



**Planning & Zoning
Commission Meeting
July 13, 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
Monday, July 13, 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 Monday, July 13, 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/86377718371>

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: 863 7771 8371 and #.

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

An audio recording of the 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 May 12, 2020
- 3. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Request for a Variance by Echo Place, LLC for the Property Located at 1020 Fries Road, from Chapter

9 Subdivisions, Section 9.103 (i)(3), Lot Depth, of the Code of Ordinances, Allowing for a Lot Depth of 100 feet Where 120 feet is Required.

4. **CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1, A Plot Containing 0.530 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1020 Fries Road.
 - A. Presentation of Preliminary and Final Re-Plat by Applicant
 - B. Those In Favor
 - C. Those Opposed
 - D. Adjourn Public Hearing
5. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1, A Plot Containing 0.530 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1020 Fries Road.
6. **CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE CREATING AND 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 by Applicant
 - B. Those In Favor
 - C. Those Opposed
 - D. Adjourn Public Hearing
7. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE CREATING AND 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.

- 8. DISCUSSION AND DIRECTION CONCERNING:** The Activities of the City Council During the June 23, 2020 Meeting Regarding Planning & Zoning Commission Matters.

9. 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 July, 2020 at 12:00 p.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, May 12, 2020

- 1. The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:00 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present at City Hall:

Trey Hoffman, Chair
Anne-Marie McMichael
Maryellen McGlothlin
Charlie Calderwood
John Lisenby, Alternate

Planning & Zoning Members present via Zoom:

Patrick Johnson
Amy Winstead
Louise Richman

A quorum was present.

City Officials present at City Hall:

Zach Meadows, Director of Community Development
Loren Smith, City Attorney

City Official via Zoom

Councilmember Marcus Vajdos

- 2. Approval of meeting minutes for regular meeting April 14, 2020**

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

Note:

Mr. Hoffman requested to move Items 9 and 10 out of order. He first made sure that the applicant was present. He received unanimous consent from Planning and Zoning Commission members to move the items out of order.

- 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. 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

Mr. Hoffman opened the public hearing at 7:08 p.m. He noted that this falls within the FPADD, next to the AT&T building. He also said that this is not the final public hearing and said that would take place at the City Council meeting. Mr. Meadows spoke about the development at the initial public hearing and all referenced ordinances are in the packet. Steven Freeman of Kimley-Horn spoke on behalf of the owner of the property, TLM-SVMP II LLC and its manager, John Joubert. Briefly, Mr. Freeman noted the requests as: to construct a building of a maximum 85 feet height consisting of three stories for professional use, a four story parking garage one of which would be underground, eliminate retail requirement, change setback to 10 feet from 20 feet connecting the underground parking, and to remove the landscaping behind the existing building. A site line study was done and it is proposed to have the building 60 feet from the sound wall and to frost the back windows of the building.

Mr. Hoffman tried to get a count of the numbers of speakers, some of whom were present and others were via telephone or Zoom. He asked that speakers not to repeat what had already been said and to try to limit speeches to no more than four minutes.

Rebecca Lopez, 9205 Cardwell

- Six stories – too high
- Would destroy residential feel of community
- 85 feet is a very tall building to have in back yard
- Wants a limit of 60 feet
- There are no other buildings this tall

John Lopez, 9205 Cardwell

- Look throughout the City and there is nothing like this
- Loves lower profile of Home Depot
- Lived in Spring Valley Village since 1982

Zach Raffoul, 9209 Cardwell

- Resident since 1999
- Lives closest to the proposed building
- Wants a smaller building

Cynthia Chen, 9200 Cardwell

- Main concern is security
- Does not feel safe with such a high building
- Can see everything from that building and garage

Marjorie Meyer, 9166 Cardwell

- Wants to support all the residents
- Visualize the impact
- Will decrease property values

Frank Sirosky

- Will decrease property values

Matt Webb, MD, 1201 Anne

- Agrees with decrease in property values
- Wants lower building

Resident at 9021 Larston

- Against the building

Wen Kai Lu, 4 Parkland St

- Agrees with everyone else
- This is a residential oasis

Valerie Spears, 9208 Cardwell

- In 1987/88, had a lot of cut through traffic prior to I-10 widening
- Concerned about cut through traffic on Hildale
- Stop potential cut through

Mr. Hoffman closed the public hearing at 7:37 p.m.

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. 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.

Mr. Hoffman and Mr. Meadows spoke about the site plan. Other comments from the commission members and staff followed.

- AMM – the ordinance in the packet is not what the applicant wants.
- LS – can provide feedback/consensus without voting.
- TH – amend existing PAD to include adjacent property; problematic; look at all properties separately; looking for a concept feedback; architecturally similar to current building.
- CC – to give some historical context; the other building came to P&Z in 2013, it was a high quality building; did not hear any feedback even though it was in front of a home owner. No feedback. This is a funky property and blocks out eastern and southern sun. With setback as narrow as suggested, there are engineering and fire challenges.
- MEM – remembers like Mr. Calderwood does about the prior building. The new proposal is so close to the backyards and the height of building is a concern.
- AW – Thank you to residents who showed up to speak. Spring Valley Village values have dropped 6%; listings are at 39%. Would encourage a lower profile. This new proposed building will be a hit on property values.
- PJ – concerned about height of building.
- LR – is this size of a building viable given changes expected in office space due to Covid 19 virus.
- JL – impact is pretty severe to neighbors.
- TH - wanted to thank everyone for their comments. This piece of property was impacted by railroad track and Old Katy Road. This area will have some sort of commercial. He is concerned about merging the PAD's. The 60 foot setback will help. Just because there may be other 85

foot buildings does not mean that this proposed building will be the same. Behind the building where Peli Peli was located, there are healthy trees and a street which makes a difference. Also, the type of lot pushes noise volume back to the residential area. It was not clear about removing the landscape. He is indifferent about removing the retail requirements. Mr. Hoffman did a print out of property values and they went up.

- AMM – friends with developer and he is a top notch developer and is friends with the neighbors. Challenging piece of property as there is not a buffer street. Understands why neighbors are concerned. Developer needs to get more creative. Does not care about retail but likes the success of Federal Grill restaurant. Setbacks are narrow between the buildings is narrow. If developer wants an 85 foot building, then other concessions need to be made.
- TH – happy with the building they did before. There was no view on the north side of the 6th floor. Currently there are no two story houses on Cardwell.
- AW – why does the building have to be 85 feet. The visual impact is that the building is always in your face.
- JL – given what they paid for land, need the density.

Valerie Spears wanted to address that there had been no residential “outcry” previously. She was not aware but she would have spoken out. She does not want a parking garage in the back as they are noisy.

Mr. Hoffman noted that feedback has been given to the developer and is pleased that the developer is in Spring Valley Village. No vote was taken.

Note:

Return to items in sequence.

- 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

Mr. Hoffman opened the public hearing at 8:23 p.m. Mr. Meadows noted that this was more of a cleanup item. Juan Castillo of CAS Consultants, 6201 Bonhomme Road represented the owner, Southwestern Bell Telephone Company, a subsidiary of AT&T for a re-plat to confirming commercial zoning from Dwelling District A. Owner plans to continue operating in the current manner until property is redeveloped. Mr. Hoffman called for comments. Ms. Lopez, 9205 Cardwell asked why she as a homeowner did not get information on this item and wanted to know what was being done. Mr. Meadows explained the re-plat. Mr. Hoffman asked if one letter or separate letters are sent regarding the zoning changes. Mr. Meadows said typically there are separate notifications and notification is based on how close the houses are to the property in question. Following residents said they did not receive notification: Ms. Chen at 9200 Cardwell and Mr. Raffoul at 9209 Cardwell. Mr. Smith said that the meeting would continue even though notification may have been missed. Mr. Hoffman reiterated that this was a housekeeping item. Mr. Castillo said the owner was not going to develop anything. Valerie Spears, 9208 Cardwell asked if it would be townhouses. Both Mr. Hoffman and Ms. McMichael

said no, this was a legal housekeeping item only. Mr. Calderwood asked if the AT&T building was a conforming building. Mr. Smith said that a plat does not affect conforming or not. Ms. Winstead said this was a housekeeping item, cut and dry.

There being no more speakers, Mr. Hoffman closed the public hearing at 8:43 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 1015 Bade Street.

Ms. McMichael made the motion to approve the item. Ms. Winstead 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 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

Mr. Hoffman opened the public hearing at 8:48 p.m. Mr. Meadows explained that this property is currently zoned Dwelling District A, but is being used as "commercial" and this is a request to re-zone accordingly. Mr. Hoffman closed the public hearing at 8:50 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 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.

Ms. Lopez asked why does it need to be a PAD and not "B." Mr. Hoffman noted that there were no plans to develop this particular piece of property. He said that the Freeway PAD provides more flexibility to be able to design a commercial entity that is pleasing to the City. Whereas with a "B" zoning there is not that flexibility. Mr. Smith said that this property was surrounded by the Freeway PAD. Ms. McMichael said that a PAD gives greater protection to the residents. If it were zoned "B" and all ordinances and regulations were met, then there would be no public hearing. Mr. Johnson made a motion to approve this item. Ms. McMichael seconded the motion. The motion carried 7 to 0.

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

Mr. Hoffman opened the public hearing at 9:00 p.m. Mr. Meadows spoke about this item explaining the NAICS sector numbers. Methodist would like to have a bottom floor access. Some second floor items like finance, insurance will be able to move to the first floor. A resident at 9035 Elizabeth asked what the City would gain with the sales tax revenues. Valerie Spears is excited about the potential of restaurants. The applicant does not want to exclude retail but would like the option. The two retail businesses, a restaurant and a decorator shop have gone out of business. Mr. Hoffman closed the public hearing at 9:15 p.m.

- 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.

Mr. Hoffman noted that the NAICS sector numbers had been reviewed and revised by the Planning and Zoning Commission over five years ago. Mr. Calderwood was fine with only allowing sector numbers 53, 52, 55, and 62. He said the building was fully leased with the exception of the two bottom floor retail areas. Ms. McMichael was okay with some professional and with taking out retail only. Ms. McGlothlin was fine with Methodist being sports rehab and agreed that being allowed on the bottom floor would provide easier access. Ms. Winstead stated that rehab was good. Mr. Johnson and Ms. Richman were in agreement. Ms. McMichael made the motion to approve the item. Ms. McGlothlin seconded the motion. The motion carried 7 to 0.

9. Moved out of order

10. Moved out of order

- 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

Mr. Hoffman opened the public hearing at 9:37 p.m. Ms. Oah Nguyen, 1111 Richmond, #150, Houston TX 77082 spoke for the applicant. This is a subdividing one lot into two lots: 11,634 square feet and 12,000+ square feet. Mr. Hoffman said that there is a single dwelling on the lot which will probably need to be demolished and that demolition needs to be part of the ordinance. This is going from one lot to two lots and both meet the requirements of the subdivision ordinance. Discussion ensued about the floodway. Driveway needs to be further north. Residents at the following addresses spoke on the item: 9006 Elizabeth, 9021 Randy, 9031 Elizabeth, 9002 Randy, and 1077 Cinnamon Oak. Comments were:

- Owner of lot has no intention of doing anything with oak.
- Concern about flooding and the large oak tree.
- The subdividing feels a bit like the Heights where two lots are being “smushed” together. They have four children and safety is a concern.
- The two driveways will take away the neighborhood feel; has safety concerns; will have to back into the two driveways; hope oak tree does not get killed.
- Speaker’s house has flooded three times; got petition with 50 signatures from residents from many streets who are against the subdividing with concerns about more traffic, flooding, safety and tree safety.
- Concerned about safety, walkers, driveways being too close to bridge and traffic.

Mr. Hoffman closed the public hearing at 10:15 p.m.

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.

Comments from Planning and Zoning members and city staff followed:

- Concerned about flooding.
- Is this a street in front of lot or not.
- Land needs to drain somewhere and the City may need to spend some money to fix it.
- Civil engineer has reached out to city.
- What happened on Merlin was a disaster and this division into two lots will not work from many issues.
- Issue about square footage of lot and the easements.
- These are high lots.
- What does the City need to do about the flooding.
- Harris County Flood Control needs to be involved with a review.
- Flooding is not a consideration in platting per Mr. Smith.

Mr. Calderwood asked if this item were tabled, when would it come up again. Mr. Smith replied that it would be on the next agenda. Mr. Calderwood made a motion to table the item. Ms. McMichael seconded the motion. The motion carried 7 to 0.

13. Consideration and possible action concerning: changing the date of the Planning & Zoning Commission meeting for July.

Mr. Meadows said that City Council has scheduled a budget meeting on the second Tuesday in July, the regular Planning and Zoning Commission meeting date. Ms. McGlothlin made a motion to set the

Planning and Zoning Commission meeting for Wednesday, July 15, 2020. Mr. Calderwood seconded the motion. The motion carried 7 to 0.

14. Discussion and direction concerning: the activities of the City Council during the April 28, 2020 meeting regarding Planning & Zoning matters.

Mr. Smith reported that City Council had approved the re-plat. Councilmember Vajdos noted that there would be a new P&Z council representative.

15. Adjournment

Ms. McMichael made a motion to adjourn. Ms. McMichael seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 10:39 p.m.

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

Attest: _____
Louise Richman, Secretary

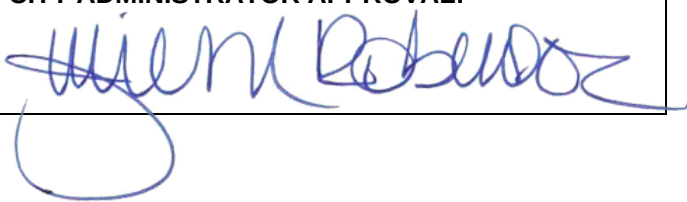
**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: July 13, 2020

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Request By Echo Place, LLC, For A Variance From Chapter 9 Subdivisions, Section 9.103 (I)(3), Lot Depth, Of The Code Of Ordinances, To Allowing For A Lot Depth Of 100 Feet Where 120 Feet Is Required For The Property Located At 1020 Fries Road.
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BACKGROUND:	Echo Place, LLC ("Property Owner") has purchased the property at 1020 Fries Road ("Property") with the anticipation of replatting the property into two separate lots both fronting Echo Valley Drive instead of fronting on Fries Road as it is currently oriented. The Property is a total of 0.530 acres (25,105.5 square feet), and the requested replat would create two lots with the following dimensions: Lot 1 – Approximately 0.275 acres / 11,988.50 square feet Lot 2 – Approximately 0.255 acres / 11,117.04 square feet Although the lots meet the base requirement of a minimum of 10,000 square feet and each lot is at minimum of 70 feet wide, the proposed lots are only 100 feet deep. Section 9.103 (i)(3) requires that all lots shall have a minimum depth of 120 feet. As such, the Property Owner is requesting that the proposed lots be granted a variance to the Subdivision Ordinance related to minimum lot depth. The Property Owner's Variance Justification Narrative is provided with this agenda item. Section 9.118 of the Subdivision Ordinance states the following: (a) The rules and regulations provided herein and incorporated herein are the minimum standards and requirements of the city. A variance from any such rule or regulation may be granted by the city council, after consideration and recommendation by the planning and zoning commission, and upon a good and sufficient showing by the developer and/or owner that: (1) There are special circumstances or conditions affecting the property in question; (2) That enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and (3) That if a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity. (b) Each and every variance request shall be decided solely and entirely on its own merits, and the disposition of any prior
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**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

or pending request for a variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interest, standing alone, shall not be considered as a basis for the granting of a variance.	
RECOMMENDATION: None	
ATTACHMENTS: - Subdivision Variance Application and Owner Authorization - Variance Justification Narrative - Existing Plat for the Property (Echo Valley Estates Replat No. 1) Recorded in September 2009 - Proposed Replat of the Property (Echo Valley Estates Replat No. 1 Partial Replat No. 1)	
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: 

DIVIDER PAGE



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

SUBDIVISION VARIANCE APPLICATION

PROPERTY INFORMATION
Property Address: 1020 Fries Rd
Legal Description: Lot 1, Block 1 of Echo Valley Estates Replat No 1
Zoning District: Dwelling District A
Requested Variance and Description: To allow a lot depth of 100', instead of 120'

OWNER INFORMATION	
Name: Echo Place, LLC	Phone#: 281-916-1101
Address: 12010 Dairy Ashford Rd., Suite 100-C	
City: Sugar Land	State: TX Zip Code: 77478

APPLICANT/AGENT INFORMATION	
Name: Mary Villareal of The Interfield Group	Phone#: 713-780-0909 Ext. 312
Address: 401 Studewood, Suite 300	
City: Houston	State: TX Zip Code: 77007
**If applicant is different than property owner a <i>Notarized Letter of Authorization</i> 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.
<u>Mary Villareal</u> Mary Villareal 06.01.2020 Signature of Contractor/Authorized Agent Printed Name Application Date

FOR OFFICE USE ONLY	
Subdivision Variance Number: _____	Date Submitted: _____
P&Z Meeting Date: 07-13-2020	P&Z Recommendation: ☐ Approval ☐ Denial
Council Meeting Date: 07-14-2020	Council Decision: ☐ Approved ☐ Denied

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

ECHO PLACE, LLC

16523 Village View Trail
Sugar Land, Texas 77498
Ph: (281) 795-6018

Planning & Zoning Commission
City of Spring Valley
1025 Campbell Road
Houston, Texas 77055

Re: Echo Valley Estates Partial Replat No 1
1020 Fries Road
(Interfield Project No.: 20011.00)

To Whom It May Concern:

This letter is to inform you that ECHO PLACE, LLC, owners of property described as Lot One (1), Block One (1) Echo Valley Estates Replat No 1 desire to replat subject property to create two (2) residential lots, for which requires a variance be submitted. Echo Place, LLC authorizes The Interfield Group to submit a variance application on our behalf. Please release any information necessary for variance submittal.

Please also let me know if you have any questions or if I may be of further assistance.

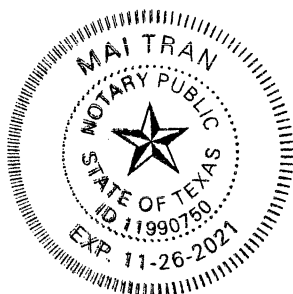
Very truly yours,

Huynhat Ton (Tony)
Managing Member

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, a notary public, on this day personally appeared Tony Ton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL of office this the 3rd day of June, 2020.



A handwritten signature in black ink, appearing to be "L. Tran", written over a horizontal line.

Notary Public in and for
The State of Texas

DIVIDER PAGE



VARIANCE FORM

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

Applicant: The Interfield Group
Property Address: 1020 Fries Road
Description: Lot 1, Block 1 of Echo Estates Replat No 1
Submittal Date: June 30, 2020

Dear Planning & Zoning Commission Members,

Specific variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to allow Lot depth to be 100', instead of 120'.

STATEMENT OF FACTS:

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

Proposed development consists of two (2) 2-story single-family homes. Lot 1 width varies from 119.74' (north property line) to 120' (south property line) and depth is 100'. Lot 2 width is 111.17' and depth is 100'. The development standards for Lot depth is required a minimum of 120 feet. The existing lot is only 100 feet in depth, as created and recorded in the plat of Echo Valley Estates Replat No 1.

Please note the following:

1. Proposed development will comply with all other zoning requirements for minimum lot area, minimum front, rear and side yard setbacks.
2. Echo Valley Estates Replat No 1 was a replat of Echo Valley Estates created in 1971, with varying lot depths the minimum being 100 feet.
3. Surrounding area is substantially developed, so developer is most likely not able to obtain additional land to increase lot depth.

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

The enforcement of the provisions of this chapter would deprive the applicant the rights to construct a proposed development having lot sizes in character with nearby properties in the same district.

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

The granting of the variance will not be detrimental to the public welfare or injurious to other property or property rights in the vicinity. On the contrary, proposed development will be in character with nearby lots along this block face and will maintain the 100' depth previously recorded.

We would like to thank you in advance for taking into consideration the property's existing lot depth of 100', and that developer is likely not able to acquire additional land to further extend the depth of existing lots and to grant the requested variance of that allows a minimum lot depth of 100'.

