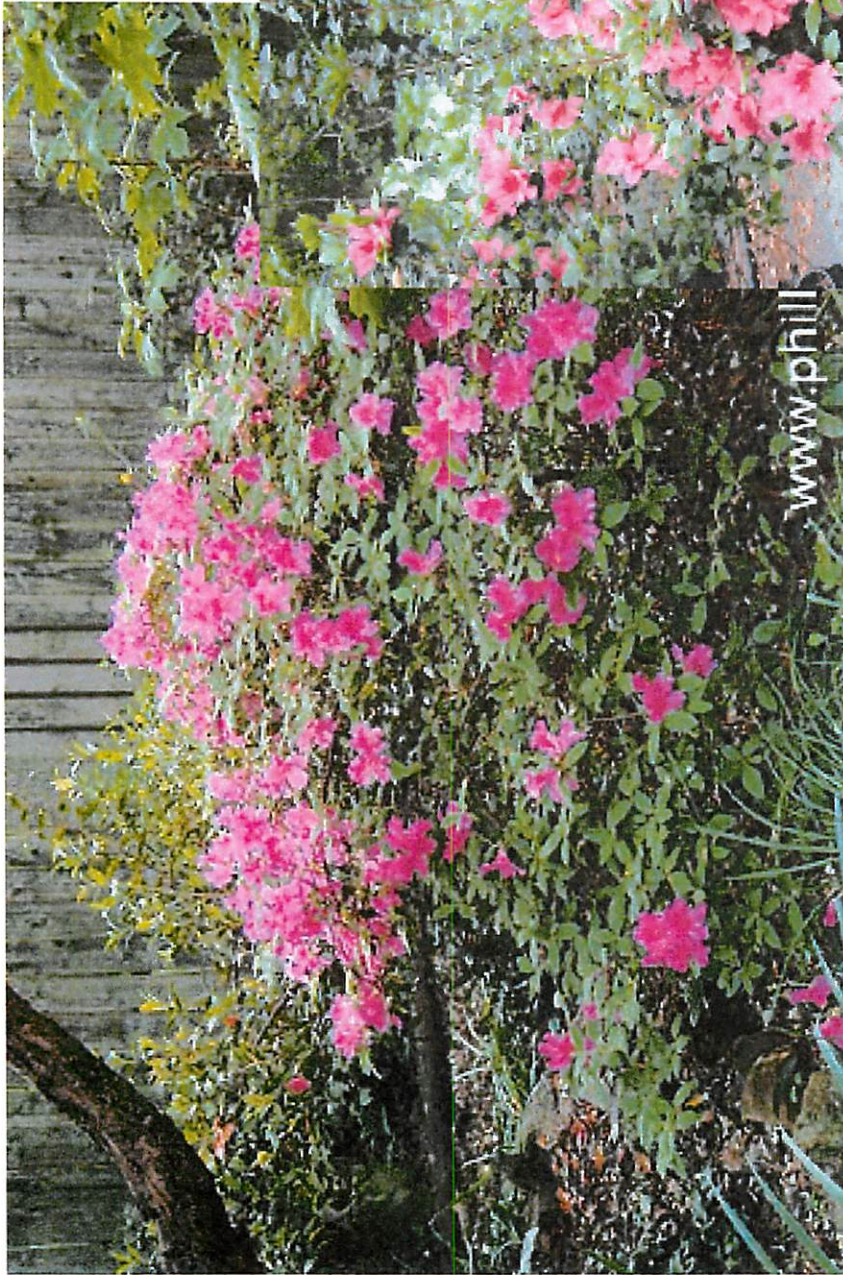
Myrica Pumila
(Dwarf Waxmyrtles)



Nerium Oleander
(Petite Pink Dwarf Oleander)



Callistemon Citrinus
(Little John Dwarf
Bottlebrush)



Rhododendron Indica
Encore Pink Azaleas



**Loropetalum Chinenses
(Witch Hazel Loropetalum)**



Morae Dietes Iridododes
(Butterfly Iris)



Liriope Muscari
(Big Blue Liriope)
Mixed with Society Garlic





Ophiopogon Jaburan
(Variegated Aztec Grass)



***Hemerocallis* Sp.**
(Daylilies)

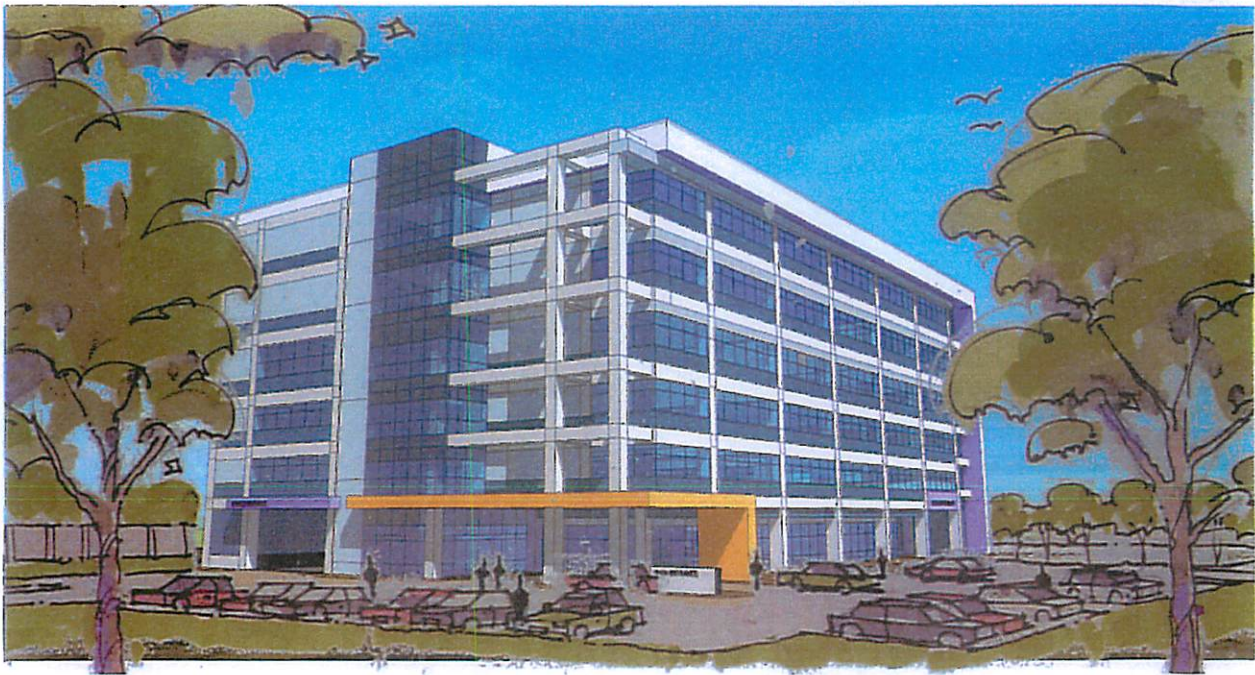


Lantana Camara
New Gold Lantana





Asparagus
Foxtail Asparagus Fern



Spring Valley Medical Center

NE Corner of Adkins and I-10

March 24th, 2014

Planning and Zoning Commission/City Council
City of Spring Valley Village
1025 Campbell Rd.
Houston, TX 77055

RE: Presentation for the Development of an approximately 7-story (6 Stories above grade, one floor below grade), 80,000 Square Foot Professional Building on a 1.54 acre tract at the Northeast Corner of Adkins and 1-10.

The proposed Planned Area Development will be a three-story professional building over a 4 level parking garage (one parking level below-grade) with additional on-grade surface parking. The medical office portion of the building will be approximately 54,000 net rentable square feet and 5,000 net rentable square feet of retail on the first floor for a total of 59,000 net rentable square feet. The maximum building height will be approximately 85.0'.

The building structure will be concrete construction. The parking garage structure will be pre-cast concrete construction utilizing a two-ramp system. Screening of the parking garage will be completed in a manner that provides a consistent appearance of the building that maximizes screening of the parking area. The office building's roof will be a flat built-up membrane roof with all mechanical equipment screened. All utilities will be provided and the building will comply with the state energy and accessibility code requirements. The construction commencement date is planned for the 4th quarter of 2014 or the 1st quarter of 2015. The anticipated construction period is 13 months

The proposed site plan will provide for 4 spaces per 1,000 Square Feet of Gross Building Area (excluding surgery space). All structures are set back at least 50' from the Interstate 10 right of way, 15' from the Adkins Road right of way 30' from the north property line and 10' from the east property line. A 10' State of Texas Sound wall, signage, and utility easement along north property line will be recognized.

The bulk of building tenant traffic will enter and exit the parking garage via a curb cut on the I-10 feeder road. Visitors and tenants traveling south and north on Adkins to the building will be able to turn into the surface lot and enter the garage by driving through the parking lot. The traffic impact is believed to be minimal based on existing traffic counts of 180,000 on Interstate 10.

Landscaping and irrigation will be provided that meet or exceed the city's landscape ordinances. It's assumed that underground detention will be utilized for drainage mitigations requirements. The site will be drained via a parking lot catch basin storm sewer system with drainage complying with regulations. A final drainage and irrigation plan will be submitted with construction documents at time of permit submission. Monument signs will be utilized on both I-10 and Adkins Rd and will comply with the City's ordinance requirements for signage.

We are requesting the following amendments to the FPADD Freeway PADD (Ordinance 2005-18) based on the 2012 zoning map found on Municode:

Height

In accordance with the City of Spring Valley Ordinance, no building shall exceed fifty-four (54) feet in height. The variance request is an amendment to increase the height allowance to eighty-five (85) feet. The first floor of the building containing retail will be 16.5 feet floor to floor. The floor-to-floor height for the parking levels (Levels 2-3) will not exceed twelve (12) feet. The floor-to-floor height for the medical office building (Levels 4-6) will not exceed fifteen (15) feet. Level six (6) of the building will contain the surgery center on the north side of the building and will not have windows. In addition, north facing windows will utilize additional screening components to maximize resident privacy to the north. Contained within the package are samples of screening samples that could be utilized along those office areas facing north.

Parking:

In accordance with the City of Spring Valley Ordinance 11.02.01 a Medical Office Building requires a parking ration 5.0 per 1000 Square Feet of Gross Building. We are requesting an amendment to reduce the parking ration to 4 per 1,000 Square Feet of Gross Building Area (excluding the surgery center). Based on experience with a Medical Office Building the proposed parking is sufficient to serve the tenants and visitors of this building. Excluding the surgery center, the ratio is 4.0, which meets City of Houston parking ratio requirements for medical office space and also is supported by other medical office buildings having similar parking ratios.

Land Usage:

The usage proposed for this development will primarily consist of high end medical practices in addition to a surgery center that will occupy a portion of the top floor. The first floor will contain 5,000 square feet of retail and shared with the first floor parking garage. The proposed uses within building will meet the allowable uses as listed in the Permitted Use Tables contained in Ordinance Section 06P:08 for both the retail and office space. It is our understanding that this site is zoned for a mixed use ratio of 60% and 40%. The planned 5,000 SF of retail on the first floor should comply with use requirements.