Developer looks forward to working with the City of Spring Valley Village to create a development that coincides with your vision to enhance this block face and community.

Very truly yours,

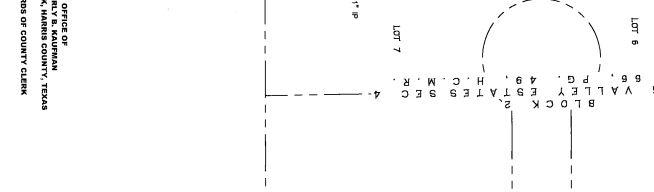
THE INTERFIELD GROUP

Mary Villareal
Planning Manager

DIVIDER PAGE

[illegible]

FILM CODE _____



A map showing the project site location. The site is marked with a star and labeled 'PROJECT SITE'. It is situated near 'BLALOCK' and 'VOSS RD.'. 'BINGLE RD.' is also shown. A north arrow is located in the top right corner of the map.

CITY OF SPRING VALLEY WILL
HARRIS COUNTY, TEXAS

ECHO VALLEY ESTATES
REPLAT NO. 1

REASON FOR REPLAT:
TO COMBINE SAID LOTS 1, 2, AND 3 OF ECHO VALLEY ESTATE
TO CREATE FOUR SINGLE FAMILY RESIDENTIAL LOTS.

Owner
Walter and Kathryn Bullitt
 1120 Fifth Street
 Houston, TX 77005

Owner
Anne Marchetti
 1024 Fifth Street
 Houston, TX 77005

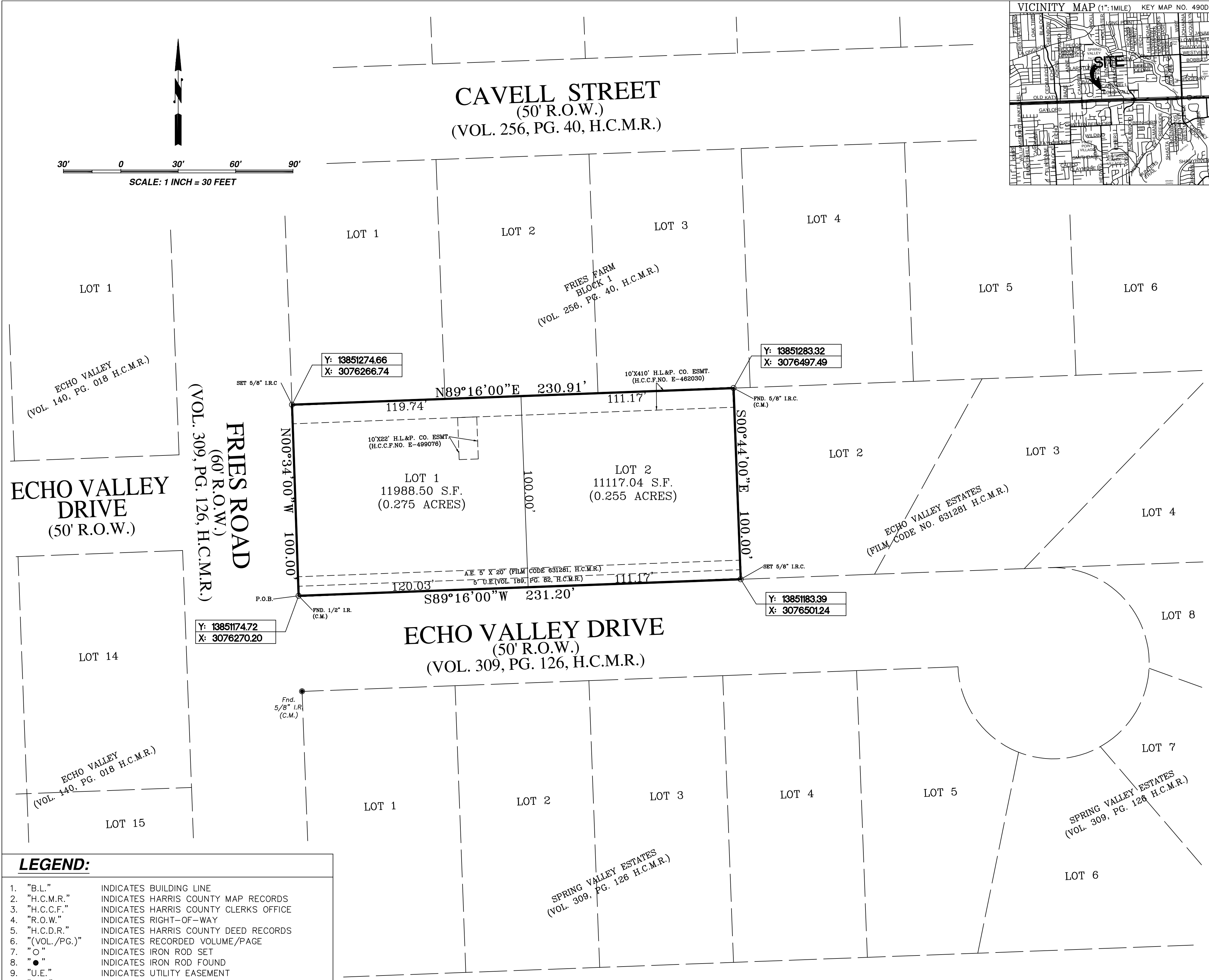
Windrose Land Services, Inc.
 3208 Windrose
 Houston, TX 77057
 Phone (713) 449-3281 Fax (713) 461-1151

Professional Development Consultants


Windrose Land Services, Inc.
3628 Westchase
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants

DIVIDER PAGE



ECHO VALLEY ESTATES REPLAT NO 1 PARTIAL REPLAT NO 1

A SUBDIVISION OF A 0.530 ACRES TRACT OF LAND BEING LOT 1, BLOCK 1, OF ECHO VALLEY ESTATES REPLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 631281 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

LOTS: 2 BLOCKS: 1
REASON FOR REPLAT: TO CREATE TWO (2) LOTS

JUNE, 2020

OWNER:
ECHO PLACE, LLC
12010 DAIRY ASHFORD RD,
SUITE 100C
SUGAR LAND, TEXAS 77478

SURVEYOR:
ARTHUR LAND SURVEYING
11111 RICHMOND AVE, SUITE #150
HOUSTON, TX 77002
TEL. 281-937-1731
BRANCH NO. 10194357

STATE OF TEXAS
COUNTY OF HARRIS

WE, ECHO PLACE, LLC, ACTING BY AND THROUGH TONY TON, MANAGING MEMBER OF ECHO PLACE, LLC, OWNER OF THE 0.530 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ECHO VALLEY ESTATES REPLAT NO 1 PARTIAL REPLAT NO 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

FURTHER, OWNERS 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 IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO 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.

IN TESTIMONY WHEREOF, THE ECHO PLACE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TONY TON, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2020.

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS RE-PLAT OF ECHO VALLEY ESTATES REPLAT NO 1 PARTIAL REPLAT NO 1 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: BY: MARCUS VAIDOS, MAYOR CITY OF SPRING VALLEY VILLAGE, TEXAS

ROXANNE BENITEZ, CITY SECRETARY CITY OF SPRING VALLEY VILLAGE, TEXAS

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

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

CHRIS HOLLINS
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

I, CHRIS HOLLINS, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERKS OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON ____ 20____ BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

CHRIS HOLLINS
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: DEPUTY

WE, SPIRIT OF TEXAS BANK SSB, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ECHO VALLEY ESTATES REPLAT NO 1 PARTIAL REPLAT NO 1, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 20190544214, 20190544215, AND 20190544216 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

I, DANIEL VILLA JR., HAVE PROPERLY MARKED ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINT AND POINTS OF CURVE IN PLAT OR SUBDIVISION OF LAND WITH GALVANIZED IRON PIPES AS STAKES, SUCH PIPES BEING ONE (1) INCH IN DIAMETER AND THREE (3) FEET OR MORE IN LENGTH; AND THAT THE PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

I, DANIEL VILLA JR., AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS TO ONE (5/8 TO 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.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

I, DANIEL VILLA JR., HAVE PROPERLY MARKED ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINT AND POINTS OF CURVE IN PLAT OR SUBDIVISION OF LAND WITH GALVANIZED IRON PIPES AS STAKES, SUCH PIPES BEING ONE (1) INCH IN DIAMETER AND THREE (3) FEET OR MORE IN LENGTH; AND THAT THE PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

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BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

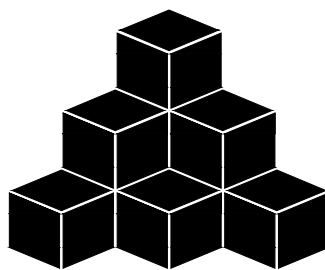
PRINT NAME: _____

MY COMMISSION EXPIRES: _____

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

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The
INTERFIELD GROUP
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET

(INTERFIELD PROJ. #: 20011.00)

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

MEETING DATE: July 13, 2020

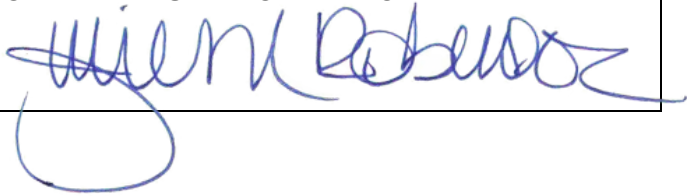
TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: A Preliminary and Final Re-Plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1, A Plot Containing 0.530 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1020 Fries Road.
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BACKGROUND:	Echo Place, LLC ("Property Owner") has purchased the property located at 1020 Fries Road ("Property"). The Property Owner is requesting to replat the Property into two separate lots fronting Echo Valley Estates instead of Fries Road as it currently is situated. The Property is a total of 0.530 acres (25,105.5 square feet), and the requested replat would create two lots with the following dimensions: Lot 1 – Approximately 0.275 acres / 11,988.50 square feet Lot 2 – Approximately 0.255 acres / 11,117.04 square feet The proposed lots do not currently meet the subdivision requirement for lot depth since the lots are only 100 feet deep instead of the required 120 feet. However, the Property Owner has requested a subdivision variance to the lot depth, and the Commission considered the variance request in the previous agenda item. • If the Subdivision Variance in the previous agenda item is approved, then the proposed new lots will meet all of the requirements of the Subdivision Ordinance. • In the event the Subdivision Variance in the previous agenda item is denied, then the proposed replat does not meet the Subdivision Ordinance and it must be denied. In order to provide an efficient process for the Property Owner, Staff brought the replat forward at the same time that the Commission would be considering the requested variance to the subdivision regulations. Additionally, the Property Owner was advised prior to filing the Applications for both the subdivision variance and the replat that there was no guarantee that the Commission would grant the requested subdivision variance and therefore the requested replat was also not guaranteed.
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ACTIONS TAKEN

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

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

RECOMMENDATION: Not Applicable in the Public Hearing	
ATTACHMENTS:	- Preliminary and Final Replat of Echo Valley Estates Replat No. 1 Partial Replat No. 1 for the Property Located at 1020 Fries Road. - Plat/General Plan Submittal Application Including Supporting Application Documents - City Comments to Original Submission - 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 - Affidavit 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# _____
FINANCE VERIFICATION OF FUNDING:	
	
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

DIVIDER PAGE

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: Echo Valley Estates Replat No 1 Partial Replat No 1

Geographical Location: 1020 Fries Rd., being north of Echo Valley Dr., east of Fries Rd., south of Cavell St. and west of Spring Valley Estates
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: A.H. Osbourne/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:

To create two (2) residential lots

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: 0.530Typical Lot Size: 12002.97 SFNumber Lots: 2Number of Streets: 0Numbers and Types of Reserves: 0Total Acres in Reserve: 0Zoning District: Dwelling District AApplicant: The Interfield GroupContact Name: Mary VillarealAddress: 401 Studewood, Suite 300, Houston, TX 77007Phone: 713-780-0909

Fax: _____

Email: mvillareal@interfield.netOwner: Echo Place, LLCContact Name: Tony TonAddress: 16523 Village View Trail, Sugar Land, TX 77498Phone: 281-916-1101

Fax: _____

Email: tony@tsquaredevelopment.comEngineer or Planner: The Interfield GroupContact Name: Mary VillarealAddress: 401 Studewood, Suite 300, Houston, TX 77007Phone: 713-780-0909

Fax: _____

Email: mvillareal@interfield.net**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

03/18/2020

Date



March 18, 2020

Planning & Zoning Commission
City of Spring Valley
1025 Campbell Road
Houston, Texas 77055

Re: Echo Valley Estates Replat No 1 Partial Replat No 1
1020 Fries Road
(Interfield Project No.: 20011.00)

Dear Sirs and Madams,

On behalf of ECHO PLACE, LLC, owners of subject property, we submit Echo Valley Estates Replat No 1 Partial Replat No 1. Property consists of a 0.530-acre tract of land, being Lot 1, Block 1 of Echo Valley Estates Replat No 1, recorded in Film Code No. 631281 of the Harris County Map Records. The reason for replat is to create two (2) residential lots.

We hope this partial replat meets with your approval. Please let me know if you have any questions or if I may be of further assistance.

Very truly yours,
THE INTERFIELD GROUP


Mary Villareal
Planning Manager

Attachments

Declaration Title Company, LLC
6901 Corporate Dr., Suite 102
Houston, Texas 77036
Phone: 713-988-1069 Fax: 713-827-8255

CITY PLANNING LETTER

GF No.: 20-0018-MT-A

We, Declaration Title Company, LLC duly incorporated and doing business under the laws of the State of Texas, do hereby certify that we have made careful search of the Real Property Records of Harris County, Texas, through an effective date of December 29, 2019, insofar as they pertain to:

PROPERTY:

Property Address: 1020 Fries Road, Houston, TX 77055

Legal Description: Lot One (1), in Block One (1), of ECHO VALLEY ESTATES REPLAT NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 631281 of the Map Records of Harris County, Texas.

And find the following:

TITLE: appears to be vested in ECHO PLACE, LLC

RESTRICTIONS:

Those in Volume 189, Page 82 and Film Code No. 631281 of the Map Records of Harris County, Texas, Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

EASEMENTS:

- Easement(s) for drainage, 15 feet on each side of the center line of all natural drainage courses as set forth and shown on the recorded plat of said subdivision/addition.
- Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat of said subdivision; Purpose: public utilities Affects: front 5 feet along the South; together with an aerial easement 5 feet wide and 20 feet above the ground attached thereto
- A building set-back line, as disclosed by said map/plat of said subdivision; Affects: 8 feet wide along the North property line.
- A building set-back line, as disclosed by said map/plat of said subdivision; Affects: 25 feet wide along the West property line.
- A building set-back line, as disclosed by said map/plat of said subdivision; Affects: 10 feet wide along the North and East property line(s).

- A building set-back line, as disclosed by said map/plat of said subdivision; Affects: 15 feet wide along the South property line.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted and defined in a document: Granted to: Houston Lighting and Power Company Purpose: underground electric distribution Affect: 10 feet in width and 410 feet long Recording No: Harris County Clerk's File No. E462030, located South of, adjacent to and adjoining the North line of subject property, beginning at the northwest corner of said Lot 1, and extending in a easterly direction along the northerly line, a distance of 410 feet, and as shown on the recorded plat of said addition.
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted and defined in a document: Granted to: Houston Lighting and Power Company Purpose: electric distribution Affect: 10 feet in width and 22 feet in length Recording No: Harris County Clerk's File No. E499076, the location of the centerline of which is shown by a dot-dash symbol on Sketch No. 75-0358, and as shown on the recorded plat of said addition.

LIENS:

- Vendor's Lien retained in Deed dated December 5, 2019, filed on December 10, 2019 under Harris County Clerk's File No(s). 20190544214, executed by Walter C. Bullitt and spouse, Kathryn Marie Bullitt to Echo Place LLC, securing the payment of one note of even date therewith in the sum of \$1,643,799.00, payable to the order of Spirit of Texas Bank SSB and being additionally secured by Deed of Trust, to Dean O. Bass, Trustee(s); said Deed of Trust filed under Harris County Clerk's File No(s). 20190544215.

Financing Statement filed December 10, 2019, under Harris County Clerk's File No(s). 20190544216, executed by Echo Place LLC, as debtor(s) to Spirit of Texas Bank SSB as secured party.

- THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY:

NOTE: The following conveyances were found within the last 24 months: E231483

NOTE: We find title vested in record owner(s) by virtue of Deed filed under Harris County Clerk's File No(s). 20190544214.

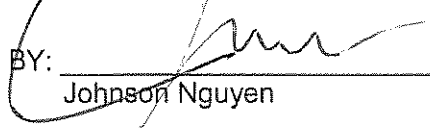
SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in

connection with repairs or new improvements; unpaid taxes; change in marital status or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Declaration Title Company, LLC

BY: 

Johnson Nguyen

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# FAH19008458

WARRANTY DEED WITH VENDOR'S LIEN

Date:

December 5th
2019

Grantor: WALTER C. BULLITT and spouse, KATHRYN MARIE BULLITT

Grantor's Mailing Address (including county):

14703 Eagle Vista Drive, Apt 326, Houston, TX 77077

(Harris County)

Grantee: ECHO PLACE, LLC, a Texas limited liability company

Grantee's Mailing Address (including county):

16253 Village View Trail, Sugar Land, TX 77498

(Fort Bend County)

Consideration:

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged and further consideration of the execution and delivery by Grantee of one certain Promissory Note of even date herewith in the principal sum of ONE MILLION SIX HUNDRED FORTY-THREE THOUSAND SEVEN HUNDRED NINETY-NINE AND NO/100 DOLLARS (\$1,643,799.00) payable to the order of SPIRIT OF TEXAS BANK, SSB ("LENDER"), in College Station, Texas, as therein provided and bearing interest at the rates therein specified, and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the Vendor's Lien herein retained, and is additionally secured by a Construction Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing of even date herewith to Dean O. Bass, Trustee.

Property (including any improvements):

Lot One (1), in Block One (1), of ECHO VALLEY ESTATES REPLAT NO. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 631281 of the Map Records of Harris County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every

FILED BY
FIDELITY NATIONAL TITLE

Page 1 of 2

RP-2019-544214

person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

It is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, at which time this Deed shall become absolute.

LENDER, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on the date first above written.

STATE OF Texas
COUNTY OF Harris

Walter C Bullitt
WALTER C. BULLITT

Before me, Caroline A Schaefer, a notary public, on this day personally appeared WALTER C. BULLITT, known to me (or proved to me on the oath of _____ or through TT & DL description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5 day of December, 2019.

(personalized seal)

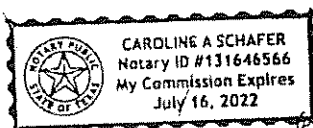
RA W
Notary Public in and for the
State of Texas

STATE OF Texas
COUNTY OF Harris

Kathryn Marie Bullitt
KATHRYN MARIE BULLITT

Before me, Caroline A Schaefer, a notary public, on this day personally appeared KATHRYN MARIE BULLITT, known to me (or proved to me on the oath of _____ or through US Passport description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5 day of December, 2019.



(personalized seal)

RA W
Notary Public in and for the
State of Texas

AFTER RECORDING RETURN TO:

RP-2019-544214
Pages 3
12/10/2019 11:56 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

TAX CERTIFICATE



LEO VASQUEZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON AVE., SUITE 100
HOUSTON, TEXAS 77002

Issued To:
BULLITT WALTER C
1020 FRIES RD
HOUSTON, TX 77055-4716

Legal Description:
LT 1 & TR 2A
ECHO VALLEY ESTATES

Parcel Address: 1020 FRIES RD

Legal Acres: .5484

Print Date: 09/11/2009

Paid Date:

Issue Date: 09/11/2009

Operator ID: KBARBA

Account Number: 105-231-000-0001

Certificate No: 11311896

Certificate Fee: \$10.00

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 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 2008. TAXES THRU 2008 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2009.

Exemptions:

HOMESTEAD
OVER65

Certified Owner:

BULLITT WALTER C
1020 FRIES RD
HOUSTON, TX 77055-4716

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

2008 Value: \$398,000.00

2008 Levy: \$1,007.13

2008 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 (GP) No: N/A
Issued By: *[Signature]*
LEO VASQUEZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

Delinquent_tax_certificate.rtf v1.55

TAX CERTIFICATE



LEO VASQUEZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR
1001 PRESTON AVE., SUITE 100
HOUSTON, TEXAS 77002

Issued To:
MARCHETTI ANNE W
1024 FRIES RD
HOUSTON, TX 77055-4716

Legal Description:
LT 3 & TR 2B
ECHO VALLEY ESTATES

Parcel Address: 1024 FRIES RD

Legal Acres: .7419

Print Date: 09/11/2009

Paid Date:

Issue Date: 09/11/2009

Operator ID: KBARBA

Account Number: 105-231-000-0002

Certificate No: 11311895

Certificate Fee: \$10.00

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 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 2008. TAXES THRU 2008 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2009.

Exemptions:

HOMESTEAD

Certified Owner:

MARCHETTI ANNE W
1024 FRIES RD
HOUSTON, TX 77055-4716

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

2008 Value: \$463,485.00

2008 Levy: \$2,357.55

2008 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 (GP) No: N/A
Issued By: *[Signature]*
LEO VASQUEZ
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

Delinquent_tax_certificate.rtf v1.55

9/02/2009

NCR

SPRING BRANCH ISD TAX OFFICE
8880 WESTVIEW
P. O. BOX 19037
HOUSTON TX 77224
713-251-7960 FAX 713-365-5593

TAX CERTIFICATE

FEE 10.00

ACCOUNT: 105-231-000-0001

CERTIFICATE NUMBER: 1,483

OWNER NAME & ADDRESS

BULLITT WALTER C
1020 FRIES RD
HOUSTON TX 77055-4716

LEGAL DESCRIPTION

LT 1 & TR 2A
ECHO VALLEY ESTATES

.5484 ACRES
1020 FRIES RD

NO DELINQUENT
TAXES ARE DUE.

JURIS = TAXING ENTITY CODES:
25 SPRING BRANCH ISD 80 SPRING VALLEY VILLAGE

The 2009 current year taxes have not been calculated as of 9/2/2009

THE 2008 TAXES: 3,508.83 PAID ON: 07/22/2009

CURRENT TAX ROLL MARKET VALUE: 398,000

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2008 WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - WINDROSE LAND SERVICES INC LOAN/GP NUMBER -

AUTHORIZED AGENT: LAURIE PAYTON TAX ASSESSOR COLLECTOR SPRING BRANCH ISD

SIGNED BY: *[Signature]* DATE: 9/2/2009
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

9/02/2009

NCR

SPRING BRANCH ISD TAX OFFICE
8880 WESTVIEW
P. O. BOX 19037
HOUSTON TX 77224
713-251-7960 FAX 713-365-5593

TAX CERTIFICATE

FEE 10.00

ACCOUNT: 105-231-000-0002

CERTIFICATE NUMBER: 1,482

OWNER NAME & ADDRESS

MARCHETTI ANNE W
1024 FRIES RD
HOUSTON TX 77055-4716

LEGAL DESCRIPTION

LT 3 & TR 2B
ECHO VALLEY ESTATES

.7419 ACRES
1024 FRIES RD

NO DELINQUENT
TAXES ARE DUE.

JURIS = TAXING ENTITY CODES:
25 SPRING BRANCH ISD 80 SPRING VALLEY VILLAGE

The 2009 current year taxes have not been calculated as of 9/2/2009

THE 2008 TAXES: 6,953.13 PAID ON: 01/23/2009

CURRENT TAX ROLL MARKET VALUE: 463,485

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF SPRING BRANCH ISD ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INCLUDING 2008 WITH THE ABOVE LISTED EXCEPTIONS.

ISSUED TO - WINDROSE LAND SERVICES INC LOAN/GP NUMBER -

AUTHORIZED AGENT: LAURIE PAYTON TAX ASSESSOR COLLECTOR SPRING BRANCH ISD

SIGNED BY: *[Signature]* DATE: 9/2/2009
THIS CERTIFICATE DOES NOT CLEAR ABUSE OF GRANTED EXEMPTIONS AS DEFINED IN SECTION 11.43 PARAGRAPH (I) OF THE TEXAS PROPERTY TAX CODE.

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

631282
FILM CODE

ECHO VALLEY ESTATES
REPLAT NO. 1
THIS IS PAGE 2 OF 2 PAGES
SCANNER KM-4850W

DIVIDER PAGE

Plat Comments: Echo Valley Estates Replat No 1 Partial Replat No 1

Zoning District: Dwelling District A

	Comment	Ordinance Section or Reference	Surveyor Response	Completed
1	These Lots will require a variance to the lot depth before replat can be undertaken; lot depth reflected is 100 feet and Subdivision Ordinance requires 120 feet.	9.103(i)(3) of the Subdivision Ordinance	Subdivision Variance Request Submitted 06/01/2020	<i>Subdivision Variance Request Scheduled for July 13, 2020</i>
2	Remove all building lines from the plat. Add a plat note "All building lines are dictated by the Zoning Ordinance".		Note has been added, See Note #2	<i>Completed 3/30/2020</i>
3	Provide a key map, which key map shall show the relation of the proposed plat or subdivision of land to all well-known streets, railroads, highways and water courses within one (1) mile of such plat or subdivision of land. Such key map shall be drawn on a scale of one (1) inch on the key map equal to one (1) mile.	Section 9.103(e) of the Subdivision Ordinance.	Vicinity Map has been updated to address this comment	<i>Completed 3/30/2020</i>
4	Label point of beginning as "POB"		P.O.B have been added	<i>Completed 6/19/2020</i>
5	Provide the metes and bounds description on the plat	Sec. 212.004 of local government code	Metes and Bounds have been added to the Plat	<i>Completed 6/19/2020</i>
6	Provide a recent Planning Letter or Title report showing all easements, liens and lenders for both properties.	Subdivision 9.103(f)(1)	Provided	<i>Completed 3/30/2020</i>
7	Provide any signatory's required or provide a no object letter from any liens.	Subdivision 9.103(f)(1)	Provided on Planning Letter	<i>Completed 3/30/2020</i>
8	Add floodplain note. Note that flood plain maps are subject to change.		Note has been added, See Note #4	<i>Completed 6/19/2020</i>
9	Utilize the City Council Certificate as included, and replace the existing certificate.		City Council Certificate has been updated	<i>Completed 6/19/2020</i>
10	Remove Public Works certificate (Pat Riley), as there is no required infrastructure required to service this subdivision (Water, Sewer, and roads currently exist).		This certificate has been removed	<i>Completed 3/30/2020</i>

11	Provide a certification that the minimum that he or she has properly marked all block corners, lot corners, angle points and points of curve in plat or subdivision of land with galvanized iron pipes as stakes, such pipes being one (1) inch in diameter and three (3) feet or more in length; and that the plat correctly represents the survey made by him or her.	Sec. 9.103(f)	Surveyor Certification has been revised per comment	<i>Completed 3/30/2020</i>
12	Correct minor spelling errors, as reflected in the plat attached to email and comments on such		Comment addressed	<i>Completed 3/30/2020</i>
13	Required Tax certificates		Comment addressed	<i>Completed 3/30/2020</i>

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 Echo Valley Estates Replat No. 1 Partial Replat No. 1, A Plot Containing 0.530 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1020 Fries Road.

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

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

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

Date: Tuesday, July 14, 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.

DIVIDER PAGE



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

June 22, 2020

Dear Property Owner:

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

A Preliminary and Final Re-Plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1, A Plot Containing 0.530 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1020 Fries Road.

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

Date: Monday, July 13, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, July 14, 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 1020 Fries Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows
Director of Community Development

Don Sepulveda
10 Wild Oak Circle
Houston, Texas 77055

Richard Brown
11 Wild Oak Circle
Houston, Texas 77055

Valerie Villareal
8902 Echo Valley Drive
Houston, Texas 77055

Arthur Henderson
8903 Echo Valley Drive
Houston, Texas 77055

Kimberly Hohman & Lee Lancelot
8906 Echo Valley Drive
Houston, Texas 77055

Chad Carpenter & Kristine Kuse
8907 Echo Valley Drive
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
8903 ECHO VALLEY DRIVE
HOUSTON, TEXAS 77055

Arthur Henderson
1222 Emerald Green Lane
Houston, Texas 77094

Y Square Design Build LLC
8910 Echo Valley Drive
Houston, Texas 77055

Andrew & Jennifer Lucio
8911 Echo Valley Drive
Houston, Texas 77055

Y Square Design Build LLC
8582 Katy Freeway, Suite 220
Houston, Texas 77024

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
8910 ECHO VALLEY DRIVE
HOUSTON, TEXAS 77055

Chad & Christina Knips
8801 Echo Valley Drive
Houston, Texas 77055

Charles & Jolie Stinneford
8802 Echo Valley Drive
Houston, Texas 77055

Jerry & Jeanette Burrell
8805 Echo Valley Drive
Houston, Texas 77055

Loc & Doan Pham
8806 Echo Valley Drive
Houston, Texas 77055

Charles & Saundra Waters
8809 Echo Valley Drive
Houston, Texas 77055

Jack & Melissa Anderson
8810 Echo Valley Drive
Houston, Texas 77055

Paul & Madeline Bunch
8813 Echo Valley Drive
Houston, Texas 77055

Andrew & Kathleen Rossi
8817 Echo Valley Drive
Houston, Texas 77055

Edna Bohreer
8821 Echo Valley Drive
Houston, Texas 77055

Steven & Joan Lufburrow
8825 Echo Valley Drive
Houston, Texas 77055

Mark & Dottie Collins
8829 Echo Valley Drive
Houston, Texas 77055

Robert & Beverly Twaddell
8840 Cavell Street
Houston, Texas 77055

Kyle & Debra Sears
8841 Cavell Street
Houston, Texas 77055

Robert Farrar Jr.
8844 Cavell Street
Houston, Texas 77055

Jerry & Sharon Turner
8845 Cavell Street
Houston, Texas 77055

Amanda Canto & Carl Heinrichs
8848 Cavell Street
Houston, Texas 77055

Henry & Kristy Gindorf
8849 Cavell Street
Houston, Texas 77055

Richrd & Edna Wilshusen
8852 Cavell Street
Houston, Texas 77055

Fries

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



Howard & Hiroko Lamont
8853 Cavell Street
Houston, Texas 77055

Maged & Julie Rifaat
8856 Cavell Street
Houston, Texas 77055

James Sadler
8857 Cavell Street
Houston, Texas 77055

Christopher & Heather Talbert
8860 Cavell Street
Houston, Texas 77055

Christopher & Heather Talbert
7501 Westview Street
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
8860 CAVELL STREET
HOUSTON, TEXAS 77055

Christopher & Heather Talbert
8860 Cavell Street
Houston, Texas 77055



DIVIDER PAGE

RESIDENTIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

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

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

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

PLACEMENT

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

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

PROOF OF POSTING

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

REMOVAL OF SIGNS

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

Preparer's Name: Mary Villareal Preparer's Signature: Mary Villareal

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. N/ADate of Planning and Zoning Commission Meeting: July 13, 2020

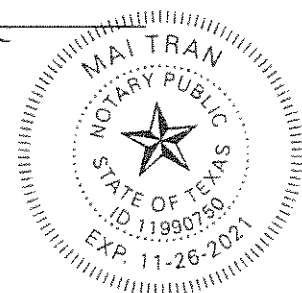
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Huy Ton hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 1020 Fries Road

Posting of said signs was accomplished on JUNE 19 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 Fries Road & Echo Valley Drive

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

Executed this date: 6.19.2020Printed Name of Applicant or Authorized Representative for Zoning Case No. Huy TonSignature of Applicant or Authorized Representative for Zoning Case No. [Signature]Sworn and subscribed before me on this date: 6.19.2020Notary Public [Signature]

(Seal)



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

STAFF USE ONLY:Date/Time submitted: 6/19/2020 Verified by: Zach Meadows

**AFFIDAVIT OF SIGN MAINTENANCE**(Re)Zoning Case No. N/ADate of Council Meeting: July 14, 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 Huy Ton hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 1020 Fries Road

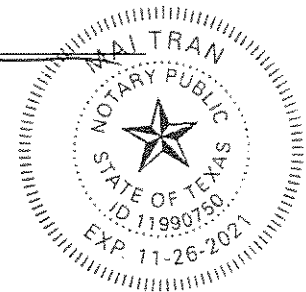
Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date July June 19, 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: 6.19.2020Printed Name of Applicant or Authorized Representative for Zoning Case No. Huy TonSignature of Applicant or Authorized Representative for Zoning Case No. [Signature]Sworn and subscribed before me on this date: 6.19.2020

(Seal)

Notary Public [Signature]

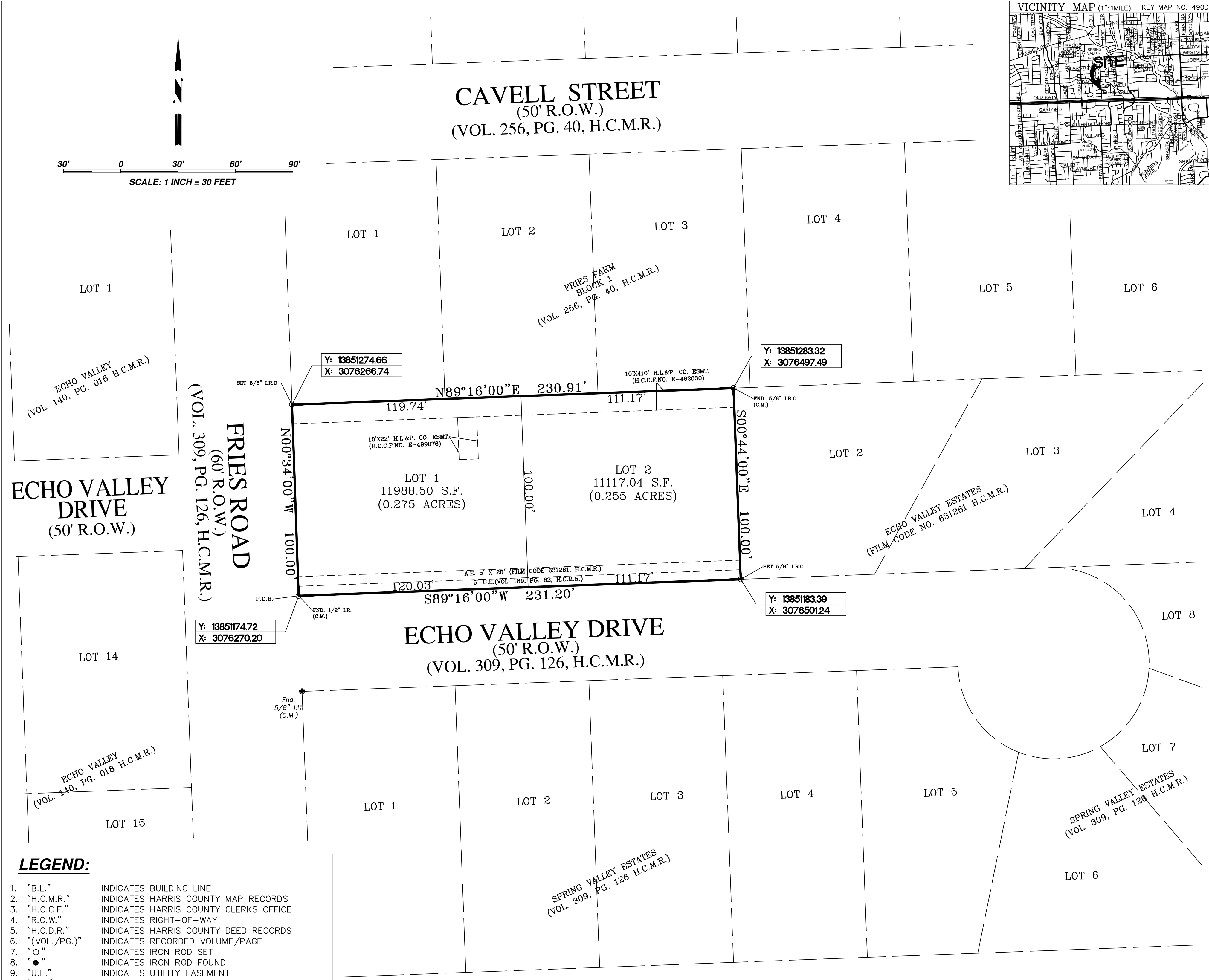
PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:Date/Time submitted: 6/19/2020 Verified by: Zach Meadows

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

MEETING DATE: July 13, 2020

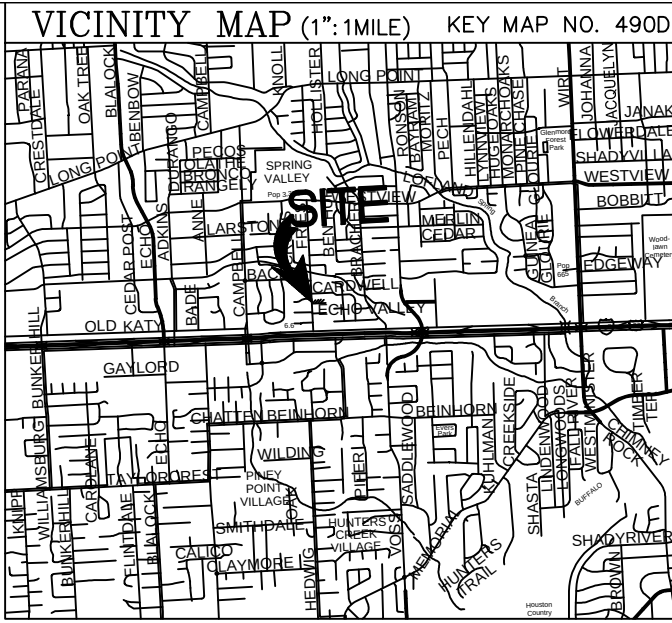
TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1, A Plot Containing 0.530 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1020 Fries Road.		
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission held a public hearing concerning a Preliminary and Final Re-plat of Echo Valley Estates Replat No. 1 Partial Replat No. 1 for the property located at 1020 Fries Road.		
RECOMMENDATION:	City Staff recommends approval if the Subdivision Variance for the lot depth is approved. If Subdivision Variance is not approved, Staff recommends denial based on the determination that the Plat does not meet the Subdivision Ordinance requirements		
ATTACHMENTS:	Preliminary and Final Replat of Echo Valley Estates Replat No. 1 Partial Replat No. 1 for the Property Located at 1020 Fries Road.		
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:  	



LEGEND:	
1. "B.L."	INDICATES BUILDING LINE
2. "H.C.M.R."	INDICATES HARRIS COUNTY MAP RECORDS
3. "H.C.C.F."	INDICATES HARRIS COUNTY CLERKS OFFICE
4. "R.O.W."	INDICATES RIGHT-OF-WAY
5. "H.C.D.R."	INDICATES HARRIS COUNTY DEED RECORDS
6. "(VOL./PG.)"	INDICATES RECORDED VOLUME/PAGE
7. "O"	INDICATES IRON ROD SET
8. "●"	INDICATES IRON ROD FOUND
9. "U.E."	INDICATES UTILITY EASEMENT
10. "C.M."	INDICATES CONTROLLING MONUMENT
11. "A.E."	INDICATES AERIAL EASEMENT
12. "ESMT."	INDICATES EASEMENT
13. "FND."	INDICATES FOUND
14. "I.R.C."	INDICATES CAPPED IRON ROD
15. "P.O.B."	INDICATES POINT OF BEGINNING

PLAT NOTES:	
1.	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 LOT 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.
2.	ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.
3.	NOTE THAT FLOOD PLAIN MAPS ARE SUBJECT TO CHANGE.
4.	THIS PROPERTY LIES IN ZONE SHADED X AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480313 EFFECTIVE DATE JUNE 18, 2007.