To further mitigate a perceived loss of privacy for the residential neighbors to the north, we propose to plant trees along the south side of the sound wall that will provide visual protection for the homeowners. The screening trees will be high rise pine trees similar to the ones planted behind home depot at I-10 and Central Memorial Parkway (see enclosed photos). The surgery center will also be located on the sixth floor (including garage) to further preserve the resident's privacy on the other side of the sound wall.

In order to secure approval from the City of Spring Valley Village for this project, the developer is proposing the following maintenance schedules and use restrictions.

1. **Retail (1st floor) Hours of Operation:** Retail uses shall be permitted to operate from 8AM to 12AM.
2. **Outdoor uses:** Outdoor displays and storage are prohibited.

3. **Lighting Levels and Limitations:** No outdoor lighting shall be permitted to directly shine on adjacent residential or business properties. All outdoor lamps will be appropriately shaded and screened. Lighting will be placed in order to minimize indirect or reflected lighting into adjacent properties. Lighting levels on the surface parking lot will be maintained at a minimum average of 2.4 foot candles in the parking field with a minimum average level of 3.69 foot candles on top of the parking garage during business hours. Reduced levels of 1 foot candle average will be maintained for after-hours security purposes. All lighting will be "white" color corrected lighting of metal halide or color corrected fluorescents. High Pressure Sodium lighting will not be utilized. 20' light poles will be utilized on the surface parking lot.
4. **Preliminary Landscaping Plant List:** The preliminary plan and list provided is representative of the plants and trees that will be utilized. A final landscape and irrigation design will be submitted with the construction documents at the time of permit submission. The landscaping and irrigation for the development will meet or exceed City ordinance requirements for commercial property. High Rise Pine Trees trees will be utilized for screening trees along the sound wall.
5. **Trash Dumpsters:** The development will have one trash/refuse dumpster location. The dumpsters will be enclosed and located in the northwest corner of the surface lot, the least visible location from Adkins and I-10.
6. **Drainage Systems:** It's assumed that underground detention will be utilized for drainage mitigations requirements. The site will be drained via a parking lot catch basin storm sewer system with drainage complying with regulations. A final drainage and irrigation plan will be submitted with construction documents at time of permit submission. Drainage will be sloped to the south toward I-10.
7. **Noise:** All activities will comply with the ordinances of the City applicable to noise and sounds, except that operating hours may be extended as provided above.

In summary, design and construction standards for this project is planned to be commensurate with the highest quality medical office buildings throughout Houston. The curb appeal of the development will provide an excellent "front door" to the southwest corner of the City of Spring Valley.

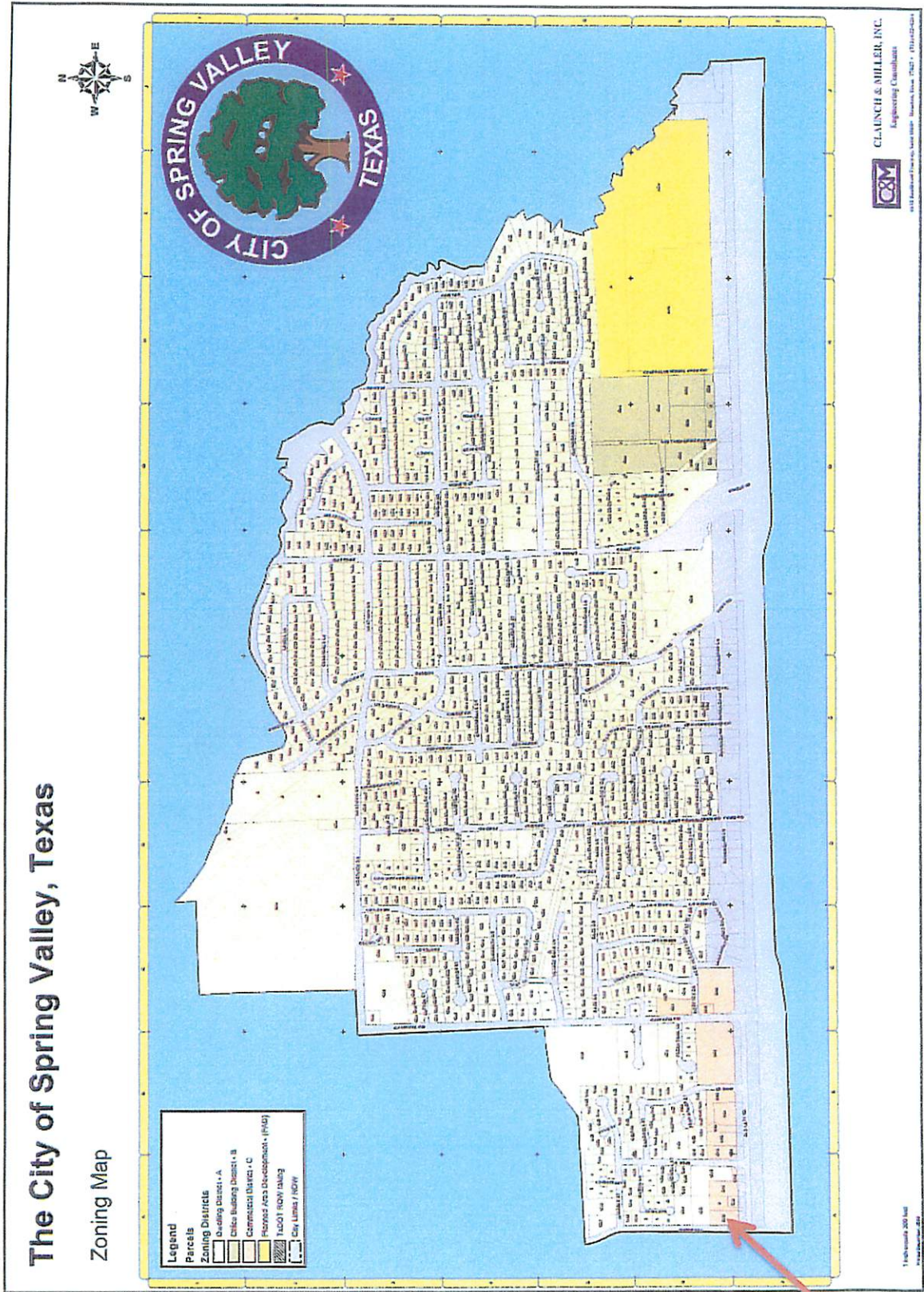
Thank you for your consideration of this proposal.

Sean Rountos
SV Physician Properties I, LP

Adkins/ I-10 Site Plan



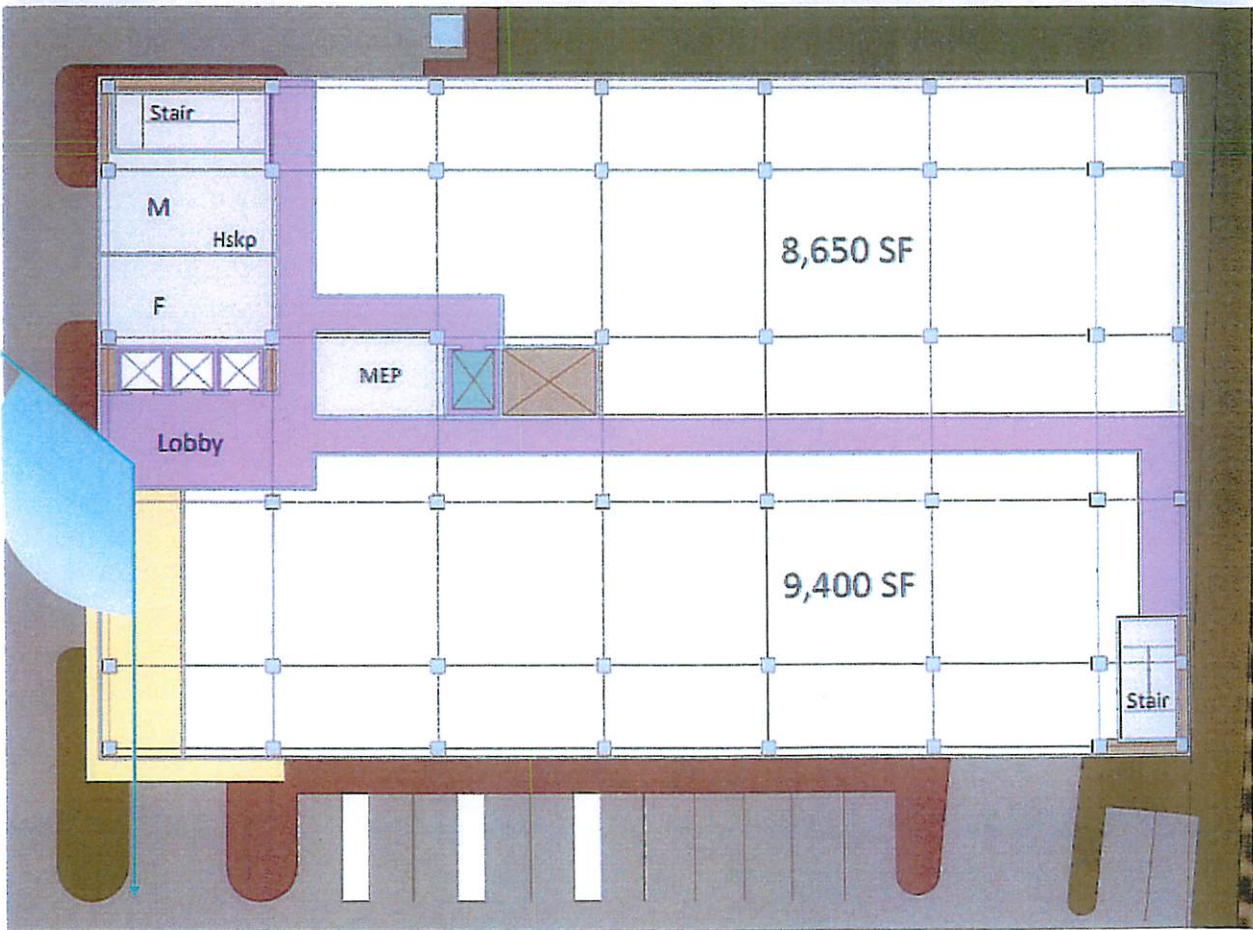
Spring Valley Zoning Map



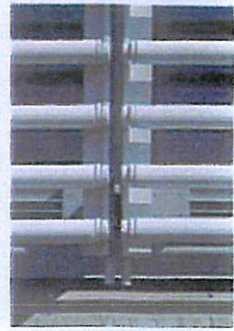
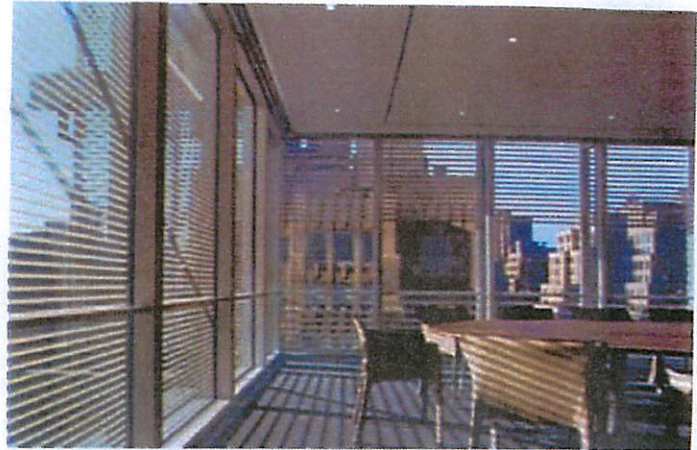
SITE

Representative Building Photos





Representative Screening Devices





Representative Landscaping Photos
(Behind Home Depot on I-10 at Central Memorial Parkway)



Personnel Background

Dr. Sean Bourtos



"Excellence in treatment with compassion of care," is the mission statement of Dr. Sean Boutros. He founded Houston Plastic and Craniofacial Surgery to provide a vehicle for state of the art cosmetic and reconstructive surgery for patients in Houston and around the world. Dr. Boutros aims to provide the best possible care to all of his patients with the most current advancements in plastic surgery. He also aspires to provide services to children with facial disfigurements regardless of financial resources.