LOT 1 METES AND BOUNDS	LOT 2 METES AND BOUNDS
BEING A TRACT OF LAND CONTAINING 0.275 ACRES AND BEING 11,988.52 SQUARE FEET OUT OF LOT 1, BLOCK 1, OF ECHO VALLEY ESTATES REPLAT NO. 1, ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 631281 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND MARKING THE NORTHEAST BLOCK CORNER OF THE EAST LINE OF FRIES ROAD (60' RIGHT-OF-WAY) AND NORTH LINE OF ECHO VALLEY DRIVE (50' RIGHT-OF-WAY) WITH THIS BEING THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND; THENCE NORTH 00 DEGREES 34 MINUTES 00 SECONDS WEST, ALONG SAID FRIES ROAD A DISTANCE OF 100.00 FEET TO A 5/8" IRON FOR THE NORTHWEST CORNER OF THE HEREON DESCRIBED TRACT; THENCE NORTH 89 DEGREES 16 MINUTES 00 SECONDS EAST A DISTANCE, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF THE ECHO VALLEY ESTATES, A DISTANCE OF 119.74 FEET FOR THE NORTHEAST CORNER OF THE HEREON DESCRIBED TRACT; THENCE SOUTH 00 DEGREES 44 MINUTES 00 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT IN THE NORTH LINE OF SAID ECHO VALLEY DRIVE, FOR THE SOUTHEAST CORNER OF HEREON DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG SAID LINE OF ECHO VALLEY DRIVE, A DISTANCE OF 120.03 FEET TO THE POINT OF BEGINNING AND THUS CONTAINING 0.275 ACRES OF LAND MORE OR LESS.	BEING A TRACT OF LAND CONTAINING 0.255 ACRES AND BEING 11117.00 SQUARE FEET OUT OF LOT 1, BLOCK 1 OF ECHO VALLEY ESTATES REPLAT NO. 1, ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 631281 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS FOLLOWS: COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND MARKING THE NORTHEAST BLOCK CORNER OF THE EAST LINE OF FRIES ROAD (60' RIGHT-OF-WAY) AND NORTH LINE OF ECHO VALLEY DRIVE (50' RIGHT-OF-WAY); THENCE NORTH 89 DEGREES 16 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE OF ECHO VALLEY DRIVE, A DISTANCE OF 120.03 FEET TO A POINT MARKING THE POINT OF BEGINNING OF THE HEREON DESCRIBED 0.255 ACRE TRACT; THENCE NORTH 0 DEGREES 44 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT FOR A CORNER IN THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF THE ECHO VALLEY ESTATES, WITH THIS BEING THE NORTHWEST CORNER OF THE HEREON DESCRIBED TRACT; THENCE NORTH 89 DEGREES 00 SECONDS EAST A DISTANCE OF 111.17 FEET TO A 5/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE HEREON DESCRIBED TRACT; THENCE SOUTH 00 DEGREES 44 MINUTES 00 SECONDS EAST A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREON DESCRIBED TRACT AND BEING IN THE NORTH LINE OF ECHO VALLEY DRIVE; THENCE SOUTH 89 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG SAID ECHO VALLEY DRIVE, A DISTANCE OF 111.17 FEET TO THE POINT OF BEGINNING AND THUS CONTAINING 0.255 ACRES OF LAND MORE OR LESS.



STATE OF TEXAS
COUNTY OF HARRIS

WE, ECHO PLACE, LLC, ACTING BY AND THROUGH TONY TON, MANAGING MEMBER OF ECHO PLACE, LLC, OWNER OF THE 0.530 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ECHO VALLEY ESTATES REPLAT NO 1 PARTIAL REPLAT NO 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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

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

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

FURTHER, OWNERS DO HEREBY 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 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 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 ECHO PLACE, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TONY TON, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2020.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TONY TON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

DANIEL VILLA JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6751

I, JOHN R. BLOUNT, COUNTY ENGINEER OF HARRIS COUNTY, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE HARRIS COUNTY COMMISSIONERS' COURT AND THAT IT COMPLIES OR WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE HARRIS COUNTY ROAD LAW AS AMENDED AND ALL OTHER COURT ADOPTED DRAINAGE REQUIREMENTS.

JOHN R. BLOUNT, P.E., LEED AP
COUNTY ENGINEER

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS RE-PLAT OF ECHO VALLEY ESTATES REPLAT NO 1 PARTIAL REPLAT NO 1 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: _____ BY: MARCUS VAIDOS, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

ROXANNE BENITEZ, CITY SECRETARY
CITY OF SPRING VALLEY VILLAGE, TEXAS

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

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

CHRIS HOLLINS
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____ DEPUTY

I, CHRIS HOLLINS, COUNTY CLERK OF HARRIS COUNTY AND EX OFFICIO CLERKS OF THE HARRIS COUNTY COMMISSIONERS' COURT, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS APPROVED AT A LEGALLY CONVENED MEETING OF THE HARRIS COUNTY COMMISSIONERS' COURT HELD ON ____ 20____ BY AN ORDER ENTERED INTO THE MINUTES OF THE COURT.

CHRIS HOLLINS
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

BY: _____ DEPUTY

WE, SPIRIT OF TEXAS BANK SSB, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ECHO VALLEY ESTATES REPLAT NO 1 PARTIAL REPLAT NO 1, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 20190544214, 20190544215, AND 20190544216 OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

ECHO VALLEY ESTATES REPLAT NO 1 PARTIAL REPLAT NO 1

A SUBDIVISION OF A 0.530 ACRES TRACT OF LAND BEING LOT 1, BLOCK 1, OF ECHO VALLEY ESTATES REPLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 631281 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

LOTS: 2 BLOCKS: 1
REASON FOR REPLAT: TO CREATE TWO (2) LOTS

JUNE, 2020

OWNER:
ECHO PLACE, LLC
12010 DAIRY ASHFORD RD,
SUITE 100C
SUGAR LAND, TEXAS 77478

SURVEYOR:
ARTHUR LAND SURVEYING
11111 RICHMOND AVE, SUITE #150
HOUSTON, TX 77002
TEL. 281-937-1731
BRANCH NO. 10194357

The
INTERFIELD GROUP
engineering | architecture

401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET

(INTERFIELD PROJ. #: 20011.00)

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

MEETING DATE: July 13, 2020

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

Ordinance Number 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE CREATING AND 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: On May 12, 2020, the Planning & Zoning Commission held a public hearing on an Amendment to the Adkins Planned Area Development proposed for the property at 9210 Old Katy Road. During the meeting, the Commission highlighted several concerns with the overall development proposal and requested additional information before any ordinance was approved for such an amendment.

Following the meeting, TML-SVMP II LLC (“Owner”) met with the City to discuss the proposal and the resubmission to be presented to the Commission for consideration. Since the development was for a separate piece of property, the City requested that the Owner withdraw the PAD Amendment application and submit a new application for a new PAD Development.

Based on the feedback provided and additional information requested by the Planning and Zoning Commission, the Planned Area Development Application is presented for consideration. The following is a summary of the main components of the requested SVMP II PAD as submitted by Kimley-Horn and Associates (“Applicant”) on behalf of the Owners:

- Proposed three-story professional building over a four-level parking garage, one of the parking levels below

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

ground. The proposed building has a gross building square footage (excluding parking area levels) of 87,855 square feet, and a net rentable square footage of 76,396 square feet.

- The building height is proposed to be a maximum of 85' feet above ground level.
- In an effort to address the concerns expressed by several residents:
 - A landscape balcony is proposed to sit at level three of the parking garage consisting of evergreen and small plants to provide additional screening of the structure above the sound wall for adjacent residential neighboring properties.
 - Additional screening from inside the building has been included on all office levels with the addition of aluminum fins installed at angles running the width of the structure. The aluminum fins would block views from the office building into the adjacent residential properties.
 - Ivy will climb the façade from levels 4-6 on each side of the aluminum extrusions.
 - The garage will be screened with a screening element that is similar to the one that was used at Spring Valley Medical Plaza Phase I.
- The proposed building line setbacks are as follows:
 - Front – Fifty (50') feet from I-10 frontage road
 - Rear – Thirty (30') feet from property lines of adjacent residential lots (inclusive of the 10 foot wide strip of land owned by the City for the sound wall)
 - West Side – Thirty (30') feet from property lines of adjacent residential lots (inclusive of the 10 foot wide strip of land owned by the City for the sound wall)
 - Existing commercial structures – Ten (10') feet from both the AT&T building and Spring Valley Medical Plaza building

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- Additional information concerning access, additional landscaping, lighting, signage and other typically addressed in a PAD Ordinance have all been provided within the submittal package.

Generally, any developments within the Freeway Planned Area Development District (FPADD), which includes this property, are required to follow the regulations established within Commercial District “C” as a baseline. Any deviation may be granted through the passage of a PAD Ordinance. The following items are requested reductions to the requirements found within the Zoning ordinance governing this property as submitted by the Applicant:

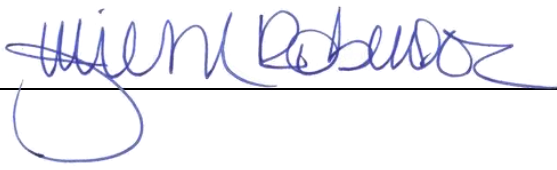
- 85-foot maximum building height in lieu of the 39-foot maximum height allowed on the property currently. (Commission should note that the Freeway Planned Area District does allow for a maximum of eighty-five (85') feet; however, Commercial District “C” states no building should be higher than thirty-nine (39') feet.)
- 3.9 parking spaces per 1,000 square feet of net rentable building area in lieu of the 5.0 parking spaces per 1,000 square feet of gross building area required on the property currently for medical office use. With the requested reduction in the number of required parking spaces, the Applicant would provide 298 parking spaces instead of 382 as required by the Building Code.
- Elimination of the requirement to have retail use on the first floor.
- Approve the removal of the landscaping behind the existing Medical Office Building located on the 9230 Katy Freeway property to accommodate the extension of the fire lane as required by the Village Fire Department Fire Marshal in order to meet current Fire Code requirements.

RECOMMENDATION: Not Applicable in the Public Hearing

ATTACHMENTS:

- Application for New Planned Area Development and Supporting Documents
- Copy of Published Notice of Public Hearing
- Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property
- Sign Posting and Maintenance Affidavits
- Petition Submitted by Rebecca Bloch-Lopez on June 3, 2020
- Map Reflecting Location of Properties that Signed Petition

**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# _____
FINANCE VERIFICATION OF FUNDING:	
	
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

DIVIDER PAGE



PAD DEVELOPMENT & PAD AMENDMENT APPLICATION

PROPERTY INFORMATION	
Type of Application: ☒ New Planned Area Development ☐ Amendment to Planned Area Development	
Property Address: TBD-Site is located on the north side of Interstate 10 mid-block between Adkins Road and Bade Street	
Legal Description: 1.170-Acre Tract Being Out of Lot 17 and Lot 2 in West Park Subdivision	
Development Name: SVMP II	Zoning District: FPADD

OWNER INFORMATION	
Name: TLM-SVMP II LLC - John Joubert	Phone#: 713-600-0800
Address: 110 E. Davis Street McKinney, TX 75069	
Email: jjoubert@i3interests.com	

APPLICANT/AGENT INFORMATION	
Name: Kimley-Horn - Steven Freeman	Phone#: 281-475-2817
Address: 1400 Woodloch Forest Drive, Suite 225 The Woodlands, TX 77380	
Email: steven.freeman@kimley-horn.com	
**If applicant is different than property owner a Notarized Letter of Authorization must be attached to the application	

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

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

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

PAD DEVELOPMENT & PAD AMENDMENT SUBMITTAL REQUIREMENTS

Attach These Items With Completed Application:

- ☐ Fifteen (15) copies of Completed Packet
- ☐ Letter stating applicant's reasons for request
- ☐ Letter from property owner if different from the applicant

The Following Items Are Required To Be Addressed Within All PAD Applications:

- ☐ Site Plan
- ☐ Elevation Plans
- ☐ Access for the Property; Traffic Impact Study
- ☐ Parking Facilities and Maintenance thereof (Off-site, on-site, overnight, parking structures, etc.); Parking Ratios
- ☐ Adjacent Property impacts – sight lines, landscape screening, noise & light spillover
- ☐ Uses (Permitted, uses allowed by specific use permit, uses by floor, restriction of outdoor uses including display & sales, etc.)
- ☐ Hours of operation, construction activity, & site maintenance
- ☐ Dumpster location(s) and hours of trash collection
- ☐ Landscaping plans, plant lists, irrigation plans and maintenance thereof
- ☐ Logistics for deliveries including location & hours of operation
- ☐ Signage (type(s), location, sizes, etc.)
- ☐ Drainage system design in compliance with City's Drainage Criteria Manual
- ☐ Plans for site electrical & other utility delivery systems
- ☐ Site Lighting – landscape, signage, accent, exterior building & parking lot

How do I submit a request?

The City of Spring Valley Village requests that 15 copies be submitted at the time of application. Before submitting, you will be required to meet with City representatives to hold a development review committee meeting. Upon completion of the meeting and a complete application, applicants will coordinate submission and payment of application.

What is the purpose of the public hearings?

The City of Spring Valley has established that all Plats must go through a Public Hearing Process in order to be approved; this will take place with the Planning & Zoning Commission and the City Council. The platting regulations are established to ensure an orderly development of lots throughout the City, as such 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 or a representative should be present at the public hearings. The owner, applicant or an agent may make the presentation to the Planning & Zoning Commission.



June 26, 2020

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

**RE: Applicant Letter
SVMP II
Proposed Planned Area Development Application
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 property described in the supporting documents submitted with this letter, please allow this letter to serve as a summary of the application to create a Planned Area Development for the subject property to allow the construction of a single building with incorporated parking garage. The proposed development will conform to the following proposed development criteria and with the supporting plans provided with this application.

1. **Building Description** – The development within the PAD consists of a single three-story professional building over a four-level parking garage. One of the parking levels is located below ground, and therefore, the proposed building will have a total of 6 levels above grade. The gross building square footage (excluding parking area levels) is 87,855 square feet, and the net rentable square footage is 76,396 square feet.
2. **Building Height** – The maximum height of the building will not exceed 85'-0" above ground level.
3. **Residential Buffering/Screening** – Due to its visibility to the adjacent residential neighborhood, special care was given to ease its scale and visual impact. It is our understanding, through the circulated petition signed by a number of citizens, the preference would be to limit this building to the requirements set forth in Section 12 Chapter 06:03.01 and 06:03.02 of the Zoning Ordinance. While this chapter does not apply to the subject property since it lies within Commercial District C, we have attempted to adopt, in-part, a design concept consistent with the requirements for buildings within Commercial District B. More specifically, as it relates to stepping back the building from the property lines in order to increase the building height. The north façade is stepped back over multiple floors from the residential area, providing relief to the neighboring homes and views. We are providing a landscaped balcony of evergreen trees at level 3 to offer an initial buffer between the new building and the neighboring views. At all office levels we are proposing extruded aluminum fins installed at angles that would block views from the office building into the adjacent residential properties. In consideration of the residents' view, we are softening the building lines with ivy which will climb the façade from levels 4-6 on

each side of the aluminum extrusions. Additionally, the garage will be screened with a similar screening element that was used at Spring Valley Medical Plaza Phase I.

4. Setbacks – The building within the PAD will conform to the following setbacks:
 - a. 50-foot building line setback along the Interstate 10 frontage of the site.
 - b. 20-foot building line setback on the portions of the north and west property lines of the subject site 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 this building line established on the subject site (including the 10-foot wide strip of land owned by the City) will be 30-feet.
 - c. 10-foot building line setbacks from all other portions of the boundary of the subject site.
5. Building Use – The proposed use within the building consists of medical use only.
 - a. No retail use is required for the building within this PAD.
6. Parking – The development provides 3.9 parking spaces per 1,000 square feet of net rentable building square footage.
7. Access – The bulk of building tenant traffic will enter and exit the parking garage via the existing driveway on the Interstate 10 westbound frontage road. There will also be cross access provided through the existing medical office building development on the neighboring property that will help distribute some of the vehicle trips to and from the site onto Adkins Road.
8. Landscaping – Landscaping and irrigation will be provided that meet or exceed the City's landscape ordinances. A final landscape and irrigation plan will be submitted with construction documents at time of permit submission.
 - a. Existing landscaping behind the existing medical office building on the neighboring property to the west of the subject site will be removed 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.
9. Drainage – All rainwater runoff on the subject site will be collected in an onsite underground storm sewer system that will outfall to the existing storm sewer in the Interstate 10 right of way. The onsite storm sewer system will be designed in conformance with the published City and TxDOT drainage criteria, including detention if required to meet the applicable requirements. If detention is required, it will be provided underground.
10. Outdoor uses – Outdoor displays and storage are prohibited.
11. Site Lighting – No outdoor lighting shall be permitted to directly shine on adjacent residential or business properties. All outdoor lamps will be appropriately shaded and screened.
12. Trash Dumpsters – The development will have one trash/refuse dumpster location as shown on the site plan behind the building, so it is not visible from the adjacent public right of way.
13. Noise – All activities will comply with the ordinances of the City applicable to noise and sounds.

In summary, the requested PAD for the subject site is seeking the following reductions from the development criteria that currently govern the development of this property based on the current zoning designation and applicable City codes and ordinances:

- 85-foot maximum building height in lieu of the 39-foot maximum height allowed on the property currently.
- 3.9 parking spaces per 1,000 square feet of net rentable building area in lieu of the 5.0 parking spaces per 1,000 square feet of gross building area required on the property currently for medical office use.
- Elimination of the requirement to have retail use on the first floor.
- Approve the removal of the landscaping behind the existing Medical Office Building located on the 9230 Katy Freeway property to accommodate the extension of the fire lane.

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.

A handwritten signature in black ink that reads "Steven Freeman". The signature is written in a cursive, flowing style.

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

An architectural rendering of a modern medical plaza. The building features a multi-story structure with a prominent glass facade on the right side, reflecting the sky. The left side of the building has a more solid, light-colored facade with vertical window bands. The foreground shows a paved plaza area with some landscaping. The overall style is clean and professional.