Dr. Boutros specializes in a wide range of advanced plastic surgeries including cosmetic, reconstructive, and craniofacial procedures. Dr. Boutros offers numerous procedures, but is especially dedicated to rhinoplasty, secondary rhinoplasty, facial rejuvenation surgery, ear reconstruction, breast reconstruction, cleft lip and palate reconstruction, and craniofacial surgery. His natural

looking results and genuine concern for each patient have made him the one of the go-to plastic surgeon in Houston. Dr. Boutros has also received recognitions for his skill and has been asked to lecture about rhinoplasty, ear reconstruction, facial rejuvenation, and craniofacial surgery not only at numerous national meetings and conferences, but also in venues around the world.

EXHIBIT “C” – PERMITTED USE TABLE

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
Utilities	22	O ₂
Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂

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

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P ₂
Educational Services	61	O ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, { 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P ₂
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O ₂
Accommodation and Food Services	72	O ₂

Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Services Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P ₂
Barber Shops	812111	P ₂
Beauty Salons	812112	P ₂
Nail Salons	812113	P ₂
Diet and Weight Reducing Centers	812191	P ₂
Funeral Homes and Funeral Services	812210	P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P ₂
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P ₁ , P ₂
Business Associations	813910	P ₂
Professional Organizations	813920	P ₂
Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂

DIVIDER PAGE

ORDINANCE NO. 2015-08

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2014-13, THE SAME BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.54 ACRES OF LAND AT THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO AMEND THE PERMITTED USE TABLES TO ADD OTHER PERSONAL CARE SERVICES AS A PERMITTED USE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, SV Physician Properties I, LP (the “owner”), whose contact is Sean Bourtos, an individual, with the mailing address of 6400 Fannin Street, Suite 2290, Houston, Texas, 77030 owns a 1.5422 acre tract of land, more or less, being identified as the property at the northeast corner of the intersection of I-10 and Adkins Road (the “property”) within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes; and

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

WHEREAS, the City Council adopted Ordinance 2013-22, which approved a planned area development (“PAD”) within the FPADD in order to allow for the construction, operation and use of a one-story building with surface parking; and

WHEREAS, the City Council adopted Ordinance 2014-13, which amended Ordinance No. 2013-22;

WHEREAS, the owner of the property, through its duly authorized representative, has presented an application for the City to amend Ordinance 2014-13 to amend the permitted use tables to allow Other Personal Care Services as a permitted use; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the 1.5422 acre tract at the northeast corner of I-10 and Adkins Road; and

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

WHEREAS, the City Council now deems it appropriate to adopt the amendments and to approve certain changes as an amendment to the City's Zoning Ordinance as provided herein; now, therefore,

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

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

Section 2. The application of the owner of the 1.5422 acre tract at the northeast corner of I-10 and Adkins Road for amendments to Ordinance 2014-13 adopting a planned area development is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. This ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the regulations, restrictions, terms and conditions provided for herein. When a conflict exists between the Comprehensive Zoning Ordinance and this ordinance, this ordinance shall prevail.

Section 4. Ordinance 2014-13 adopting the planned area development use is hereby amended by deleting therefrom the language struck through below and adding the language underscored below as follows:

“ **Section 5.** The Planned Area Development use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions and covenants:

A. **Compliance with Application and Site Plans.** The granting of the PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated April 16, 2013 and the Application for Amendment to Planned Area Development dated March 24, 2014, (the “Application”) including the description of the proposed use, the site and landscape plan, the site photometrics plan, and the building elevations (2 sheets), that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. **Buildings; setbacks, architectural elevations:**

1. The Development within the PAD shall consist of a three-story professional_building_over a four-level parking garage, with one parking level below grade, with approximately 83,000 square feet of interior space and with additional on-grade surface parking.

2. The new construction shall be fully equipped with the number of fire sprinklers as required by City Ordinance.

3. All structures shall be set back at least 15' from the Adkins Road right-of-way and 50' from the I-10 right-of-way, and all buildings shall be setback at least 30' from any property in Residential District A.

4. Except as provided by the preceding subparagraph, further, that no structure may be located within 10' of any property line.

5. The Development may include a three-story building over a four-level parking structure, with one parking level below grade, and as described in the Application.

6. Number of stories; Height limitations. The Building and extensions shall not exceed 85 feet in height. The building and structures within the district shall be constructed and maintained in substantial compliance with the Application.

7. All buildings shall be constructed and maintained in substantial compliance with the architectural elevations contained in the Application.

C. Access; Parking facilities.

1. The Development shall be accessed by one twenty-four foot (24') wide driveway on Adkins Road and one (1) thirty foot (30') wide driveway on the I-10 frontage road as shown in the application.

2. The Owner shall provide paved parking spaces, either surface parking or in the parking structure, for all persons attending activities on the Property in substantial compliance with the Application and the City's off-street parking ordinances. The site will include four (4) parking spaces per 1,000 square

feet of gross building area, excluding the approximately 10,000 square foot surgery center, as shown on the Application.

3. Parking on streets adjacent to the Property by persons attending activities on the Property is prohibited.

4. Parking on the Property on any surface other than a paved surface is prohibited.

5. Overnight parking is prohibited except for tenant's delivery vans or trucks in designated parking spaces only.

6. Signs shall be posted and maintained prohibiting overnight parking.

7. The City is not responsible for controlling traffic into, out of, or within the PAD driveways/private access roads.

D. Occupancy/Use.

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

Retail shops (other than retail shops performing vehicular and heavy machinery repair; shops that require outside bulk storage; convenience retail food stores; pornography shops and massage parlors); and

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

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

2. Occupancy on the ground floor level of any building shall be limited to those uses identified in the permitted use table attached hereto as Exhibit C.

3. Restaurants, including those serving alcohol, shall be permitted to operate from 6:00 am to 2:00 am. Mercantile shall be permitted to operate from 7:00 a.m. to 12:00 a.m.

4. Outdoor uses restricted.

(a) Outdoor patio dining hours shall be permitted between the hours of 6:00 a.m. and 12:00 a.m. in the areas designated on the application.

(b) Outdoor storage and outdoor displays are prohibited.

5. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9 am and 6 pm Saturday – Sunday.

6. Except as expressly provided above, the property shall not have operating hours outside 7:00 a.m. to 9:00 p.m. Monday through Saturday and outside 8:00 a.m. to 7:00 p.m. on Sundays and City holidays, with the exception of post-surgical care.

7. Uses not specifically identified as permitted uses are not authorized.

E. Landscape/Screening/Lighting.

1. The Owner shall provide landscaping in substantial compliance with the Application.

2. The landscaping and irrigation for the development will meet or exceed City ordinance requirements. The owner shall preserve, plant and

maintain trees and landscaping as shown on site and landscape plan. Additionally, the owner shall plant and maintain mature, field dug trees along the south side of the sound wall along the north side of the property.

3. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.

4. No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than 2.4_foot candles with no more than 3.69_foot candles on top of the parking structure during business hours. Lighting shall be reduced to average one foot candle for after-hours security. All lighting shall be “white” color corrected lighting. Light poles not exceeding 20’ in height will be utilized on the surface parking lot. No high pressure sodium lighting is permitted.

5. Except as provided herein lighting shall be provided in substantial compliance with the Application (site photometrics plan).

F. Refuse; building maintenance; deliveries.

1. The Development will have one (1) dumpster location for two (2) dumpsters as shown on the Application.

2. Refuse/dumpster containers shall only be picked up between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends.

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

4. Building maintenance is permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturday - Sunday.

5. Deliveries are permitted only between 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays.

G. Drainage Systems. The Owners shall design and construct storm water drainage improvements to limit storm water run-off to the property's existing design capacity. The Owner shall provide drainage improvements in substantial compliance with the Application.

H. Signs.

1. The Development may have one building identification sign on I-10 in compliance with the City's sign regulations.

2. All signage shall comply with the other ordinances of the City applicable to signage; permits shall be required for all signage in compliance with other ordinances of the City.

3. Landscaping shall be placed adjacent to the building identification sign. This landscaping shall consist of bushes, shrubs, annual and perennial flowering plants, and appropriate vegetative ground cover or a combination thereof, and shall be in addition to any other landscape requirements set forth.

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

Section 5. In the event that construction activities on the property subject to this ordinance has not commenced within two (2) years of the effective date of this ordinance, this ordinance shall expire on its own terms and become null and void.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 8. Attached to this ordinance are the following documents:

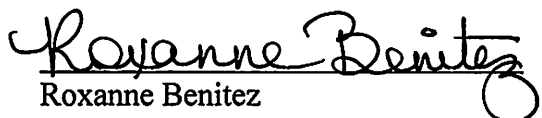
Exhibit A: Legal Description;
Exhibit B: The Application; and,
Exhibit C: Use Table – all floors.

ADOPTED this the 26th of May, 2015.



Tom Ramsey
Mayor, Spring Valley Village, Texas

ATTEST:


Roxanne Benitez
City Secretary

**EXHIBIT “A” –
LEGAL DESCRIPTION**

**EXHIBIT “B” –
APPLICATION**

EXHIBIT “C” – PERMITTED USE TABLE

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
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Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂

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

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P ₂
Educational Services	61	O ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, { 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P ₂
<u>Offices of Physicians</u>	<u>621111</u>	<u>P₁, P₂</u>

Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O ₂
Accommodation and Food Services	72	O ₂
Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Services Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P ₂
Barber Shops	812111	P ₂
Beauty Salons	812112	P ₂
Nail Salons	812113	P ₂
Diet and Weight Reducing Centers	812191	P ₂
<u>Other Personal Care Services</u>	<u>812199; permanent make-up and electrolysis only.</u>	<u>P₁, P₂</u>
Funeral Homes and Funeral Services	812210	P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P ₂
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P ₁ , P ₂
Business Associations	813910	P ₂

Professional Organizations	813920	P ₂
Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂

DIVIDER PAGE

ORDINANCE NO. 2015-17

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2015-08, THE SAME BEING AN ORDINANCE AMENDING ORDINANCE NO. 2014-13, THE SAME BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT ("PAD") OF APPROXIMATELY 1.54 ACRES OF LAND AT THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO CHANGE THE AREA OF THE SURGERY CENTER TO 15,000 SQUARE FEET; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, SV Physician Properties I, LP (the "owner"), whose contact is Sean Bourtos, an individual, with the mailing address of 6400 Fannin Street, Suite 2290, Houston, Texas, 77030 owns a 1.5422 acre tract of land, more or less, being identified as the property at the northeast corner of the intersection of I-10 and Adkins Road (the "property") within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

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

WHEREAS, the City Council adopted Ordinance 2013-22, which approved a planned area development ("PAD") within the FPADD in order to allow for the construction, operation and use of a one-story building with surface parking; and

WHEREAS, the City Council adopted Ordinance 2014-13, which amended Ordinance No. 2013-22;

WHEREAS, the City Council adopted Ordinance 2015-08 which amended Ordinance No. 2013-22;

WHEREAS, the owner of the property, through its duly authorized representative, has presented an application for the City to amend Ordinance 2015-08 to reflect a surgery center of approximately 15,000 square feet; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the 1.5422 acre tract at the northeast corner of I-10 and Adkins Road; and

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

WHEREAS, the City Council now deems it appropriate to adopt the amendments and to approve certain changes as an amendment to the City's Zoning Ordinance as provided herein; now, therefore,

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

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

Section 2. The application of the owner of the 1.5422 acre tract at the northeast corner of I-10 and Adkins Road for amendments to Ordinance 2015-08, adopting a planned area development is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. This ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the regulations, restrictions, terms

and conditions provided for herein. When a conflict exists between the Comprehensive Zoning Ordinance and this ordinance, this ordinance shall prevail.

Section 4. Ordinance 2015-08 adopting the planned area development use is hereby amended by deleting therefrom the language struck through below and adding the language underscored below as follows:

“ **Section 5.** The Planned Area Development use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions and covenants:

A. **Compliance with Application and Site Plans.** The granting of the PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated April 16, 2013 and the Application for Amendment to Planned Area Development dated March 24, 2014, (the “Application”) including the description of the proposed use, the site and landscape plan, the site photometrics plan, and the building elevations (2 sheets), that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. **Buildings; setbacks, architectural elevations:**

1. The Development within the PAD shall consist of a three-story professional building over a four-level parking garage, with one parking level below grade, with approximately 83,000 square feet of interior space and with additional on-grade surface parking.

2. The new construction shall be fully equipped with the number of fire sprinklers as required by City Ordinance.

3. All structures shall be set back at least 15' from the Adkins Road right-of-way and 50' from the I-10 right-of-way, and all buildings shall be setback at least 30' from any property in Residential District A.

4. Except as provided by the preceding subparagraph, further, that no structure may be located within 10' of any property line.

5. The Development may include a three-story building over a four-level parking structure, with one parking level below grade, and as described in the Application.

6. Number of stories; Height limitations. The Building and extensions shall not exceed 85 feet in height. The building and structures within the district shall be constructed and maintained in substantial compliance with the Application.

7. All buildings shall be constructed and maintained in substantial compliance with the architectural elevations contained in the Application.

C. Access; Parking facilities.

1. The Development shall be accessed by one twenty-four foot (24') wide driveway on Adkins Road and one (1) thirty foot (30') wide driveway on the I-10 frontage road as shown in the application.

2. The Owner shall provide paved parking spaces, either surface parking or in the parking structure, for all persons attending activities on the Property in substantial compliance with the Application and the City's off-street parking ordinances. The site will include four (4) parking spaces per 1,000 square

feet of gross building area, excluding the approximately 105,000 square foot surgery center, as shown on the Application.

3. Parking on streets adjacent to the Property by persons attending activities on the Property is prohibited.

4. Parking on the Property on any surface other than a paved surface is prohibited.

5. Overnight parking is prohibited except for tenant's delivery vans or trucks in designated parking spaces only.

6. Signs shall be posted and maintained prohibiting overnight parking.

7. The City is not responsible for controlling traffic into, out of, or within the PAD driveways/private access roads.

D. Occupancy/Use.

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

Retail shops (other than retail shops performing vehicular and heavy machinery repair; shops that require outside bulk storage; convenience retail food stores; pornography shops and massage parlors); and

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

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

2. Occupancy on the ground floor level of any building shall be limited to those uses identified in the permitted use table attached hereto as Exhibit C.

3. Restaurants, including those serving alcohol, shall be permitted to operate from 6:00 am to 2:00 am. Mercantile shall be permitted to operate from 7:00 a.m. to 12:00 a.m.

4. Outdoor uses restricted.

(a) Outdoor patio dining hours shall be permitted between the hours of 6:00 a.m. and 12:00 a.m. in the areas designated on the application.

(b) Outdoor storage and outdoor displays are prohibited.

5. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9 am and 6 pm Saturday – Sunday.

6. Except as expressly provided above, the property shall not have operating hours outside 7:00 a.m. to 9:00 p.m. Monday through Saturday and outside 8:00 a.m. to 7:00 p.m. on Sundays and City holidays, with the exception of post-surgical care.

7. Uses not specifically identified as permitted uses are not authorized.

E. Landscape/Screening/Lighting.

1. The Owner shall provide landscaping in substantial compliance with the Application.

2. The landscaping and irrigation for the development will meet or exceed City ordinance requirements. The owner shall preserve, plant and

maintain trees and landscaping as shown on site and landscape plan. Additionally, the owner shall plant and maintain mature, field dug trees along the south side of the sound wall along the north side of the property.

3. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.

4. No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than 2.4_foot candles with no more than 3.69_foot candles on top of the parking structure during business hours. Lighting shall be reduced to average one foot candle for after-hours security. All lighting shall be “white” color corrected lighting. Light poles not exceeding 20’ in height will be utilized on the surface parking lot. No high pressure sodium lighting is permitted.

5. Except as provided herein lighting shall be provided in substantial compliance with the Application (site photometrics plan).

F. Refuse; building maintenance; deliveries.

1. The Development will have one (1) dumpster location for two (2) dumpsters as shown on the Application.

2. Refuse/dumpster containers shall only be picked up between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends.

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

4. Building maintenance is permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturday - Sunday.

5. Deliveries are permitted only between 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays.

G. Drainage Systems. The Owners shall design and construct storm water drainage improvements to limit storm water run-off to the property's existing design capacity. The Owner shall provide drainage improvements in substantial compliance with the Application.

H. Signs.

1. The Development may have one building identification sign on I-10 in compliance with the City's sign regulations.

2. All signage shall comply with the other ordinances of the City applicable to signage; permits shall be required for all signage in compliance with other ordinances of the City.

3. Landscaping shall be placed adjacent to the building identification sign. This landscaping shall consist of bushes, shrubs, annual and perennial flowering plants, and appropriate vegetative ground cover or a combination thereof, and shall be in addition to any other landscape requirements set forth.

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

Section 5. In the event that construction activities on the property subject to this ordinance has not commenced within two (2) years of the effective date of this ordinance, this ordinance shall expire on its own terms and become null and void.

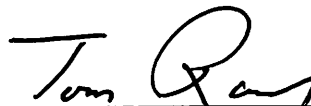
Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 8. Attached to this ordinance are the following documents:

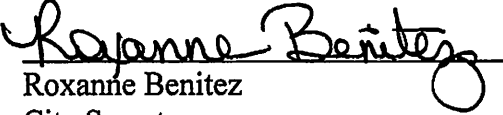
Exhibit A: Legal Description;
Exhibit B: The Application; and,
Exhibit C: Use Table – all floors.

ADOPTED this the 15th of December, 2015



Tom Ramsey
Mayor, Spring Valley Village, Texas

ATTEST:


Roxanne Benitez
City Secretary

**EXHIBIT “A” –
LEGAL DESCRIPTION**

**EXHIBIT “B” –
APPLICATION**

EXHIBIT “C” – PERMITTED USE TABLE

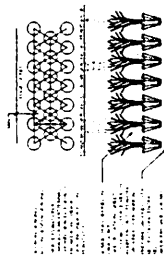
Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
Utilities	22	O ₂
Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂

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

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P ₂
Educational Services	61	O ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, { 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P ₂
Offices of Physicians	621111	P ₁ , P ₂

Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O ₂
Accommodation and Food Services	72	O ₂
Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Service Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P ₂
Barber Shops	812111	P ₂
Beauty Salons	812112	P ₂
Nail Salons	812113	P ₂
Diet and Weight Reducing Centers	812191	P ₂
Other Personal Care Services	812199; permanent make-up and electrolysis only.	P ₁ , P ₂
Funeral Homes and Funeral Services	812210	P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P ₂
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P ₁ , P ₂
Business Associations	813910	P ₂

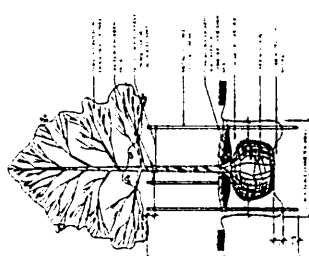
Professional Organizations	813920	P ₂
Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂



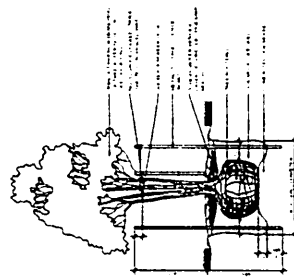
GROUNDCOVER PLANTING



SHRUB PLANTING



SINGLE-TRUNK TREE PLANTING



MULTI-TRUNK TREE PLANTING

[illegible][illegible][illegible]

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC:	ORDINANCE NO. 2020-XX AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2015-17, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2015-08, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2014-13, BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85’), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission conducted a public hearing on a requested Amendment to the Adkins PAD adopted by Ordinance No. 2015-17. This proposed Ordinance would amend Ordinance No. 2015-17 and the Adkins PAD. As noted in the Public Hearing agenda item data sheet, the Applicant has not submitted a development plan for the second building. <u>In the event that the Commission recommends approval of the proposed Ordinance, it is recommended that the Commission include a provision to require the Applicant to submit a complete development plan that complies with the terms of the Ordinance that is recommended for approval prior to the start of any construction.</u> The submission of a complete development plan would be in the form of another Application to Amend the Adkins PAD that would go through the full zoning process.
RECOMMENDATION:	See recommendation above.
ATTACHMENTS:	• Ordinance No. 2020-XX

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
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FINANCE VERIFICATION OF FUNDING:

Jim Kelly

SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:

Wendy Roberts

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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ORDINANCE NO. 2020-XX