SPRING VALLEY MEDICAL PLAZA PHASE II

9210 Old Katy Road
Houston, TX 77055



AERIAL VIEW OF PROJECT



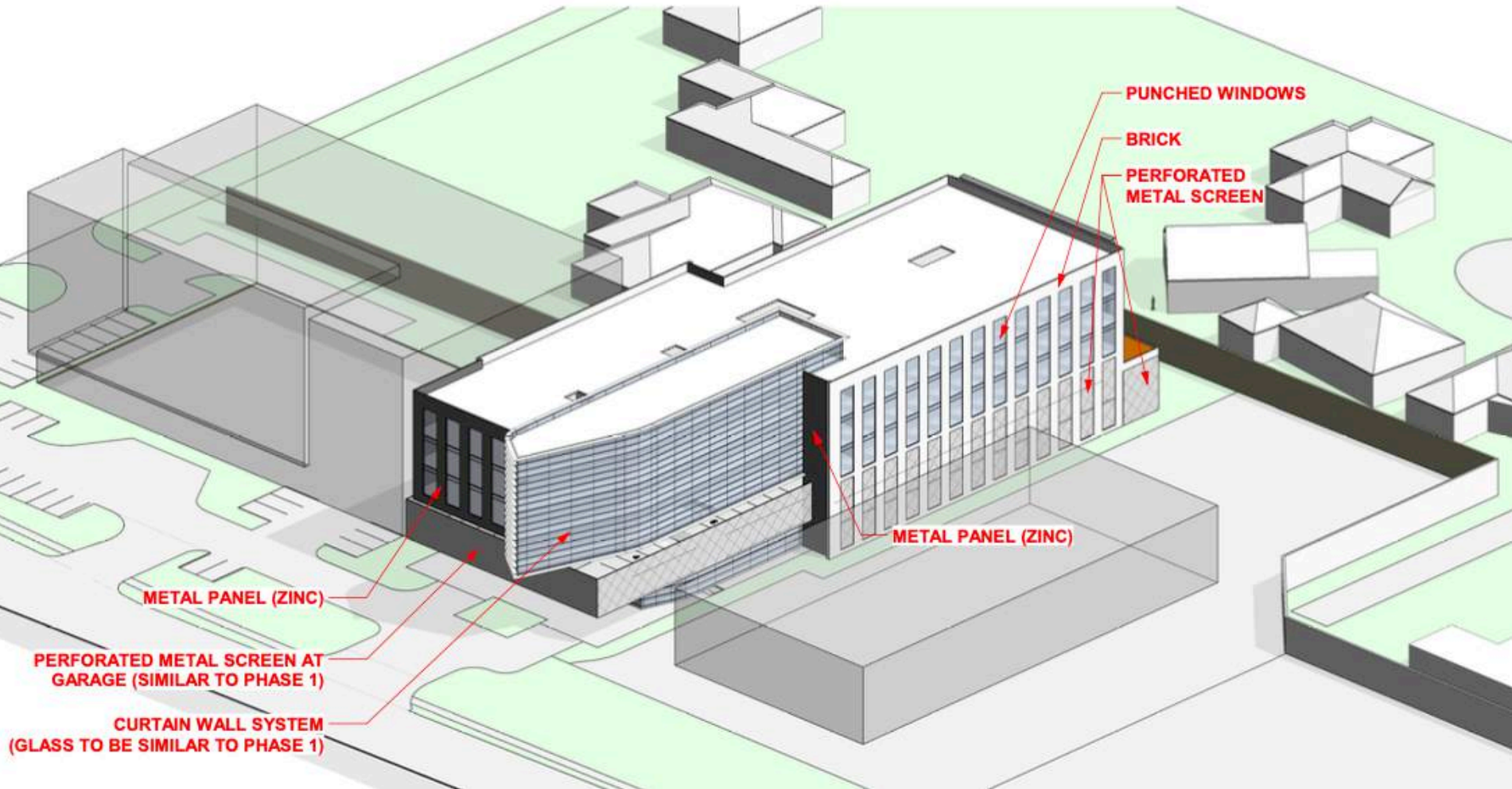
— SOUTH ELEVATION (VIEW FROM INTERSTATE 10)



NORTH ELEVATION



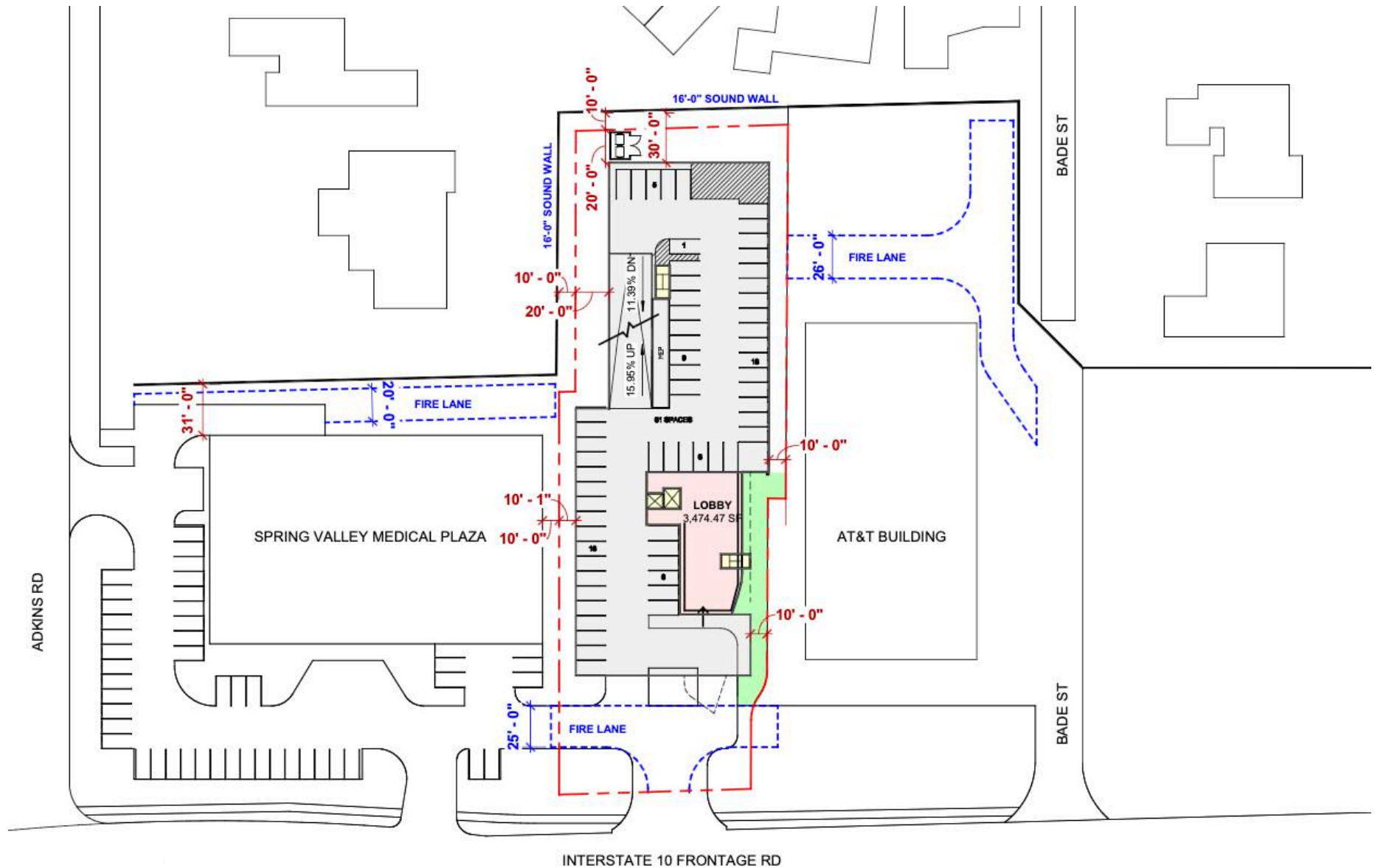
SITE RENDERING



SITE RENDERING



PROPOSED SITE PLAN



AERIAL VIEW OF ADJACENT PROPERTIES

SUBJECT

1A/B

SPRING VALLEY
MEDICAL PLAZA
PHASE II

7A/B

JENSEN
PARKING GARAGE

3

ERSA GRAE
BUILDING

2

SPRING VALLEY
MEDICAL PLAZA

SPRING VALLEY PLACE (STREAM)
& PARKING GARAGE

5 & 6

ERSA GRAE
PARKING GARAGE

4A/B



i3interests.com

Spring Valley Phase II | 8

75

BUILDING LINE STUDY OVERVIEW

	PROPERTY	LOCATION	STATUS	HEIGHT	SETBACK DISTANCES		TOTAL DISTANCE	RESIDENTIAL AREA OF SIGHT	ADJACENT STRUCTURE HEIGHTS
	SUBJECT				Structure to Sound Wall	Sound Wall to Residence			
1A	Spring Valley Medical Plaza Phase II	9210 Old Katy	Originally Proposed	6 Stories 85 ft	30 ft	35 ft	65 ft	3.5 Stories	Single Story
1B	Spring Valley Medical Plaza Phase II		Revised Proposal	6 Stories 85 ft	30/50 ft	35 ft	85 ft	2.5 Stories	Single Story
2	Spring Valley Medical Plaza	9230 Katy Fwy	Existing	6 Stories 85 ft	30 ft	38 ft	68 ft	3 Stories	Single Story
3	Ersa Grae Building	9090 Katy Fwy	Existing	5 Stories ~80 ft	50 ft	72 ft	122 ft	3.5 Stories	Single Story
4A	Ersa Grae Parking Garage - North		Existing	5 Levels ~48 ft	10 ft	75 ft	85 ft	2.5 Levels	Single Story
4B	Ersa Grae Parking Garage - East			4 Levels ~38 ft	10 ft	60 ft	70 ft		
5	Spring Valley Place (Stream)	1001 Campbell	Approved	5 Stories 85 ft	100 ft	74 ft	174 ft	4 Stories	Two Story
6	Spring Valley Place (Stream) Parking Garage - North		Approved	7 Levels 67 ft	15 ft	74 ft	89 ft	4.5 Levels	Two Story
7A	Jensen Parking Garage - North		Approved	4 Levels 60 ft	25 ft	81 ft	106 ft	3 Levels	Two Story
7B	Jensen Parking Garage - Northwest		Approved	4 Levels 60 ft	28 ft	62 ft	90 ft	2.5 Levels	Single Story

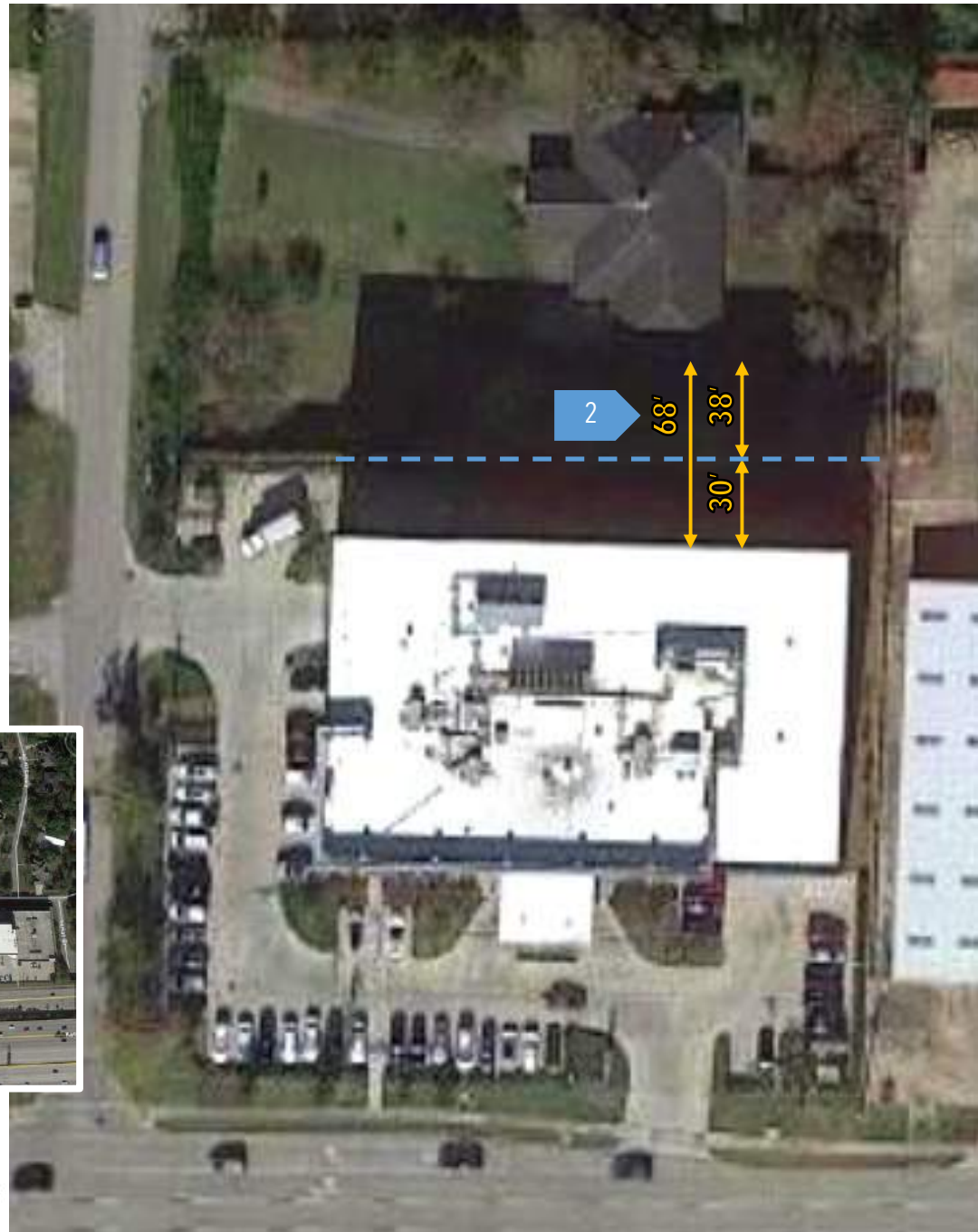


BUILDING LINE STUDY

PROPERTY: SPRING VALLEY MEDICAL PLAZA
LOCATION: 9230 KATY FWY

2

STATUS: EXISTING
HEIGHT: 6 STORIES, 85 FT
SETBACKS: 30 FT + 38 FT = 68 FT



AERIAL VIEW KEY



i3interests.com

SITE LINE STUDY

PROPERTY: SPRING VALLEY MEDICAL PLAZA
LOCATION: 9230 KATY FWY

2

STATUS: EXISTING
HEIGHT: 6 STORIES, 85 FT
SETBACKS: 30 FT + 38 FT = 68 FT



***VIEW LOOKING NORTH FROM LEVEL 5,
5 FT BACK FROM WINDOW***

VIEW LOOKING NORTH FROM LEVEL 5, AT WINDOW GLASS



BUILDING LINE STUDY

**PROPERTY: SPRING VALLEY MEDICAL PLAZA
PHASE II**

LOCATION: 9210 OLD KATY RD

1A OPTION 1:

STATUS: ORIGINALLY PROPOSED
HEIGHT: 6 STORIES, 85 FT
SETBACKS: 30 FT + 35 FT = 65 FT

1B OPTION 2:

STATUS: PROPOSED
HEIGHT: 6 STORIES, 85 FT
SETBACKS: 50 FT + 35 FT = 85 FT



AERIAL VIEW KEY



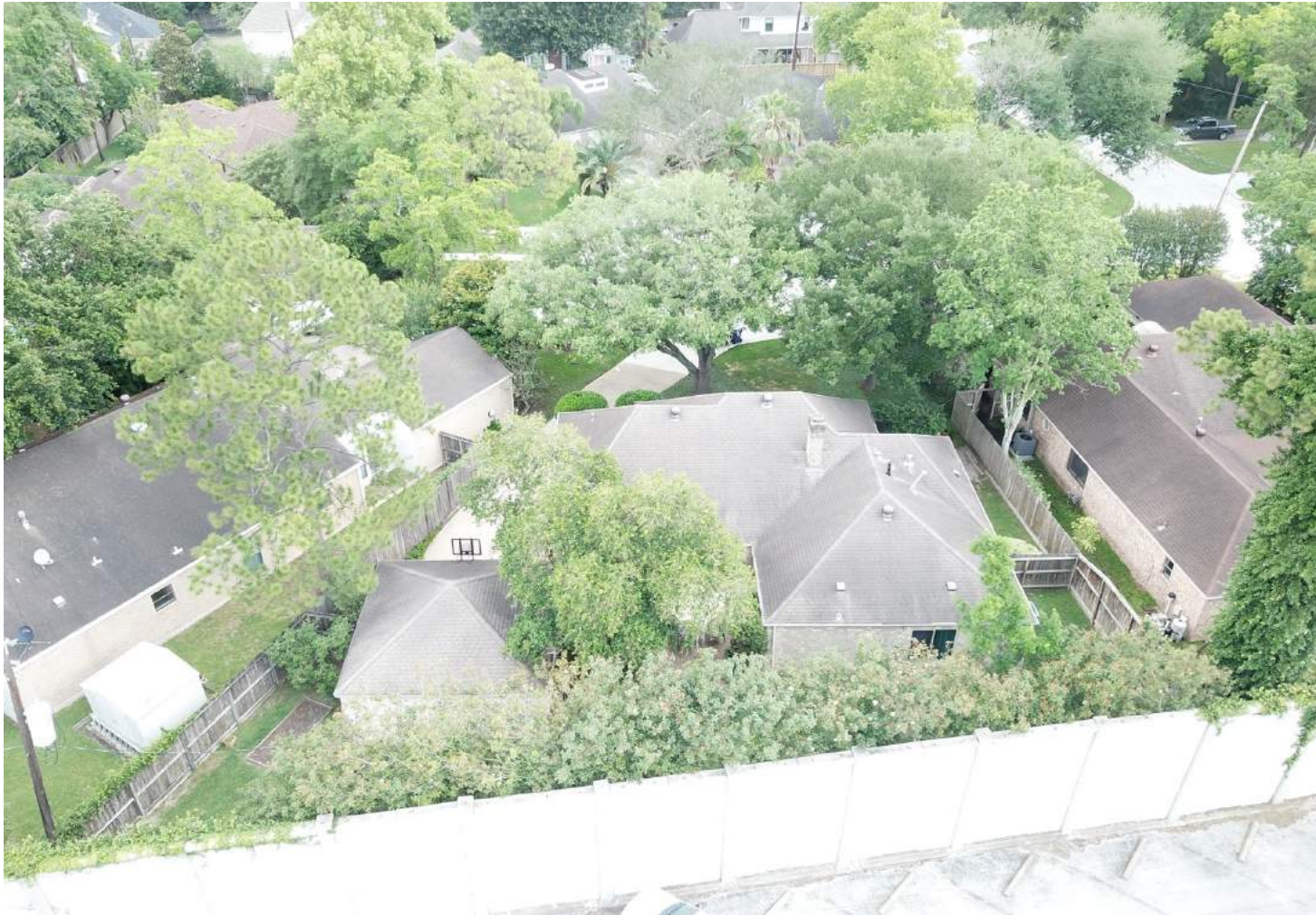
SITE LINE STUDY

PROPERTY: SPRING VALLEY MEDICAL PLAZA PHASE II
LOCATION: 9210 OLD KATY RD

1A

VIEW FROM OPTION 1A, 60 FT SETBACK

VIEW LOOKING NORTH FROM PROPOSED LEVEL 6, WITHOUT HORIZONTAL FIN



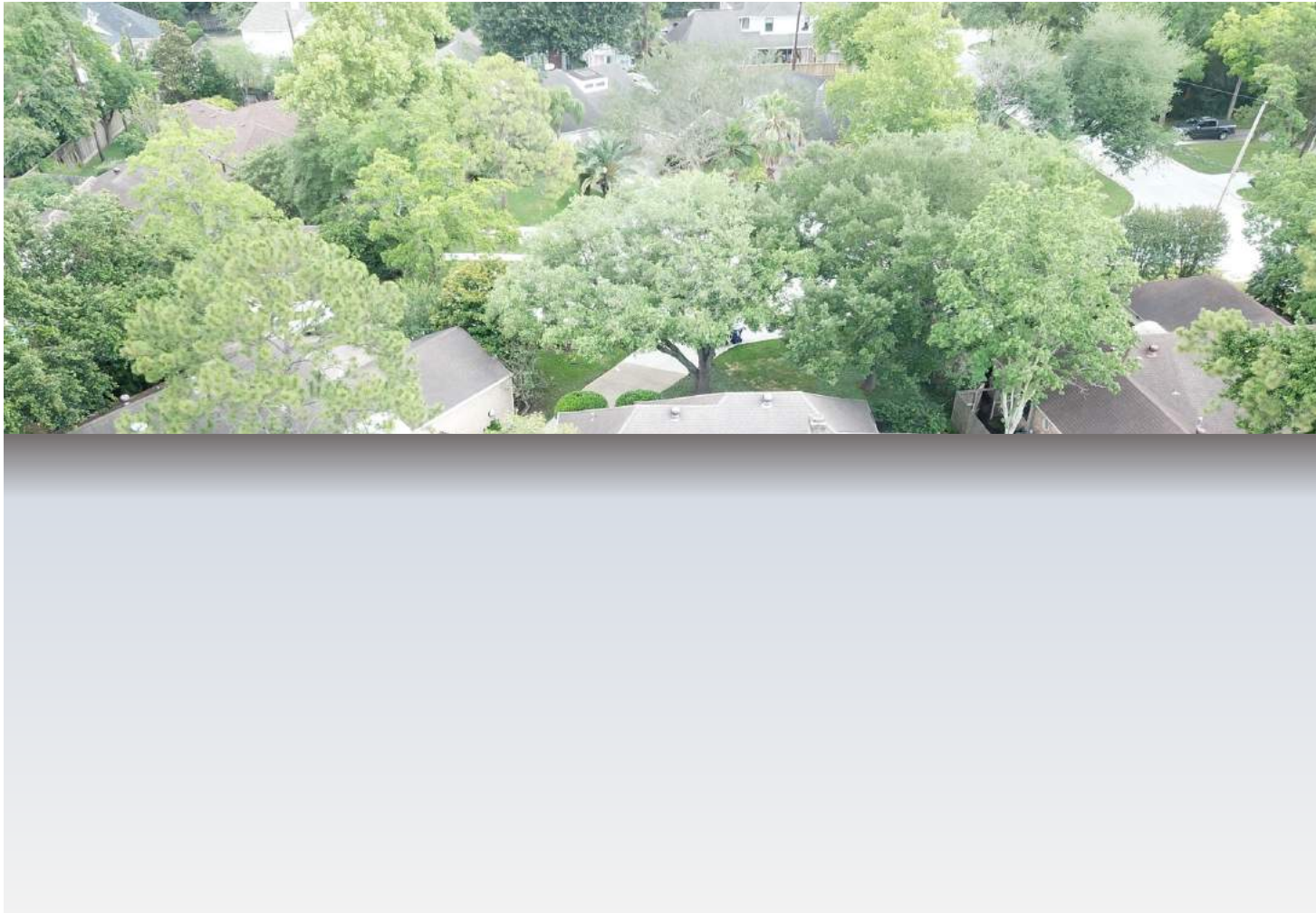
SITE LINE STUDY

PROPERTY: SPRING VALLEY MEDICAL PLAZA PHASE II
LOCATION: 9210 OLD KATY RD

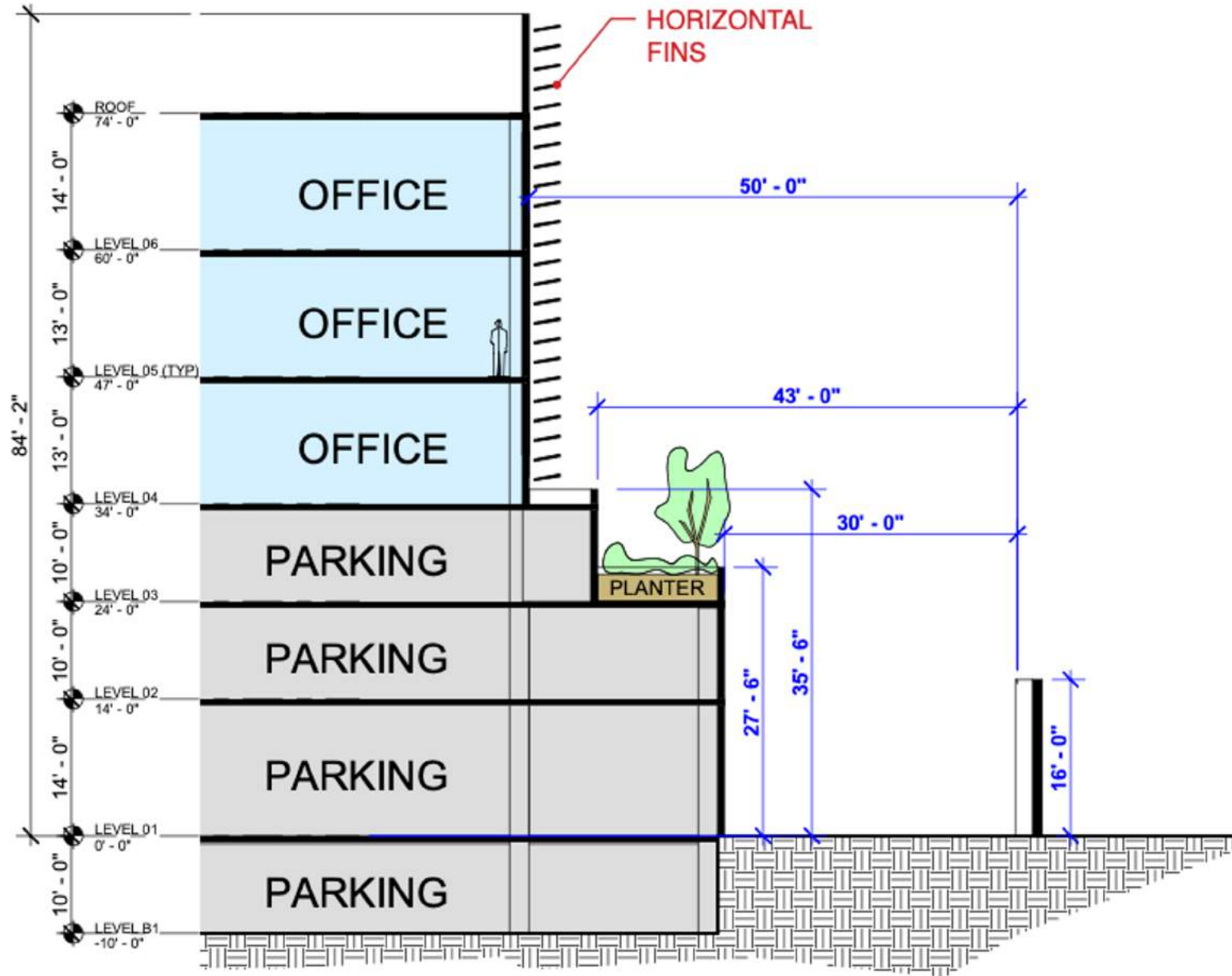
1A

VIEW FROM OPTION 1A, 60 FT SETBACK

VIEW LOOKING NORTH FROM PROPOSED LEVEL 6, WITH HORIZONTAL FIN



CONCEPT BUILDING ELEVATION



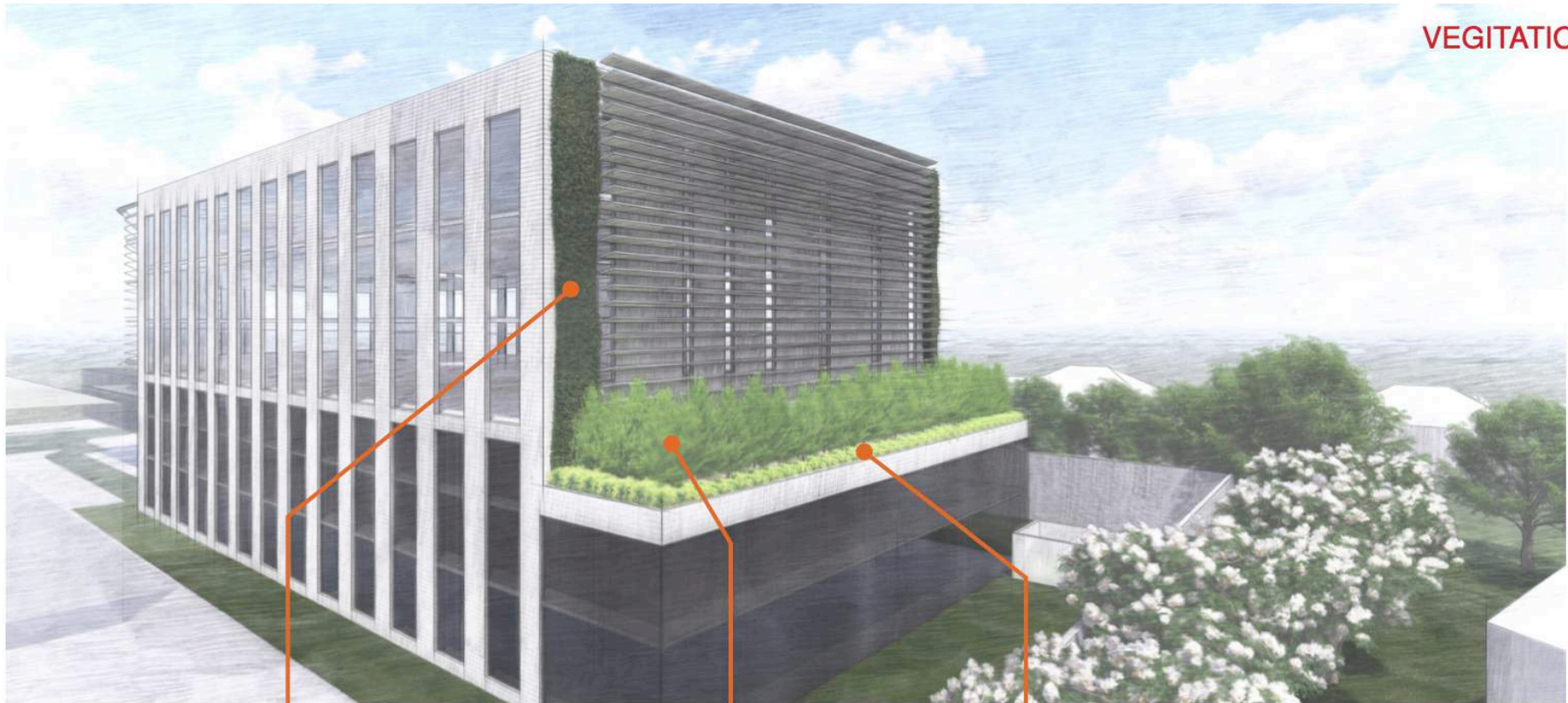
NORTH ELEVATION

STAGGERED GREEN ELEVATION
HORIZONTAL FINS + GREEN WALL

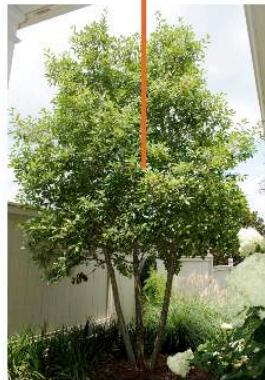


NORTH ELEVATION

VEGETATION



Confederate Star Jasmine



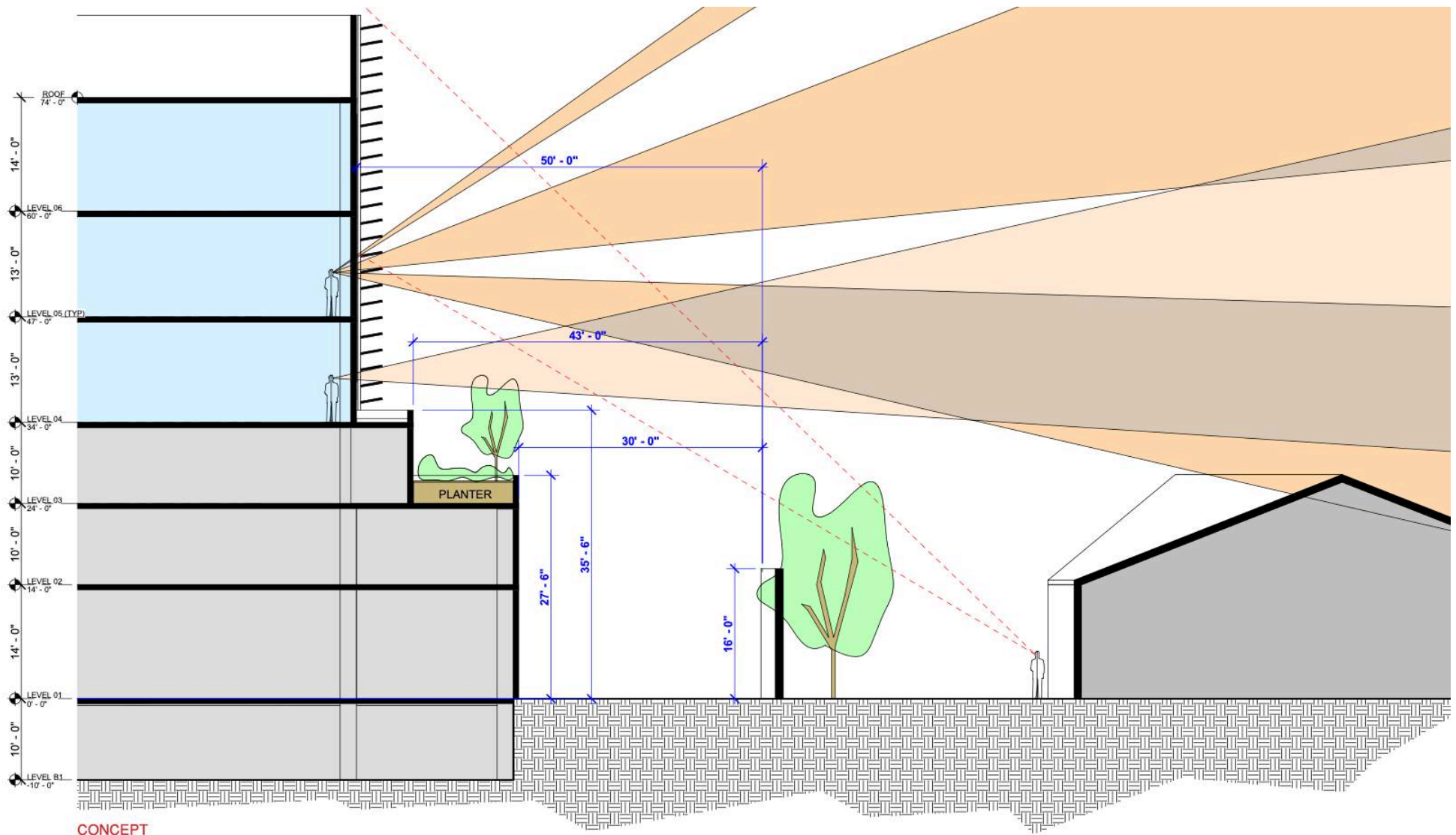
Savannah Holly



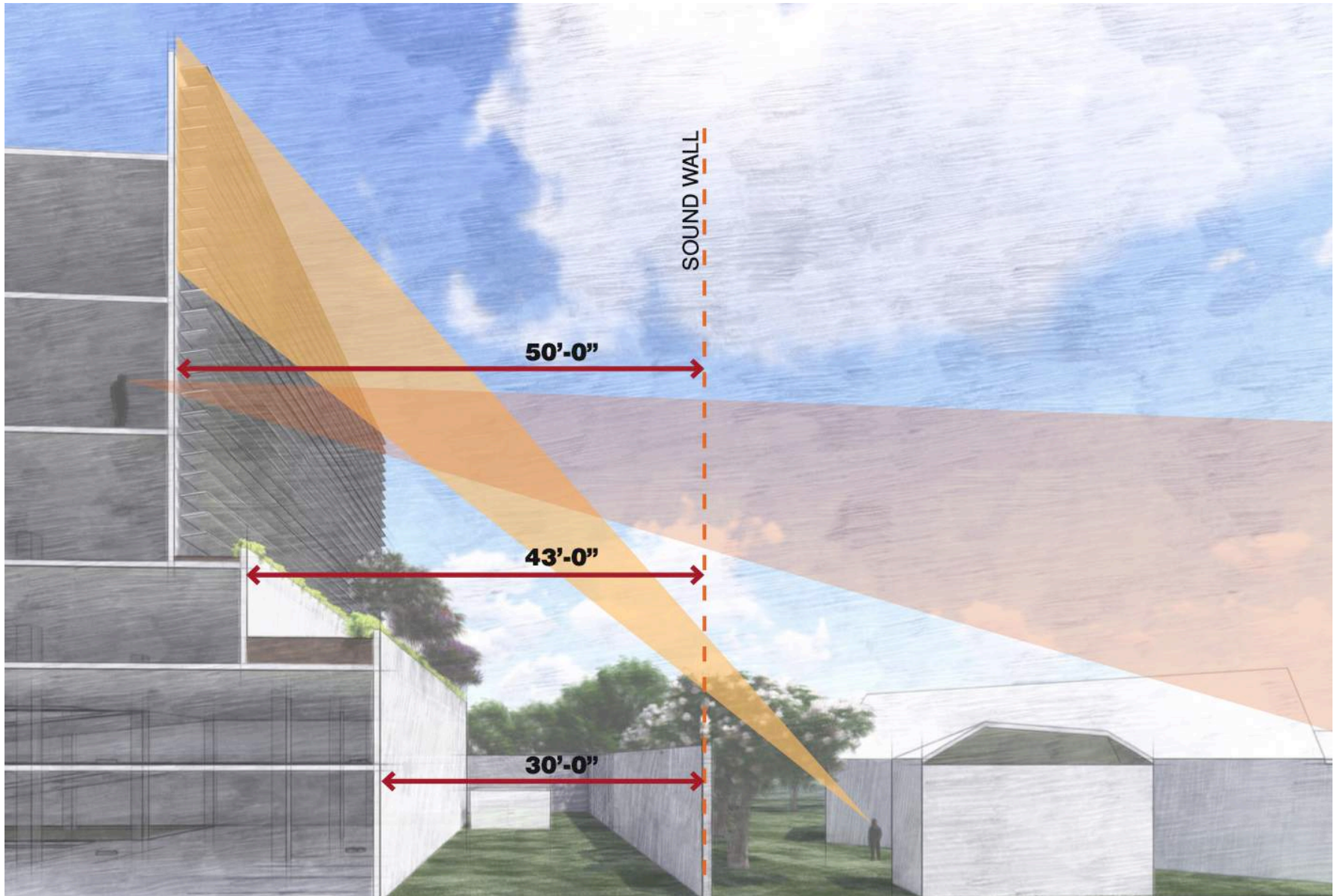
Muhly Grass or Similar



SITE LINE



SITE LINE

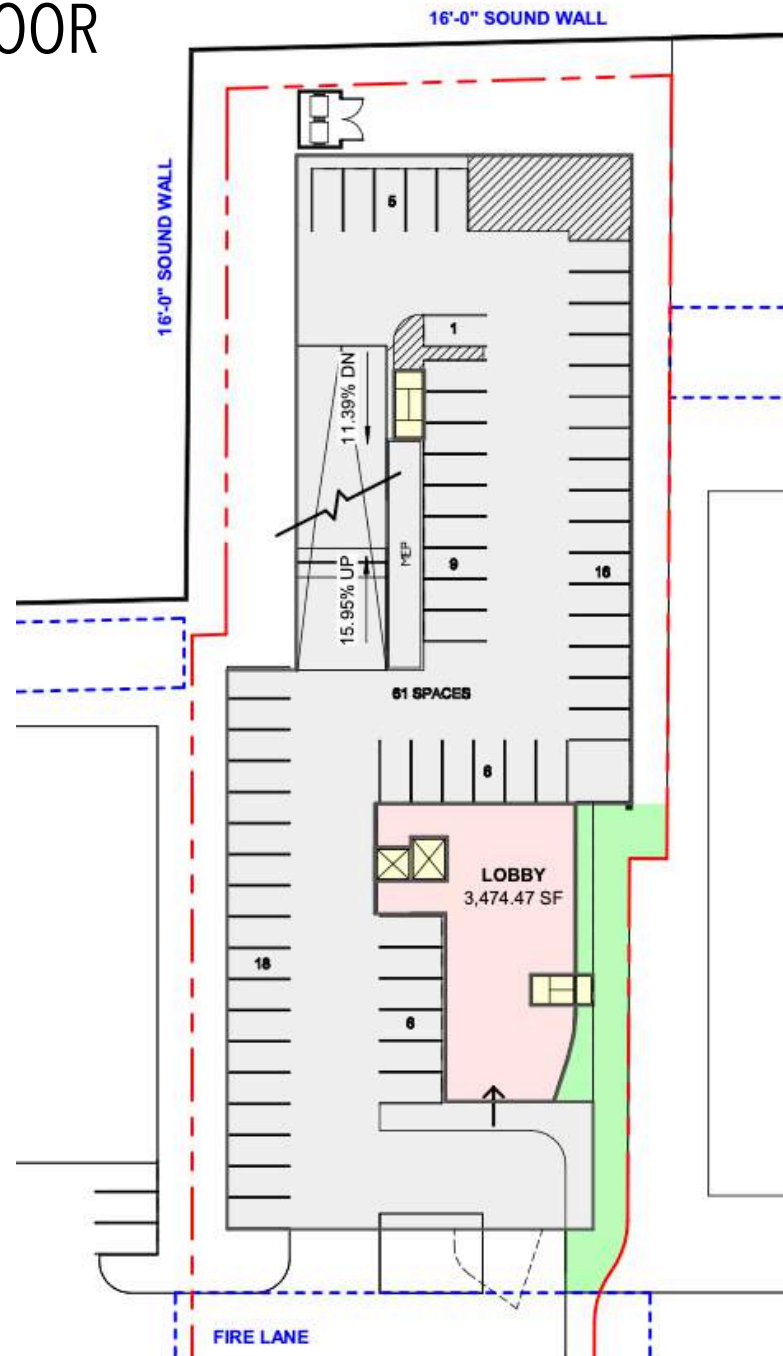


— CONCEPT BUILDING ELEVATION: VIEW FROM RESIDENCE

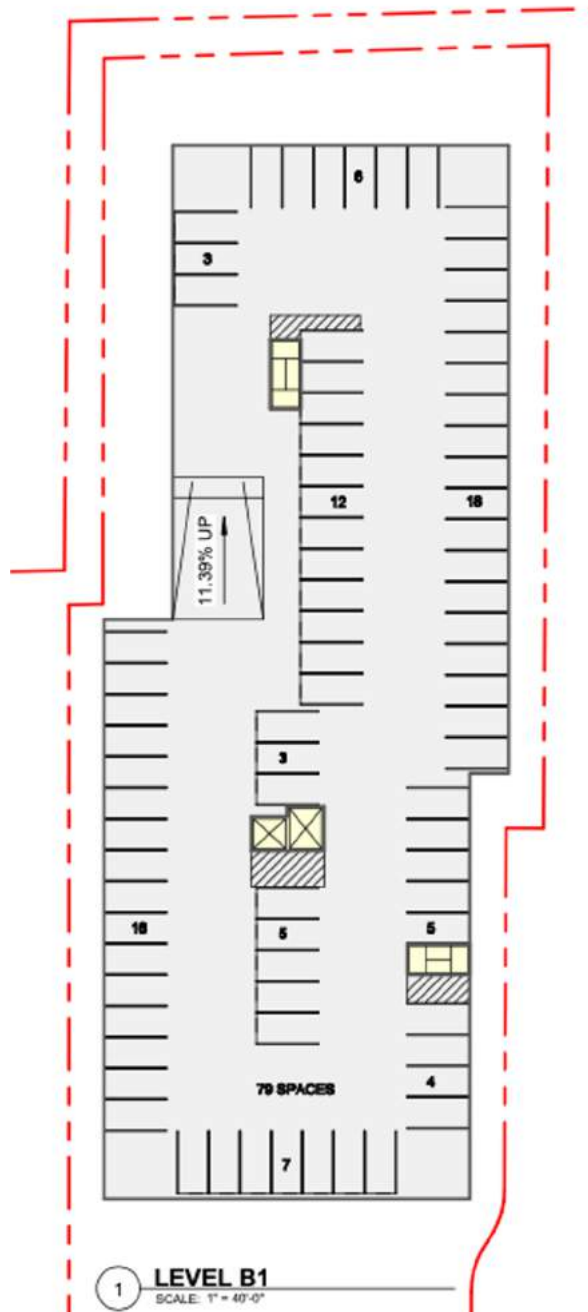




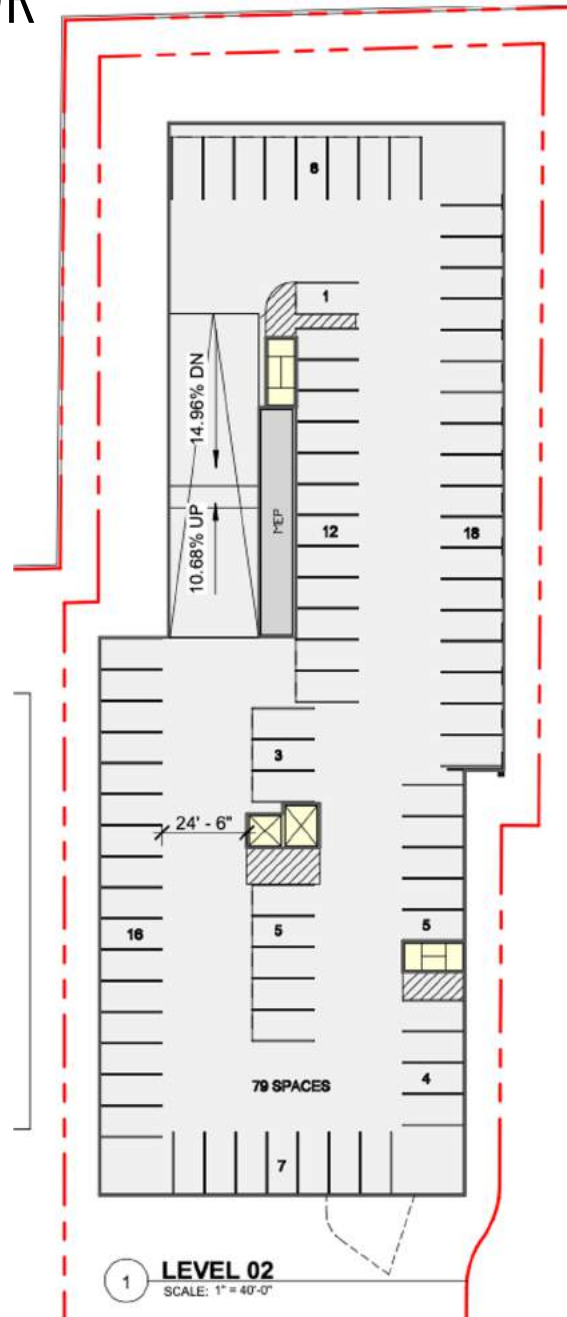
FLOOR PLAN: FIRST FLOOR



FLOOR PLAN: BASEMENT



FLOOR PLAN: SECOND FLOOR



PARKING COUNT

OFFICE SPACE

Gross per level	29,285 GSF
1.15 NRA Factor	25,465 NRA
	X3

Total NRA **76,396 NRA**

4 per 1,000 **306 Cars**

PARKING

Level 3	79
Level 2	79
Level 1	61
Level B1	79

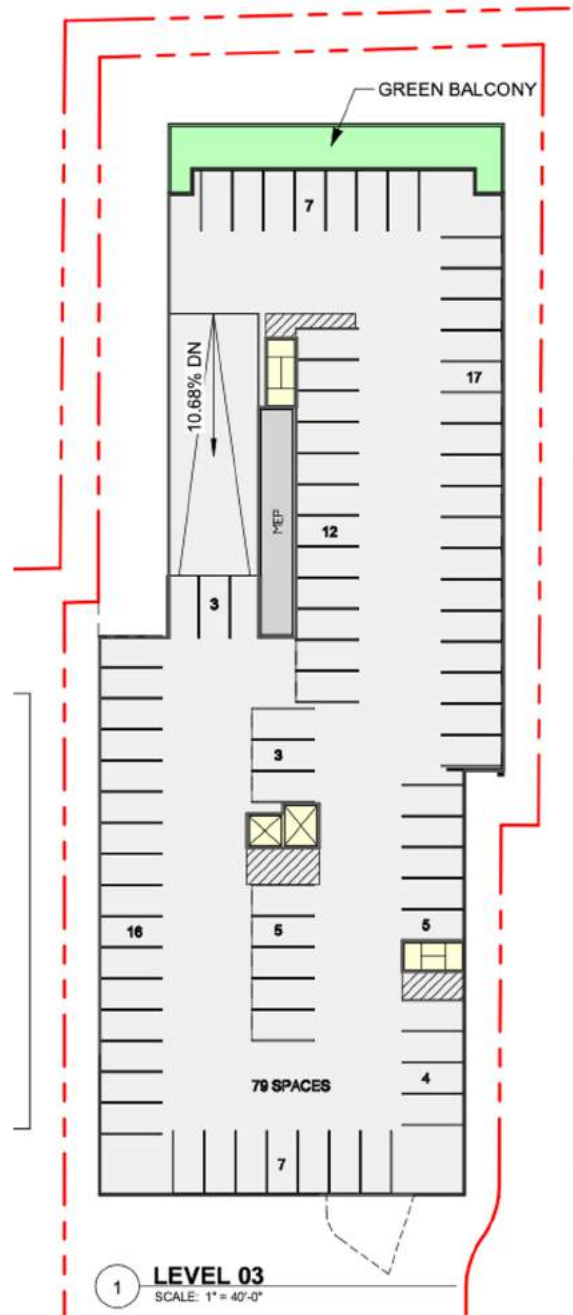
Total **298 Cars**

3.9 cars per 1,000

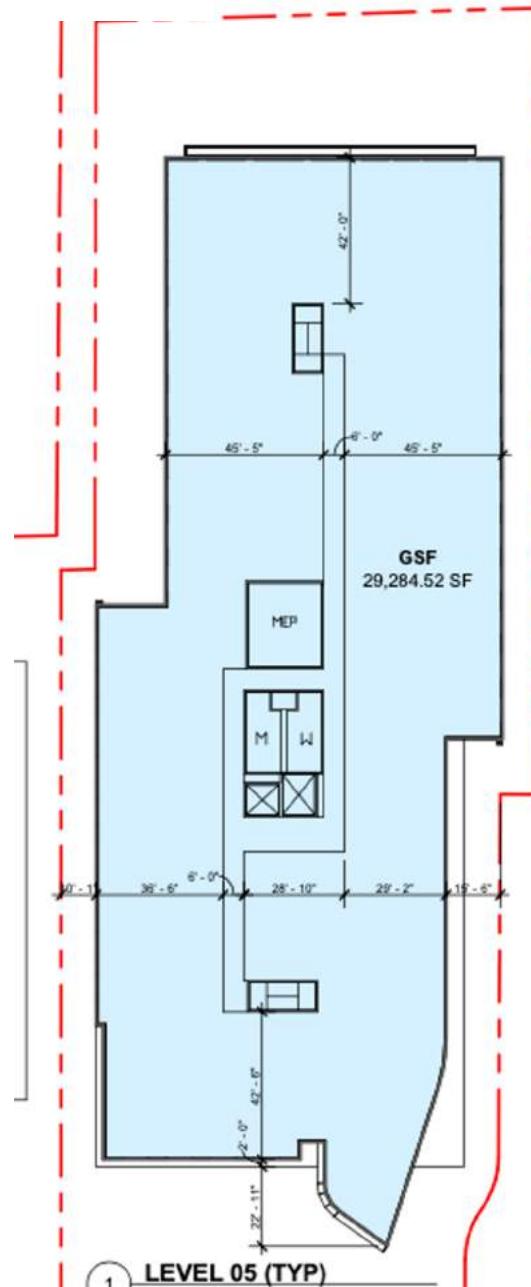
1 LEVEL 02
SCALE: 1" = 40'-0"



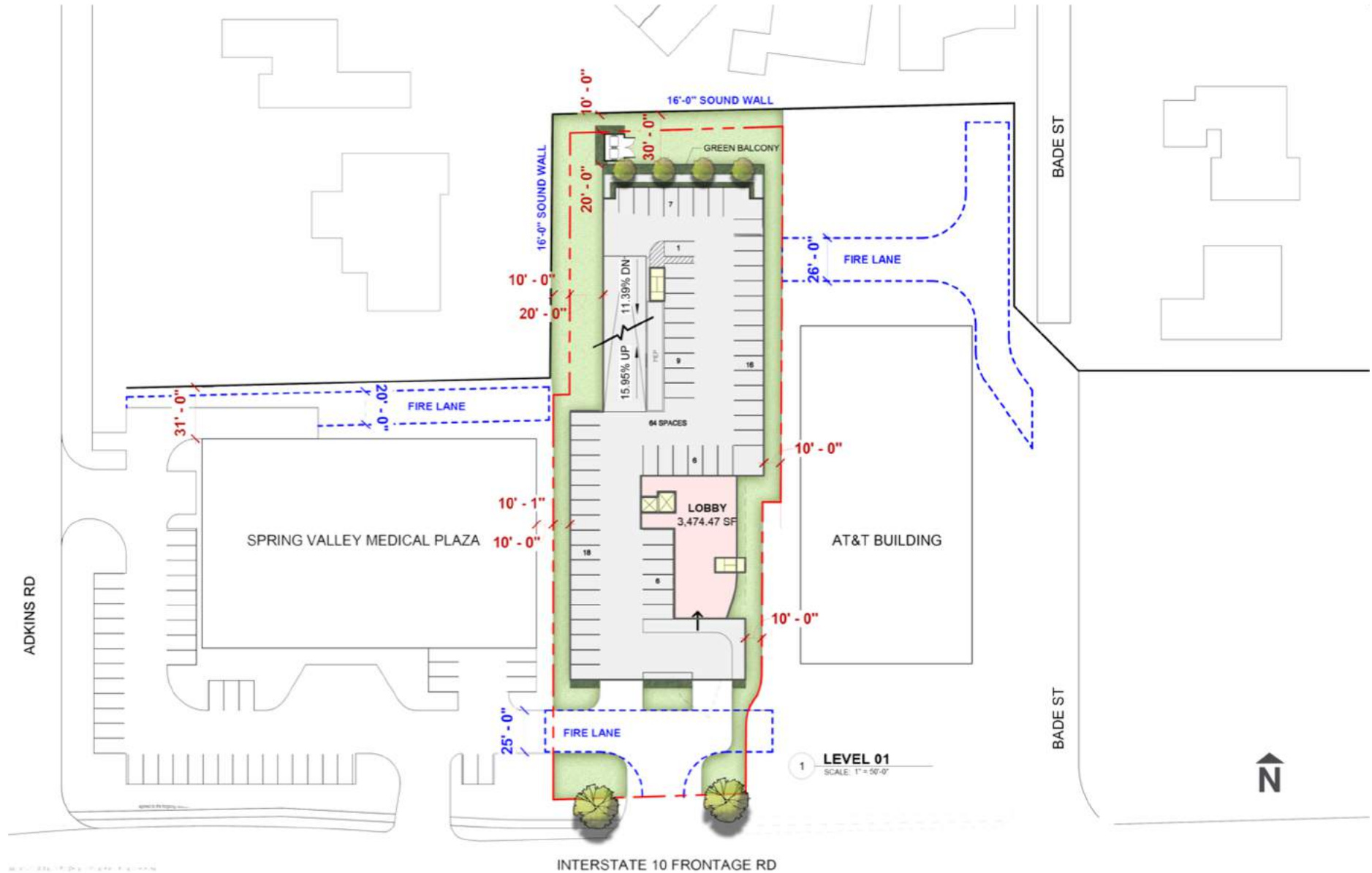
FLOOR PLAN: THIRD FLOOR



FLOOR PLAN: FIFTH FLOOR, TYPICAL



LANDSCAPE PLAN



LANDSCAPING VEGETATION



Savannah Holly



Crape Myrtle



Wax Myrtle



Live Oak



Little Gem Southern Magnolia



Liriope



Dwarf Yaupon Holly



Boxwood



Muhly Grass



Aztec Grass



Knockout Roses



Indian Hawthorn



New Gold Lantana



Little Bunny



Page 10 of 10



PHOTOMETRIC STUDY

Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	LUMINOSO LED INC	ECPY-65W-50K		1x	6320 lm	0.80	64.9 W	53
2	AV POLES & LIGHTING	AVPL-CL-S-4-VS-1050mA-220W-5K		1x LUMILEDS LUXEON Mx 4 MODULES WITH 4 LEDS PER MODULE 220W PER MODULE 1050mA DRIVE CURRENT TYPE VS MEDIUM	24092 lm	0.80	220 W	2
3	AV POLES & LIGHTING	ATR-BOL-42-VS-1050mA-55W-5K		1x LUMILEDS LUXEON Mx 1 MODULE WITH 4 LEDS PER MODULE 55W PER MODULE 1050mA DRIVE CURRENT TYPE VS MEDIUM	6023 lm	0.80	55 W	4
4	HEPER	Domi_2_Module_4000K	LW7031.682	1x Domi_2_Module_4000K	8000 lm	0.80	70 W	9



— MONUMENT SIGN



Intend to match existing monument signage at neighboring property.



BUILDING SIGNAGE



Intend to match existing building signage at neighboring property.

SITE DESIGN CRITERIA

Hours of Operation: Retail (1st floor) 8AM to 12AM.

Outdoor uses: Outdoor displays and storage are prohibited.

Lighting Levels and Limitations:

- No outdoor lighting shall shine directly on adjacent residential or business properties.
- Lighting levels on the surface parking lot will be maintained at a minimum average of 2.4 foot candles in the parking field.
- 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.

Trash Dumpsters: The development will have one enclosed trash/refuse dumpster location.

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.

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.



CODE ANALYSIS

APPLICABLE CODES AND STANDARDS

1. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
 1. NFPA 13, SPRINKLER SYSTEMS