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE AMENDING ORDINANCE NO. 2015-17, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2015-08, BEING AN ORDINANCE AMENDING ORDINANCE NO. 2014-13, BEING AN ORDINANCE AMENDING ORDINANCE 2013-22 APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 1.17 ACRES OF LAND JUST EAST OF THE NORTH EAST INTERSECTION OF KATY FREEWAY AND ADKINS ROAD, BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OF A THREE STORY PROFESSIONAL BUILDING OVER A FOUR LEVEL PARKING STRUCTURE, WITH ONE LEVEL BELOW GROUND, FOR A MAXIMUM HEIGHT OF EIGHTY-FIVE FEET (85’), ADDITIONAL SURFACE PARKING, AND ALLOWING PROFESSIONAL, MEDICAL AND SURGICAL USES; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, TLM-SVMP II, LLC (the “owner”), whose contact is John Joubert, an individual, with the mailing address of 110 E. Davis Street, McKinney, Texas, 75089 owns a 1.17 acre tract of land, more or less, being identified as the property just east of the northeast corner of the intersection of I-10 and Adkins Road (the “property”) within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes; and

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

WHEREAS, the City Council adopted Ordinance 2013-22, which approved a planned area development (“PAD”) within the FPADD in order to allow for the construction, operation and use of a one-story building with surface parking; and

WHEREAS, the City Council adopted Ordinance 2014-13, which amended Ordinance No. 2013-22; and

WHEREAS, the City Council adopted Ordinance 2015-08 which amended Ordinance No. 2013-22; and

WHEREAS, the City Council adopted Ordinance 2015-17 which amended Ordinance 2015-08; and

WHEREAS, the City Council wishes to amend Ordinance 2015-17 to allow construction of a second building on the 1.17 acres of property described above in compliance with the terms and provisions set forth herein; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the construction of improvements on the 1.17 acre tract just east of the northeast corner of I-10 and Adkins Road; and

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

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

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

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

Section 2. The application of the owner of the 1.17 acre tract just east of the northeast corner of I-10 and Adkins Road for amendments to Ordinance 2015-17, adopting a planned area

development is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. This ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the regulations, restrictions, terms and conditions provided for herein. When a conflict exists between the Comprehensive Zoning Ordinance and this ordinance, this ordinance shall prevail.

Section 4. Ordinance 2015-17 adopting the planned area development use is hereby amended by adding a new Section 6 allowing for the construction of a second building on the 1.17 as follows:

“ **Section 6.** The Planned Area Development use authorized and permitted on the 1.17 acre tract of land hereby shall be, and is, subject to the following additional limitations, restrictions and covenants:

A. **Compliance with Application and Site Plans.** The granting of the PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated February 24, 2020 (the “Application”) including the description of the proposed use, and the site and landscape plan that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. **Buildings; setbacks, architectural elevations:**

1. The Development within the PAD shall consist of a three-story professional building over a four-level parking garage, with one parking level below grade, with up to 83,000 square feet of interior.

2. The new construction shall be fully equipped with the number of fire sprinklers as required by City Ordinance.

3. All structures shall be set back at least 50' from the I-10 right-of-way, 30' from any privately owned tract in Residential District A and 10' from the any adjacent property containing a commercial use.

4. Except as provided by the preceding subparagraph, further, that no structure may be located within 10' of any property line.

5. The Development may include a three-story building over a four-level parking structure, with one parking level below grade, and as described in the Application.

6. Number of stories; Height limitations. The Building and extensions shall not exceed 85 feet in height. The building and structures within the district shall be constructed and maintained in substantial compliance with the Application.

7. All buildings shall be constructed and maintained in substantial compliance with the architectural elevations of the building to be approved by the Planning and Zoning Commission and City Council prior to commencement of construction.

C. Access; Parking facilities.

1. The Development shall be accessed by one (1) forty-four foot (44') wide driveway on the I-10 frontage road as well cross access through the existing medical office building development on the hard corner.

2. The Owner shall provide paved parking spaces, either surface parking or in the parking structure, for all persons attending activities on the

Property in substantial compliance with the Application and the City's off-street parking ordinances. The site will include four (4) parking spaces per 1,000 square feet of gross building area.

3. Parking on streets adjacent to the Property by persons attending activities on the Property is prohibited.

4. Parking on the Property on any surface other than a paved surface is prohibited.

5. Overnight parking is prohibited except for tenant's delivery vans or trucks in designated parking spaces only.

6. Signs shall be posted and maintained prohibiting overnight parking.

7. The City is not responsible for controlling traffic into, out of, or within the PAD driveways/private access roads.

D. Occupancy/Use.

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

Retail shops (other than retail shops performing vehicular and heavy machinery repair; shops that require outside bulk storage; convenience retail food stores; pornography shops and massage parlors); and

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

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

2. Restaurants, including those serving alcohol, shall be permitted to operate from 6:00 am to 2:00 am. Mercantile shall be permitted to operate from 7:00 a.m. to 12:00 a.m.

3. Outdoor uses restricted.

(a) Outdoor patio dining hours shall be permitted between the hours of 6:00 a.m. and 12:00 a.m. in the areas designated on the application.

(b) Outdoor storage and outdoor displays are prohibited.

4. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9 am and 6 pm Saturday – Sunday.

5. Except as expressly provided above, the property shall not have operating hours outside 7:00 a.m. to 9:00 p.m. Monday through Saturday and outside 8:00 a.m. to 7:00 p.m. on Sundays and City holidays, with the exception of post-surgical care.

6. Uses not specifically identified as permitted uses are not authorized.

E. Landscape/Screening/Lighting.

1. The Owner shall provide landscaping in substantial compliance with the Application.

2. The landscaping and irrigation for the development will meet or exceed City ordinance requirements. The owner shall preserve, plant and maintain trees and landscaping as shown on site and landscape plan including the removal of the trees on the existing medical office building parcel that are planted along the south side of the sound wall shown in the Application.

3. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.

4. No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than 2.4 foot candles with no more than 3.69 foot candles on top of the parking structure during business hours. Lighting shall be reduced to average one foot candle for after-hours security. All lighting shall be “white” color corrected lighting. Light poles not exceeding 20’ in height will be utilized on the surface parking lot. No high pressure sodium lighting is permitted.

F. Refuse; building maintenance; deliveries.

1. The Development will have one (1) dumpster location for two (2) dumpsters as shown on the Application.

2. Refuse/dumpster containers shall only be picked up between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends.

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

4. Building maintenance is permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturday - Sunday.

5. Deliveries are permitted only between 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. on Saturdays.

G. Drainage Systems. The Owners shall design and construct storm water drainage improvements to limit storm water run-off to the property's existing design capacity. The Owner shall provide drainage improvements in substantial compliance with the Application.

H. Signs.

1. The Development may have one building identification sign on I-10 in compliance with the City's sign regulations.

2. All signage shall comply with the other ordinances of the City applicable to signage; permits shall be required for all signage in compliance with other ordinances of the City.

3. Landscaping shall be placed adjacent to the building identification sign. This landscaping shall consist of bushes, shrubs, annual and perennial flowering plants, and appropriate vegetative ground cover or a combination thereof, and shall be in addition to any other landscape requirements set forth.

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

Section 5. In the event that construction activities on the property subject to this ordinance has not commenced within two (2) years of the effective date of this ordinance, this ordinance shall expire on its own terms and become null and void.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent

jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 8. Attached to this ordinance are the following documents:

Exhibit A: Legal Description;
Exhibit B: The Application; and,
Exhibit C: Use Table – all floors.

ADOPTED this the ____ of _____, 2020.

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

ATTEST:

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

**EXHIBIT “A” –
LEGAL DESCRIPTION**

A SUBDIVISION OF 1.1703 ACRES BEING OUT OF LOT 2 AND LOT 17, WEST PARK SUBDIVISION (VOL. 23, PG. 10, H.C.M.R.) IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

EXHIBIT “B” – APPLICATION



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

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

Submittal Requirements Checklist:

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

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

Subdivision / Development Name: SVMP II

Geographical Location: On the north side of Interstate 10 mid-block between Adkins Road and Bade Street
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: Thomas A. Haskins Survey / Abstract 342

Submittal Type:

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

Reason for Replat or Amending Plat:

Combine previously platted lots into a single commercial reserve.

Type of Plat:

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

Page 1 of 2

Plat/PADD Data:

Total Acreage: 1.170

Typical Lot Size: N/A

Number Lots: N/A

Number of Streets: N/A

Numbers and Types of Reserves: 1 - Com

Total Acres in Reserve: 1.170

Zoning District: Adkins Corner Planned Area Development

Applicant: Kimley-Horn

Contact Name: Steven Freeman

Address: 1400 Woodloch Forest Drive, Suite 225, The Woodlands, TX 77380

Phone: 281-475-2817

Fax: _____

Email: steven.freeman@kimley-horn.com

Owner: TLM-SVMP II LLC

Contact Name: John Joubert

Address: 110 E. Davis Street McKinney, TX 75069

Phone: 713-600-0802

Fax: _____

Email: jjoubert@i3interests.com

Engineer or Planner: Kimley-Horn

Contact Name: Steven Freeman

Address: 1400 Woodloch Forest Drive, Suite 225, The Woodlands, TX 77380

Phone: 281-475-2817

Fax: _____

Email: steven.freeman@kimley-horn.com

Authorization:

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


Applicant's Signature

2/24/20
Date



February 24, 2020

Zachary Meadows
Director of Community Development
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

**RE: Applicant Letter – Summary of Reasons for Requests
SVMP II
Proposed Development Applications for the Proposed Redevelopment of the
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision**

Dear Mr. Meadows,

On behalf of TLM-SVMP II LLC, owners of the 1.170-acre tract described in the supporting documents submitted with this letter, please allow this letter to serve as a summary of the reasons for our submittal of the following applications for the subject property:

1. **Replat**
 - a. Purpose of Request – Create a 1.170-acre reserve for the subject site separate from the adjacent land retained by AT&T.
2. **Zoning Change**
 - a. Purpose of Request – Change the base zoning of the subject site from the "Dwelling District A" Base District to the "Freeway PADD" Special District to properly reflect the existing use of the property as a commercial development. The Freeway PADD base zoning designation is also consistent with the base zoning designation of all adjacent land within the City that fronts Interstate 10 south of the existing sound barrier wall.
3. **Planned Area Development (PAD) Amendment**
 - a. Purpose of Request – Amend Ordinance No. 2013-22 (previously amended by Ordinance 2014-13, Ordinance 2015-08 and Ordinance 2015-17), which establishes an existing Planned Area Development (PAD), as follows:
 - i. Add the subject 1.170-acre tract to the PAD
 - ii. Approve the development of a second building within the PAD to be located on the 1.170-acre area. The proposed second building will conform to the use, size/area, and height limits, when analyzed separately from the existing building, along with all other development criteria established in the existing PAD ordinance except for the following:
 1. Retail use will not be required in the second building within the PAD.

Kimley-horn.com

1400 Woodloch Forest Drive, Suite 225, The Woodlands, TX 77380

281 475 2816

- iii. Approve 20-foot building line setbacks on the portions of the north and west property lines of the 1.170-acre tract that abut the 10-foot wide strip of land owned by the City of Spring Valley Village which contains the existing sound barrier wall. The resulting total setback from the property line of the adjacent residential lots to the building line setback on the subject site (including the 10-foot wide strip of land owned by the City) will be 30-feet, which is consistent with the setback required in the existing PAD from residential lots.
- iv. Approve the removal of existing landscaping behind the existing building within the PAD as noted on the site plan submitted with this current application. The removal of this existing landscaping is necessary to extend a fire lane behind the existing building to meet fire code requirements as coordinated with the Village Fire Department Fire Marshal, Rusty Kattner.

Please contact me at (281) 475-2817 or steven.freeman@kimley-horn.com should you need any additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Steven Freeman, P.E.

February 19, 2020

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

**Re: Applicant Authorization Letter
SVMP II
Proposed Development Applications for the Proposed Redevelopment of the
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision**

To whom it may concern:

TLM-SVMP II LLC, owner of the 1.170-acre tract described in the attached metes and bounds description, hereby authorizes Kimley-Horn and Associates, Inc. to act as the applicant on our behalf on all development applications for the proposed redevelopment of this tract.

Sincerely,

TLM-SVMP II LLC

Signature: 

Name: Renee Juckert

Title: Manager

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 24th day of February, 2020, by
Renee Juckert, as Manager of
(Name of acknowledging partner or officer) (Title)

TLM-SVMP II LLC
(Name of business entity)

(Seal)




Notary Public in and for the State of Texas

DESCRIPTION OF SUBJECT TRACT

A 1.170 acre (50,976 sq. ft.) tract of land, more or less, being out of Lot 17, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X";

THENCE, South 88°40'04" West, a distance of 137.78 feet to a set 5/8-inch iron rod marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°43'13" West, a distance of 226.03 feet to a set 5/8-inch iron rod with cap marking a point of curvature to the right;

THENCE, North 89°20'18" West, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, South 00°39'43" West, a distance of 104.54 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing South 18°33'19" West, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing South 18°33'19" West, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, South 00°39'42" West, a distance of 42.25 feet to a set 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 115.85 feet to a found 5/8-inch iron rod with cap, being the southeast corner of a tract described to SV Physician Prop I, as recorded in H.C.C.F. Number 217982;

THENCE, North 00°25'45" East, a distance of 243.54 feet to a set "X";

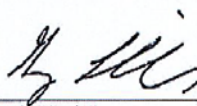
THENCE, North 88°43'56" East, a distance of 9.51 feet to a set "X";

THENCE, North 00°30'03" East, a distance of 157.46 feet to a set "X";

THENCE, North 88°40'04" East, a distance of 128.24 feet to the **POINT OF BEGINNING** and containing 1.170 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



February 21, 2020

***1.1703 acres of land in the Thomas A. Hoskins Survey, Abstract No. 342,
City of Spring Valley Village, Harris County, Texas***

A FIELD NOTE DESCRIPTION of a 1.1703 acre (50,979 square feet) tract of land in the Thomas A. Hoskins Survey, Abstract No. 342, City of Spring Valley Village, Harris County, Texas; said 1.1703 acre tract being out of Lot 2, and 17, West Park Subdivision, according to the map or plat recorded in Volume 23, Page 10 of the Harris County Map Records, being that same tract of land conveyed to TLM-SVMP II LLC, as recorded in Harris County Clerk's File No. RP-2020-16994; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "Cobb Fendley" found in the north right-of-way line of Interstate Highway No. 10 (Old Katy Road) (width varies), as recorded in Harris County Clerk's File Nos. Y978267, Y982642, 20090183741, and 20100314446 for the southeast corner of Unrestricted Reserve "A", Block 1, Adkins Corner, according to the map or plat recorded in Film Code No. 637155 of the Harris County Map Records and for the southwest corner of this tract;

THENCE, North 00° 24' 01" East - 243.41 feet with the east line of said Unrestricted Reserve "A" and with the west line of said Lot 2 to a 5/8-inch iron rod with cap found for a southwest corner of a 0.0996 acre tract of land conveyed to The City of Spring Valley, Texas, as recorded in Harris County Clerk's File No. Y011268 and for a northwest corner of this tract; from which a 1/2-inch iron rod found bears South 59° 36' 20" West - 0.44 feet;

THENCE, North 88° 45' 36" East - 9.74 feet with a south line of said 0.0996 acre tract to a cut "x" found for a southeast corner of said 0.996 acre tract and for an interior corner of this tract;

THENCE, North 00° 31' 43" East - 157.49 feet with an east line of said 0.0996 acre tract to a point for an interior corner of said 0.0996 acre tract and for a northwest corner of this tract;

THENCE, North 88° 41' 44" East - 128.25 feet with a south line of said 0.0996 acre tract to a 60D nail found for the northeast corner of this tract; from which a 5/8-inch iron rod with cap found bears North 88° 41' 44" East - 137.93 feet;

THENCE, South 00° 44' 53" West - 226.03 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap found for a southeast corner of this tract;

THENCE, North 89° 18' 38" West - 10.79 feet with a south line of said TLM-SVMP II LLC tract to a cut "x" found for an interior corner of this tract;

THENCE, South 00° 41' 23" West - 104.54 feet with the east line of said TLM-SVMP II LLC tract to a cut "x" found for the point-of-curvature of a curve to the right;

THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with said curve to the right having a radius of 25.00 feet, a central angle of 35° 46' 52", a length of 15.61 feet, and a chord bearing South 18° 34' 59" West - 15.36 feet to a cut "x" found for a point-of-reverse-curvature;

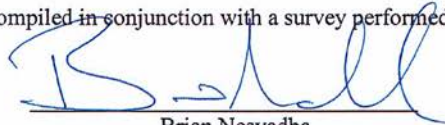
THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with a curve to the left having a radius of 25.00 feet, a central angle of $35^{\circ} 46' 52''$, a length of 15.61 feet, and a chord bearing South $18^{\circ} 34' 59''$ West - 15.36 feet to a cut "x" found for a point-of-tangency;

THENCE, South $00^{\circ} 41' 22''$ West - 41.81 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap stamped "TEAM" set in the north right-of-way line of said Interstate Highway No. 10 for a southeast corner of this tract; from which a TXDOT disc found bears North $88^{\circ} 40' 49''$ East - 135.01 feet;

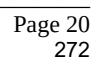
THENCE, South $88^{\circ} 40' 49''$ West - 115.85 feet with the north right-of-way line of said Interstate Highway No. 10 to the POINT OF BEGINNING and containing 1.1703 acres (50,979 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

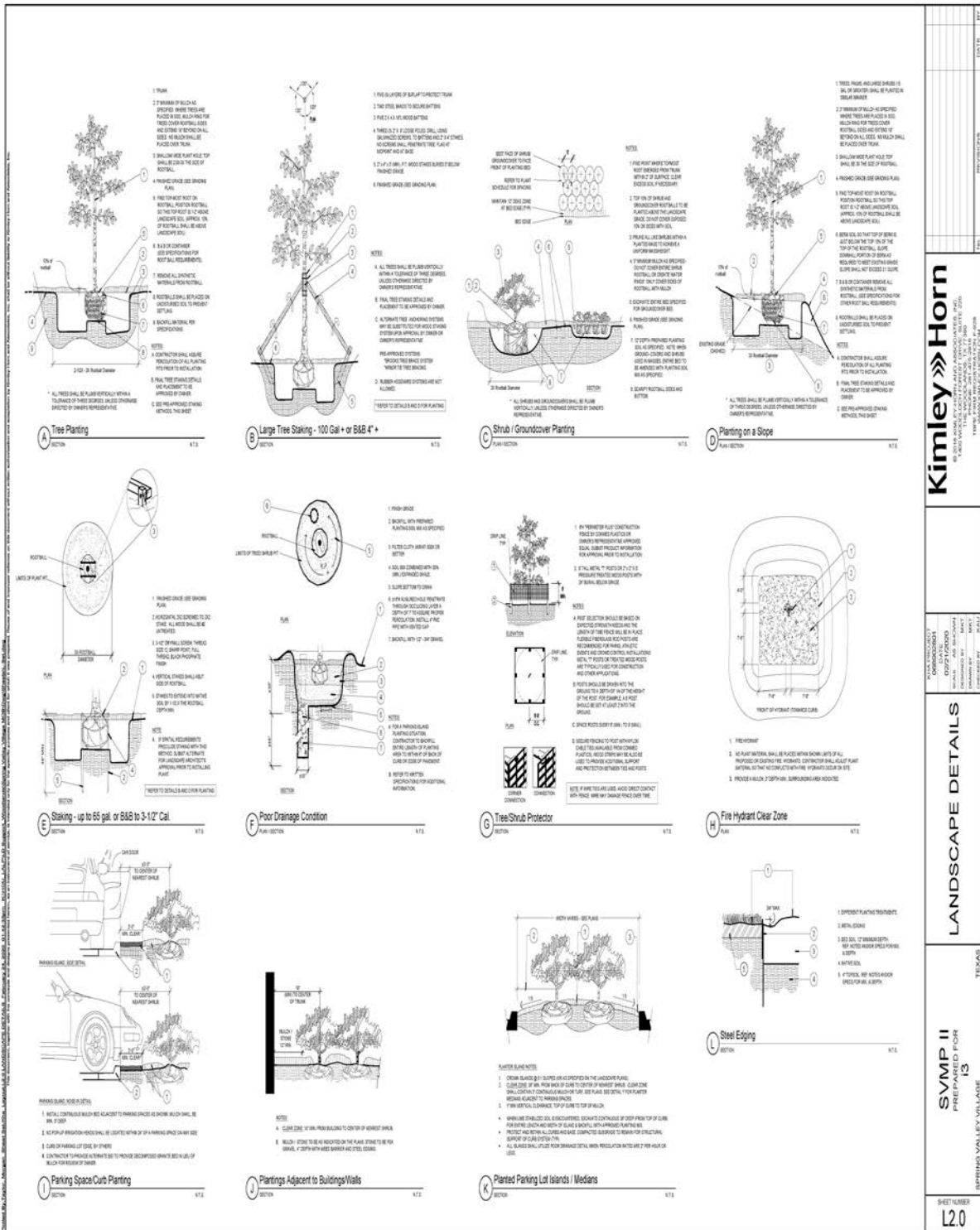
COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1509-1
W:\1509-1_Tract.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776





13



Kimley»Horn

LANDSCAPE DETAILS

SYMP II
PREPARED FOR
IS

SHEET NUMBER
L20

EXHIBIT “C” – PERMITTED USE TABLE

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
Utilities	22	O ₂
Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂

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

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P ₂
Educational Services	61	O ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, { 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P ₂