 2. NFPA 101, LIFE SAFETY CODE
 3. NFPA 99, HEALTHCARE FACILITIES
 4. NFPA 110, POWER SYSTEMS, EMERGENCY AND STANDBY
 5. ALL REFERENCED NFPA WITHIN ALL ABOVE
2. SPRING VALLEY VILLAGE CODES AND AMENDMENTS
 - A. 2018 INTERNATIONAL BUILDING CODE
 - B. 2018 INTERNATIONAL MECHANICAL CODE
 - C. 2018 INTERNATIONAL PLUMBING CODE
 - D. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - E. 2018 FUEL GAS CODE
 - F. 2017 NATIONAL ELECTRIC CODE
3. 2012 TAS STANDARDS

PROJECT DESCRIPTION:

This Project consists of a new Medical Office Building in Spring Valley Village, Texas.

NAME OF PROJECT: Spring Valley Medical Plaza - Phase II

ADDRESS: 9218 Old Katy Road, Houston, Texas 77065

PROPOSED USE: Shell Medical Office Building and Parking Garage

OWNER OR AUTHORIZED AGENT: i3 Interests PHONE: TBD

OWNED BY: i3 Interests CITY/COUNTY PRIVATE STATE

CODE ENFORCEMENT JURISDICTION: CITY: Spring Valley Village COUNTY: Harris

LEAD DESIGN PROFESSIONAL: Munoz + Abin

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #
ARCHITECT:	THRE Design	---	---	---
CIVIL:	Kimley Horn	---	---	---
ELECTRICAL:	---	---	---	---
FIRE ALARM:	---	---	---	---
PLUMBING:	---	---	---	---
MECHANICAL:	---	---	---	---
SPRINKLER:	---	---	---	---
STRUCTURAL:	---	---	---	---
RETAINING WALLS:	---	---	---	---
OTHER:	---	---	---	---

☒ NEW CONSTRUCTION ☒ SHELL BUILDING
☐ LEASE SPACE BUILD OUT (LSBO) ☐ CHANGE OF OCCUPANCY
☐ SUBSTANTIAL IMPROVEMENT ☐ OTHER: _____

BUILDING DATA

CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☒ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ☐ V-B
MIXED CONSTRUCTION: ☒ NO ☐ YES TYPES: N/A
SPRINKLERS: ☐ NO ☒ YES CLASS: ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☐ EXISTING
STANDPIPES: ☐ NO ☒ YES CLASS: ☒ I ☐ II ☐ III ☒ WET ☒ DRY (GARAGE ONLY)
FIRE DISTRICT: ☒ NO ☐ YES
BUILDING HEIGHT: 84'-2" FEET 7 NUMBER OF STORIES ☐ UNLIMITED PER ---
MEZZANINE: ☒ NO ☐ YES
HIGH RISE: ☒ NO ☐ YES CENTRAL REFERENCE SHEET # (IF PROVIDED) ---

GROSS BUILDING AREA:

BUSINESS - B OCC

1ST FLOOR	3,441 SF
4TH FLOOR	30,589 SF
5TH FLOOR	30,589 SF
6TH FLOOR	30,589 SF
BUSINESS TOTAL:	95,208 SF

PARKING GARAGE - S-2 OCC

BASEMENT	31,363 SF
1ST FLOOR	27,864 SF
2ND FLOOR	31,848 SF
3RD FLOOR	31,848 SF
PARKING GARAGE TOTAL:	122,943 SF

FIRE PROTECTION REQUIREMENTS

LIFE SAFETY PLAN SHEET #, IF PROVIDED: TBD

	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
		REQD	PROVIDED (W/ A REDUCTION)				
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES	---	1	---	---	---	---	---
BEARING WALLS							
EXTERIOR							
NORTH (at Firs 4-6, X=38')	10 ≤ X ≤ 30	1	---	---	---	---	---
EAST	10 ≤ X ≤ 30	1	---	---	---	---	---
WEST	10 ≤ X ≤ 30	1	---	---	---	---	---
SOUTH	X ≥ 30	1	---	---	---	---	---
INTERIOR	---	1	---	---	---	---	---
NONBEARING WALLS AND PARTITIONS							
EXTERIOR - SEE TABLE 602							
NORTH (at Firs 4-6, X=38' = 0hr)	10 ≤ X ≤ 30	0 ¹	---	---	---	---	---
EAST (at Firs 1-3, note 3)	10 ≤ X ≤ 30	1 ²	---	---	---	---	---
WEST (at Firs 1-3, note 3)	10 ≤ X ≤ 30	1 ²	---	---	---	---	---
SOUTH	X ≥ 30	0	---	---	---	---	---
INTERIOR	---	0	---	---	---	---	---
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	---	1	---	---	---	---	---
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	---	1	---	---	---	---	---
CORRIDOR SEPARATION	---	0 ¹	---	---	---	---	---
OCCUPANCY SEPARATION	---	1	---	---	---	---	---
PARTY/FIRE WALL SEPARATION	---	N/A	---	---	---	---	---
SMOKE BARRIER SEPARATION	---	N/A	---	---	---	---	---
TENANT SEPARATION	---	TBD ³	---	---	---	---	---

¹ Per Table 1020.1, with sprinkler system.