Offices of Physicians	621111	P ₁ , P ₂
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O ₂
Accommodation and Food Services	72	O ₂
Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Services Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P ₂
Barber Shops	812111	P ₂
Beauty Salons	812112	P ₂
Nail Salons	812113	P ₂
Diet and Weight Reducing Centers	812191	P ₂
Other Personal Care Services	812199; permanent make-up and electrolysis only.	P ₁ , P ₂
Funeral Homes and Funeral Services	812210	P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P ₂

Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located on the same land as the accessory use	P ₁ , P ₂
Business Associations	813910	P ₂
Professional Organizations	813920	P ₂
Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: A PRELIMINARY AND FINAL RE-PLAT OF TAMY TWO OF SPRING VALLEY, A PLOT CONTAINING 0.5470 ACRES OF LAND, SITUATED IN DWELLING DISTRICT 'A', CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 1213 TAMY LANE.
---------------	---

BACKGROUND:	Inker Landing, LLC ("Property Owner") has purchased the property currently platted as Tamy Two of Spring Valley and located at 1213 Tamy Lane ("Property"). The Property Owner requests to replat the Property into two separate single-family residential lots. The Property is a total of 0.5470 acres (23,826 square feet), and the requested replat would create two lots with the following dimensions: - Lot 23A – Approximately 0.2671 acres / 11,634 square feet - Lot 23B – Approximately 0.2799 acres / 12,192 square feet.
--------------------	--

RECOMMENDATION:	Not Applicable in Public Hearing
------------------------	----------------------------------

ATTACHMENTS:	- Plat/General Plan Submittal Application including Preliminary and Final Re-Plat of Tamy Two of Spring Valley, for the Property Located at 1213 Tamy Lane - Copy of Published Notice of Public Hearing - Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property - Affidavits of Sign Posting and Maintenance for the Property
---------------------	--

FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____
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FINANCE VERIFICATION OF FUNDING:	
---	---

SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 
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ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

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

Submittal Requirements Checklist:

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

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

Subdivision / Development Name: Tamy Two of Spring Valley

Geographical Location: 1213 Tamy Lane

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

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

Submittal Type:

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

Reason for Replat or Amending Plat:

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

Type of Plat:

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

Plat/PADD Data:

Total Acreage: 0.5470 ac

Typical Lot Size: 11,913.66 sqft

Number Lots: 2

Number of Streets: 1

Numbers and Types of Reserves: 0

Total Acres in Reserve: 0

Zoning District: Dwelling District - A

Applicant: Windrose Land Services, Inc.

Contact Name: Oanh Nguyen

Address: 11111 Richmond Ave, Suite 150 Houston, TX 777082

Phone: 832-982-2509

Fax:

Email: Oanh.Nguyen@windroseservices.com

Owner: Inker Landing, LLC

Contact Name: Russell Walker

Address: 9225 Katy Fwy, Suite 103 Houston, TX 77024

Phone: 713-303-8808

Fax:

Email: russ@walkerresidential.net

Engineer or Planner: N/A

Contact Name:

Address:

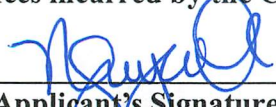
Phone:

Fax:

Email:

Authorization:

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


Applicant's Signature

03/30/2020

Date



PLAT SUBMITTAL LETTER

DATE: March 30, 2020

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

FROM: Oanh Nguyen, Platting Project Manager
Windrose Land Services

RE: Final Replat Request – Tamy Two of Spring Valley

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

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

Respectfully,

Oanh Nguyen

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

Attn: City of Spring Valley

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

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

Respectfully,



Russell A. Walker

DocuSigned by:

95314ECE625D4A4...

Charles Edward Neath

Monday, March 30, 2020

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060

CITY PLANNING SEARCH REPORT

March 25, 2020

City of Houston Planning Commission
611 Walker Street, 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records HARRIS County, Texas, as of March 17, 2020 insofar as they pertain to:

LOT 23, IN BLOCK 3, OF RUVERN VILLAGE, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

INKER STREET LANDING, LLC.

EASEMENTS AND OTHER ENCUMBRANCES:

All easements and building set back lines as shown on plat recorded in Volume 30, Page 48 of the Map Records of Harris County, Texas.

RESTRICTIONS:

Under Volume 2485, Page 704 of the Deed Records of Harris County, Texas and in Volume 30, Page 48 of the Map Records of Harris County, Texas.

LIENS:

Deed of Trust dated March 5, 2020, filed on March 6, 2020, recorded under Harris County Clerk's File No. RP-2020-104501, executed by Inker Street Landing, LLC, to Kevin Delozier, as

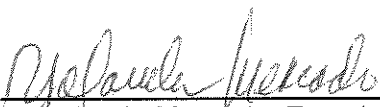
Trustee, securing the payment of one note in the amount of \$708,000.00, payable to the order of Bancorpsouth Bank.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

BY: 
Yolanda Mercado, Examiner

March 25, 2020

TAX CERTIFICATE



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

Issued To:

BURKE FRANK B ESTATE OF
1541 GARDENIA DR
HOUSTON, TX 77018-5123

Legal Description

LT 23 BLK 3
RUVERN VILLAGE

Parcel Address: 1213 TAMY LN

Legal Acres: .4015

Account Number: 076-147-003-0023

Certificate No: 12155984

Certificate Fee: \$10.00

Print Date: 04/24/2020 11:52:24 AM

Paid Date:

Issue Date: 04/24/2020

Operator ID: DPURSLEY

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 2019. ALL TAXES ARE PAID IN FULL

Exemptions:

HOMESTEAD OVER 65

Certified Owner:

BURKE FRANK B ESTATE OF
1541 GARDENIA DR
HOUSTON, TX 77018-5123

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

2019 Value:	745,926
2019 Levy:	\$2,693.39
2019 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

WE, INKER STREET LANDING, LLC, acting by and through Russell Alan Walker, Manager, and Charles Edward Neath, Manager, hereinafter referred to as Owners of the 0.5470 acre tract described in the above and foregoing map of TAMY TOW OF SPRING VALLEY, do hereby make and execute this Declaration of Dedication for the purpose and to the effect hereinafter set forth. INKER STREET LANDING, LLC, according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, and other public places, and the right of way and easements thereon, and the right to use and enjoy the same, together with all other rights and interests therein expressed; and do hereby bind ourselves our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back ground easements, or six feet (6'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane six feet (6'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

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

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

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

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the
State of Texas

My Commission Expires:

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



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

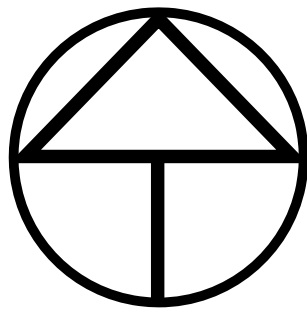
This is to certify that the City Council of the City of Spring Valley Village, Texas has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

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

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

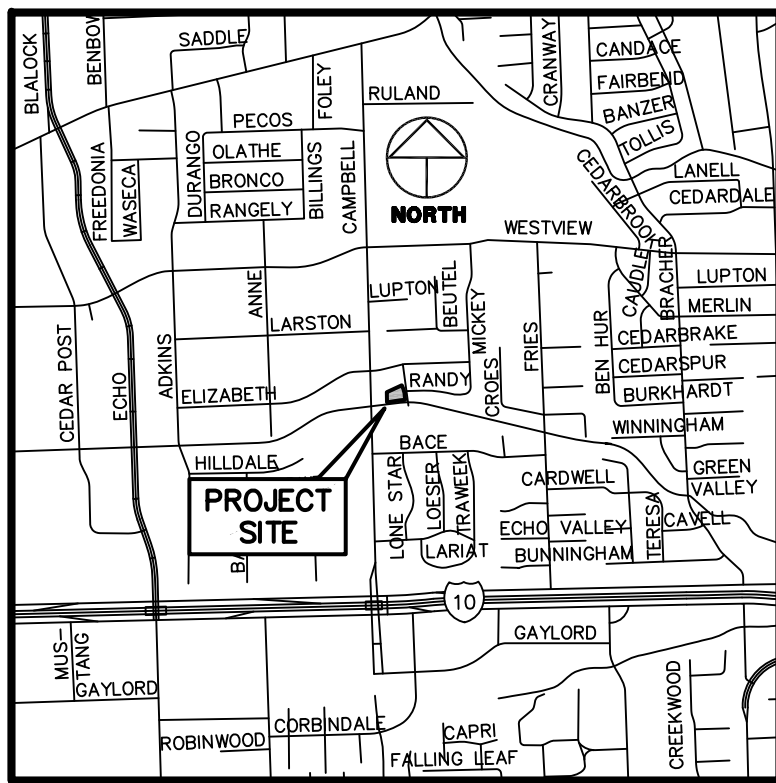
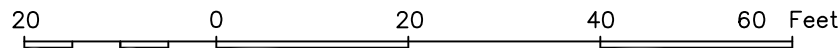
Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas

LOT 23, BLOCK 3, RUVERN VILLAGE,
AS RECORDED IN VOL. 30, PG. 48, H.C.M.R.



NORTH

GRAPHIC SCALE: 1" = 20'



CITY OF SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

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

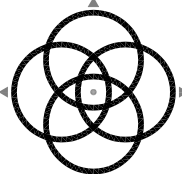
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. LOT 23A AND LOT 23B, BLOCK 3, ARE HEREBY RESTRICTED TO SINGLE-FAMILY RESIDENTIAL PLANS AND USES.
3. THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY'S ZONING ORDINANCE.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 15080D045L, WITH AN EFFECTIVE DATE OF JUNE 28, 2017, THE PROPERTY IS LOCATED IN ZONE "A1" - AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
5. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FLOOD RISK MAPS ARE UPDATED.

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

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

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

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.228
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

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

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

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy

DIVIDER PAGE

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

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

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

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

Date: Tuesday, May 12, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

Date: Tuesday, May 19, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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



EST. 1955

SPRING VALLEY V I L L A G E

April 22, 2020

Dear Property Owner:

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

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

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

Date: Tuesday, May 12, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, May 19, 2020

Time: 6:00 p.m.

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

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

Sincerely,

Zachary Meadows

Director of Community Development

Spring Branch Presbyterian Church
1215 Campbell Road
Houston, Texas 77055

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

Mark Upchurch
1214 Campbell Road
Houston, Texas 77055

Barry Chaloupka
1218 Campbell Road
Houston, Texas 77055

Andrea Garcia-Ahmed
9035 Elizabeth Road
Houston, Texas 77055

Mark & Patricia Bloom
9026 Elizabeth Road
Houston, Texas 77055

Robert & Phoebe Waggoner
9050 Elizabeth Road
Houston, Texas 77055

Lisa Keeter
9031 Elizabeth Road
Houston, Texas 77055

Jose & Isolda Garcia
9019 Elizabeth Road
Houston, Texas 77055

Graydon & Natasha Oliver
9017 Elizabeth Road
Houston, Texas 77055

Estate of Frank B. Burke
1213 Tamy Lane
Houston, Texas 77055

Allen & Celia Chung
1217 Tamy Lane
Houston, Texas 77055

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

John & Lisa Ginther
9017 Randy Drive
Houston, Texas 77055

Colin & Susan Ramsey
9018 Randy Drive
Houston, Texas 77055

Ben & Ashley Rodgers
9021 Randy Drive
Houston, Texas 77055

Lawrence Jenewein
9022 Randy Drive
Houston, Texas 77055

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

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

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

Lisa & Mark Rogers
4 Village Oaks Lane
Houston, Texas 77055

Marian Harrison
6 Village Oaks Lane
Houston, Texas 77055

Jason Consoli
8 Village Oaks Lane
Houston, Texas 77055

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

Aaron & Dana Bubela
12 Village Oaks Lane
Houston, Texas 77055

Lisa & Mark Rogers
1 Martin Lane
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
4 VILLAGE OAKS LANE
HOUSTON, TEXAS 77055

Estate of Frank B. Burke
1541 Gardenia Drive
Houston, Texas 77018

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

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



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

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160



label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

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: QANH NGUYEN

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: MAY 12, 2020

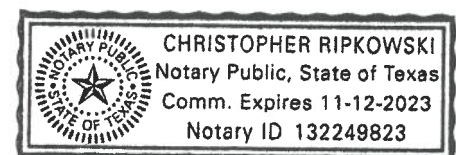
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I DANH NGUYEN hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change,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

Posting of said signs was accomplished on 04/24/2020 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along TAMM LANE

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: 04/24/2020Printed Name of Applicant or Authorized Representative for Zoning Case No. DANH NGUYENSignature of Applicant or Authorized Representative for Zoning Case No. [Signature]Sworn and subscribed before me on this date: 04/24/2020Notary Public Christopher Ripkowski

(Seal)



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

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

AFFIDAVIT OF SIGN MAINTENANCE

(Re)Zoning Case No. _____

Date of Council Meeting: _____

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 Oanh Nguyen hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 1213 Tamy Lane

1213 Tamy Lane

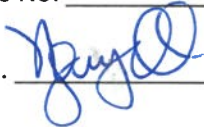
Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date 05/01/2020 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: 05/01/2020

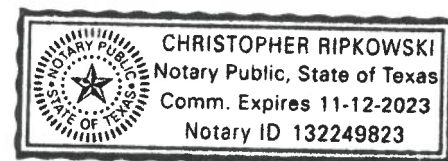
Printed Name of Applicant or Authorized Representative for Zoning Case No. Oanh Nguyen

Signature of Applicant or Authorized Representative for Zoning Case No. 

Sworn and subscribed before me on this date: 05/01/2020

Notary Public 

(Seal)



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

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC: **CONSIDERATION AND POSSIBLE ACTION CONCERNING:**

A PRELIMINARY AND FINAL RE-PLAT OF TAMY TWO OF SPRING VALLEY, A PLOT CONTAINING 0.5470 ACRES OF LAND, SITUATED IN DWELLING DISTRICT 'A', CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 1213 TAMY LANE.

BACKGROUND: In the previous agenda item, the Planning and Zoning Commission held a public hearing concerning a Preliminary and Final Re-plat of Tamy Two of Spring Valley for the property located at 1213 Tamy Lane.

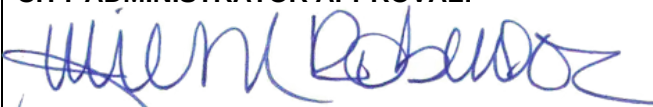
City Staff has reviewed the requested Re-Plat and determined that it meets the subdivision requirements.

RECOMMENDATION: City Staff recommends approval based on the determination that it meets the Subdivision Ordinance requirements

ATTACHMENTS: • Preliminary and Final Replat of Tamy Two of Spring Valley for the Property Located at 1213 Tamy Lane.

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: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 
---	---

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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DIVIDER PAGE

STATE OF TEXAS
COUNTY OF HARRIS

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

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

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

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

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

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

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

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

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

INKER STREET LANDING, LLC

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

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the
State of Texas

My Commission Expires:

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



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

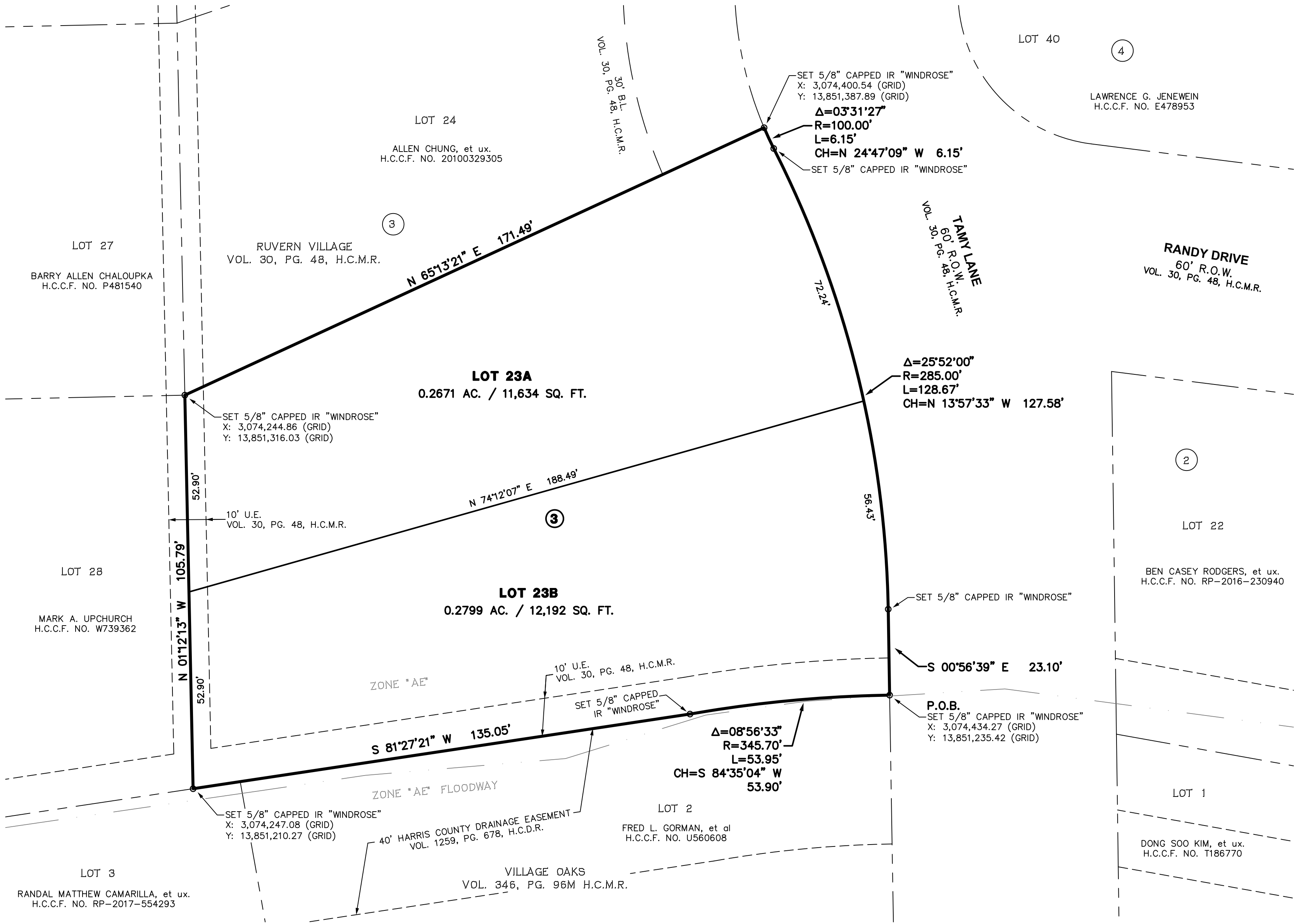
This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

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

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

ATTEST:

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



DESCRIPTION

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

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

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

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

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

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

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

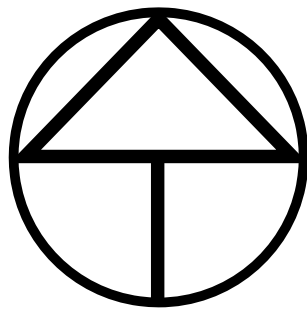
THENCE, CONTINUING ALONG SAID CURVE TO THE LEFT AND SAID TAMY LANE WEST R.O.W., HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 25 DEG. 52 MIN. 00 SEC., AN ARC LENGTH OF 128.67 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEG. 57 MIN. 33 SEC. EAST - 127.58 FEET TO A CAPPED 5/8 INCH IRON ROD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

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

I, Digne Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 20____, at _____ o'clock____M., and duly recorded on _____, 20____, at _____ o'clock____M., and at Film Code No. _____ of the Map Records of Harris County for said county. Witness my hand and seal of office, in Houston, the day and date last above written.

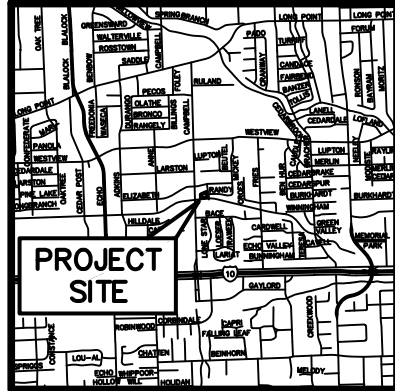
Digne Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy



NORTH

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



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

ABBREVIATIONS

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

GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- LOT 23A AND LOT 23B, BLOCK 3, ARE HEREBY RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY VILLAGE ZONING ORDINANCE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48201004645L, WITH THE EFFECTIVE DATE OF JUNE 28, 2017, THE PROPERTY IS LOCATED IN ZONE "AE", AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.

TAMY TWO OF SPRING VALLEY

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

1 BLOCK 2 LOTS

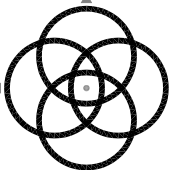
MARCH 2020

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

Owner
INKER STREET LANDING, LLC

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

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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

**Spring Valley Village
Planning & Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: May 12, 2020

TOPIC: **Changing the Date of the Planning & Zoning Commission Meeting for July.**

BACKGROUND: Planning & Zoning Commission meetings are normally held on the 2nd Tuesday of every month. Based on the regular meeting schedule, the date for the July Commission meeting would be July 14, 2020. However, on April 28, 2020, the City Council changed its meeting date for July to the same date as the Commission's regular meeting due to a scheduling conflict on behalf of Mayor-Elect Vajdos.

In the event that a re-plat or zoning case is filed that would need to be considered in July, it is recommended that the Commission determine an alternate date for July for scheduling purposes.

Possible alternate dates include:

- Tuesday, July 7th
- Wednesday, July 8th
- Wednesday, July 15th

RECOMMENDATION: None

ATTACHMENTS: • None

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:

Quikelly

SUBMITTING STAFF MEMBER:

Roxanne Benitez, City Secretary

CITY ADMINISTRATOR APPROVAL:

[Signature]

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READINGS PASSED ☐ 1 st ☐ 2 nd ☐ 3 rd	OTHER
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