² Ambulatory Care Facilities (Section 422) shall have a minimum of 1 hour per Section 708.

³ Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.

LIFE SAFETY SYSTEM REQUIREMENTS

EMERGENCY LIGHTING: ☐ NO ☒ YES
EXIT SIGNS: ☐ NO ☒ YES
FIRE ALARMS: ☐ NO ☒ YES
SMOKE DETECTION SYSTEMS: ☐ NO ☒ YES
PANIC HARDWARE: ☒ NO ☐ YES

FLOOR USE OR SPACE DESIGNATION	MINIMUM # NUMBER OF EXITS		TRAVEL DISTANCE		APPROPRIATE MEANS OF EGRESS ^{1,2} (SECTION 1007.1.3)	
	REQD	SPRINKLED PLANS	ALLOWABLE TRAVEL DISTANCE (1917.2) ¹	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQD DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE
B OCC	2	2	300'	-	331'-4" X 1/2 = 110' - 5"	-
S-2 OCC	2	2	400'	---	331'-4" X 1/2 = 110' - 5"	---
---	-	-	---	---	---	---

¹ Corridor dead ends (Section 1020.4, Exception 2) 50' for B and S Occupancies in Sprinkled Buildings.

² Minimum Number of Exits or Access to Exits Per Story (Table 1006.3.1); Single Exits (Section 1006.3.2)

³ Common Path of Travel (Table 1006.2.1) 75' for B and S Occupancies in Sprinkled Buildings.

⁴ Per Table 1917.2, with sprinkler system.



CODE ANALYSIS

ALLOWABLE AREA

PRIMARY OCCUPANCY:

ASSEMBLY: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5 BUSINESS: ☒ B EDUCATIONAL: ☐ E

FACTORY & INDUSTRIAL: ☐ F-1 ☐ F-2 HIGH HAZARD: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5

INSTITUTIONAL: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4 I-3 USE CONDITION: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

MERCANTILE: ☐ M RESIDENTIAL: ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ R-5 STORAGE: ☐ S-1 ☐ S-2

UTILITY & MISCELLANEOUS: ☐ U

SECONDARY OCCUPANCY: STORAGE: S-2

SPECIAL OCCUPANCY: ☐ S10.2 ☐ S10.3 ☐ S10.4 ☐ S10.5 ☐ S10.6 ☒ S10.7 ☐ S10.8 ☐ S10.9

MIXED OCCUPANCY: ☐ NO ☒ YES SEPARATION: 1 HR

STORY #	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 ^{1,2} ALLOWABLE AREA	(C) BUILDING HEIGHT (ACTUAL)	(D) TABLE 504.3 ^{1,4} ALLOWABLE HEIGHT	(E) BUILDING STORIES (ACTUAL)	(F) TABLE 504.4 ^{1,5} ALLOWABLE STORIES
B1	(BASEMENT) S-2 PARKING GARAGE	31,383	50,000	84'-2" ⁶	15 Tiers	6	15 Tiers
1	S-2 AND B (LOBBY)	31,305	50,000	84'-2" ⁶	15 Tiers	6	15 Tiers
2	S-2 PARKING GARAGE	31,848	50,000	84'-2" ⁶	15 Tiers	6	15 Tiers
3	S-2 PARKING GARAGE	31,848	50,000	84'-2" ⁶	15 Tiers	6	15 Tiers
4	B MEDICAL OFFICE	30,589	112,500	84'-2" ⁶	85'	6	6
5	B MEDICAL OFFICE	30,589	112,500	84'-2" ⁶	85'	6	6
6	B MEDICAL OFFICE	30,589	112,500	84'-2" ⁶	85'	6	6
--	--	--	--	--	--	--	--

¹ Allowable Area Factor shown is for Occupancy Classification B, Single Story Sprinkled Building, Type VB.

² Allowable Area Factor shown is for Open Garage Areas (Table 406.5.4), Type II-A Garage.

³ Allowable Building Height in feet above grade shown is for Occupancy Classification B, Sprinkled Building, Type II-A.

⁴ Allowable Building Height in tiers above grade shown is for Open Garage Areas (Table 406.5.4), Type II-A Sprinkled Garage.

⁵ Allowable Number of Stories Above Grade shown is for Occupancy Classification B, Sprinkled Building, Type II-A.

⁶ Top of roof average is 74' - 0". 84' - 2" is height of parapet around roof equipment.

6	(B) 30,589 SF - (S-2) 0 SF
5	(B) 30,589 SF - (S-2) 0 SF
4	(B) 30,589 SF - (S-2) 0 SF
3	(B) 0 SF - (S-2) 31,848 SF
2	(B) 0 SF - (S-2) 31,848 SF
1	(B) 3,441 SF - (S-2) 27,864 SF
B1	(B) 0 SF - (S-2) 31,383 SF

PLUMBING FIXTURE REQUIREMENTS

OCCUPANCY	WATER CLOSETS				URINALS		LAVATORIES				SHOWERS/TUBS		DRINKING FOUNTAINS				MOP SINK	
	MALE		FEMALE		REQUIRED	PROVIDED	MALE		FEMALE		REQUIRED	PROVIDED	REGULAR		ACCESSIBLE		REQUIRED	PROVIDED
	REQUIRED	PROVIDED	REQUIRED	PROVIDED			REQUIRED	PROVIDED	REQUIRED	PROVIDED			REQUIRED	PROVIDED	REQUIRED	PROVIDED		
1ST FLR B - 3,441 SF = 35 OCC / 2 = 18M/18F	1	--	1	--	-	-	1	--	1	--	-	-	1	--	1	--	1	-
4TH - 6TH FLR B - 30,589 SF = 306 OCC = 153M/153F	4	--	4	--	-	-	3	--	3	--	-	-	4	--	4	--	1	-
--	--	--	--	--	-	-	--	--	--	--	-	-	--	--	--	--	-	-

EXIT WIDTH

USE GROUP OR SPACE DESCRIPTOR		(B)		(C)		EXIT WIDTH (IN) ^{2,3}			
		AREA ¹ (sq ft)	AREA PER OCCUPANT (TABLE 1004.1.2)	EGRESS WIDTH PER OCCUPANT		REQUIRED WIDTH (SECTION 1005.3) (min) X ±		ACTUAL WIDTH SHOWN ON PLANS	
				STAIR ⁴ (1008.3.1)	LEVEL ⁴ (1008.3.2)	STAIR	LEVEL	STAIR	LEVEL
(BASEMENT) S-2 PARKING GARAGE	137,000	31,383	200	0.2"	0.15"	31.4"	23.55"	—	—
(GROUND LEVEL) S-2	140,000	27,864	200	0.2"	0.15"	N/A ⁵	21" ⁶	—	—
(GROUND LEVEL) B (LOBBY)	36,000	3,441	100	0.2"	0.15"	N/A ⁵	5.25" ⁶	—	—
(2ND FLOOR) S-2 PARKING GARAGE	180,000	31,848	200	0.2"	0.15"	32"	24"	—	—
(3RD FLOOR) S-2 PARKING GARAGE	180,000	31,848	200	0.2"	0.15"	32"	24"	—	—
(4TH FLOOR) B MEDICAL OFFICE	306,000	30,589	100	0.2"	0.15"	61.2"	45.9"	—	—
(5TH FLOOR) B MEDICAL OFFICE	306,000	30,589	100	0.2"	0.15"	61.2"	45.9"	—	—
(6TH FLOOR) B MEDICAL OFFICE	306,000	30,589	100	0.2"	0.15"	61.2"	45.9"	—	—

¹ See Table 1004.1.2 to determine whether net or gross area is applicable.

² Minimum stairway width (Section 1011.2); min. corridor width (Section 1020.2); min. door width (Section 1010.1.1)

³ The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.5)

⁴ 1005.3.1, Exception 1. Stairways reduced from 0.3" to 0.2" per occupant in buildings equipped throughout with an automatic sprinkler system.

⁵ 1005.3.2, Exception 1. Doors (others) reduced from 0.2" to 0.15" per occupant in buildings equipped throughout with an automatic sprinkler system.

⁶ Garage Occupancy and Second Floor Stairway egress convergence will be shown on First Floor Code Plan Diagram.



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 CREATING AND 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: Monday, July 13, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

Date: Tuesday, July 14, 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.

DIVIDER PAGE



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

June 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 CREATING AND 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: Monday, July 13, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, July 14, 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

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

Ronald Stiger
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

Current Owner
11 Martin Court
Houston, Texas 77055

Current Owner
4521 San Felipe Street, Unit 1605
Houston, Texas 77027-3386

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
11 MARTIN COURT
HOUSTON, TEXAS 77055

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

Ricki Lee Finstad
9201 Cardwell Drive
Houston, Texas 77055

Lauren Nguyen
9204 Cardwell Drive
Houston, Texas 77055

Joseph Lopez
9205 Cardwell Drive
Houston, Texas 77055

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

Zack Raffoul
9209 Cardwell Drive
Houston, Texas 77055

Janice Pollan
9212 Cardwell Drive
Houston, Texas 77055

James Hamilton
1108 Bade Street
Houston, Texas 77055

Iraj & Lili Mahvash
1018 Bade Street
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

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

Joan Claire Temple Living Trust
c/o Jon A Joseph, Trustee
1010 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 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

Azzam Krouma
218 Hayes
Irvine, California

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

9210

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

STAPLES

Azzam Krouma
218 Hayes
Irvine, California

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

STAPLES

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

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.

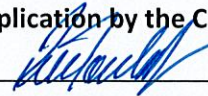
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.
- Signs 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: Monday, July 13, 2020

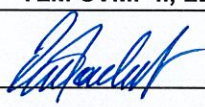
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Rene Joubert hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 9210 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: 07/07/2020

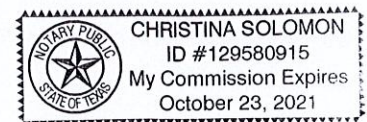
Printed Name of Applicant or Authorized Representative for Zoning Case No. TLM-SVMP II, LLC

Signature of Applicant or Authorized Representative for Zoning Case No. 

Sworn and subscribed before me on this date: 7/7/20

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:

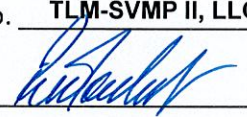
**AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE**(Re)Zoning Case No. Date 20-02-25Date of City Council Meeting: Tuesday, July 14, 2020

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 9210 Old Katy Rd., Houston, TX 77055

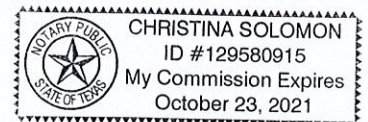
Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date July 7, 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: 07/07/2020Printed Name of Applicant or Authorized Representative for Zoning Case No. TLM-SVMP II, LLCSignature of Applicant or Authorized Representative for Zoning Case No. Sworn and subscribed before me on this date: 7/7/20Notary 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

Julie Robinson

From: rebecca bloch-lopez <rbloch623@gmail.com>
Sent: Wednesday, June 3, 2020 2:46 PM
To: Trey Hoffman; Anne-Marie McMichael; Amy Winstead; Charlie Calderwood; Maryellen McGlothlin; Louise Richman; Patrick Johnson; Allen Carpenter; David Dominy; Tom Donaho; Joy McCormack; citycouncil; Mayor
Cc: Trey Hoffman; Anne-Marie McMichael; Charlie Calderwood; Maryellen McGlothlin; 'Joseph Lopez'
Subject: Proposed building at 9210 Katy Freeway
Attachments: Petition description and names of neighbors who signed petition.pdf; Petition description, names and addresses of neighbors who signed petition.xlsx

Dear Planning and Zoning Committee and City Council Members

The purpose of this email is to share with both committees the results of the attached electronic petition asking for a limit of the height and a minimum setback in the proposed building at 9210 Katy Freeway. The petition outlines the various concerns expressed by the Spring Valley Village neighbors that support this request.

Also attached is the list of the neighbors who signed the petition electronically with their addresses, a total of 48 signatures representing 33 homes.

We trust this strong support for the petition from Spring Valley residents will guide your efforts for a lower profile development at 9210 Katy Freeway.

In the event you have any questions, please feel free to email or call at 832-646-5976. Thank you.

Rebecca & Joe Lopez
9205 Cardwell Dr.



This petition has collected
48 signatures
using the online tools at ipetitions.com

Printed on 2020-06-01

Limit Height of SV Commercial Building

About this petition

We request that the Spring Valley Planning and Zoning Committee and City Council approve a much lower profile building than originally proposed at 9210 Katy Freeway, to reduce the negative impact on our Spring Valley neighborhood between Campbell Rd and Adkins Rd. Specifically, we would like to propose height limits of no higher than fifty-four (54) feet and a minimum setback of 80 feet from the sound wall as described in the existing Spring Valley Village District B ordinance.

Summary of original proposal from developer i3 Interests

To build a 6-story (85 ft. high) medical building at 9210 Katy Freeway (this is the lot where AT&T currently has a large shed for parking some of their trucks, just east of the existing large 6-story 9230 Katy Freeway Medical Building). The first 4 floors (one underground) are for parking and the top 3 stories for medical offices. The proposed setback from the sound wall is 60 ft.

Planning and Zoning Committee (P&Z) held a public hearing May 12, 2020, where several neighbors expressed concerns with such a massive building so close to the sound wall (which is the back fence for several homes in our neighborhood).

At the conclusion, P&Z asked the developer to consider changing the design due to the many concerns expressed.

Concerns Expressed

1. Deterioration of the residential character of our neighborhood. Spring Valley Village (SVV) is primarily a residential community and the proximity of such a large building is detrimental to maintaining a residential appeal

a. This could set the standard for future developments between Adkins Rd and Campbell Rd along the Katy freeway

b. The line of sight for the neighborhood would be dramatically and negatively impacted with a massive tall building right behind our backyards

2. Negative impact on property values

3. Our section of SVV would be disproportionally affected by the location of more tall buildings between Campbell Rd and Adkins Rd. There are already two tall buildings in this section

4. Significant detrimental impact on the privacy and safety of our neighborhood. Anyone can monitor our neighborhood's activities from a tall building. With today's advanced zoom lenses, our privacy is at risk

5. Increased cut through traffic across the West Tex Dr. /Anne St. /Cardwell St. /Bade St. /Hilldale St. neighborhood

6. Some have pointed out that a building will reduce I-10 freeway noise. However, some testing indicates only a very small noise reduction which does not justify the negative impact of a large building. Besides, a lower profile building will also reduce noise

7. Because SVV is such a wonderful small community where our leaders and representatives are also our neighbors, we ask that anyone serving on the Planning and Zoning Board or City Council who is personally or professionally associated with i3 interests recuse themselves from discussing and voting on this matter

Signatures

1. Name: Rebecca bloch-lopez on 2020-05-23 19:17:21
Comments:

2. Name: Joseph Lopez on 2020-05-23 19:33:00
Comments:

3. Name: Sheila J Hamilton on 2020-05-23 20:41:09
Comments: I hope this petition works, we love our neighbor and wouldn't want anything to distract from it.

4. Name: Alison Simmons on 2020-05-23 20:52:44
Comments:

5. Name: Doug Simmons on 2020-05-23 20:54:00
Comments:

6. Name: Laura Peachee on 2020-05-23 21:09:56
Comments:

7. Name: Mark Peachee on 2020-05-23 21:53:34
Comments:

8. Name: Lauren Nguyen on 2020-05-24 03:13:12
Comments:

9. Name: Scott Posey on 2020-05-24 12:38:38
Comments:

10. Name: Charleen Siroky on 2020-05-24 15:30:02
Comments: A building this tall changes the character of the neighborhood.

11. Name: Helene McCorvey on 2020-05-24 15:51:55
Comments:

12. Name: Janice Pollan on 2020-05-24 16:02:14
Comments: My house is extremely close to this proposed new building as well as other homes in the cul de sac in which I live. I will have a view of it from my yard & every time I drive to and from my house. I am requesting that necessary steps be taken to influence lowering the height of this new building so as not to distract from our street's residential appearance and our privacy. Janice Pollan, resident on Cardwell Drive since 1980, and Pat Pollan

13.	Name: James Daley	on 2020-05-24 18:24:23	Comments:
14.	Name: Grace Daley	on 2020-05-24 19:10:39	Comments:
15.	Name: Joe Nguyen	on 2020-05-24 20:36:38	Comments:
16.	Name: marco sclocchi	on 2020-05-24 20:57:54	Comments:
17.	Name: Trey Erwin	on 2020-05-24 21:14:22	Comments:
18.	Name: Frank Siroky	on 2020-05-24 22:34:06	Comments: 3 Martin Ln in SVV. Unfair to ask western edge of SVV to carry burden of close/tall commercial development within the City
19.	Name: Chester Smitherman	on 2020-05-24 22:38:33	Comments: against tall bldg.
20.	Name: Bridgette Penel	on 2020-05-25 00:29:34	Comments: Spring Valley has built, and maintained, a charming and safe residential community. The integrity of the family-oriented small village is at jeopardy with the entrance of commercial activity. This invites a number of degradations to our privacy, mis-proportions future property value growth for the homes in this area of Spring Valley, and is not serving the best interests of Spring Valley citizens. You can drive through Bunker Hill - Hedwig Village - and surrounding villages and you will not find a 6-story commercial building peeking into the yards of residential properties. Reconsidering this entire commercial build would be optimal, but at minimum limiting the story height and distance proximity to residents of Spring Valley would be best for protecting citizens and properties. Bridgette Penel, 1110 Bade Street AND 8435 Westview Drive - Spring Valley Village
21.	Name: Zack Raffoul	on 2020-05-25 13:00:49	Comments:
22.	Name: Jenny Raffoul	on 2020-05-25 13:04:50	Comments:

23. Name: Chuck Dixon on 2020-05-25 16:37:23
Comments:
-
24. Name: Lisa Rogers on 2020-05-26 14:54:33
Comments: The goals of this proposed building can be accomplished in a way that also protect the character of the neighborhood - Change the design to a lower height.
-
25. Name: Mat Trenchard on 2020-05-26 16:17:20
Comments:
-
26. Name: Mark Rogers on 2020-05-26 16:22:01
Comments:
-
27. Name: Sonya Akhave on 2020-05-26 22:56:51
Comments:
-
28. Name: Harsh Vaidya on 2020-05-26 22:57:50
Comments:
-
29. Name: Shridhar Akhave on 2020-05-26 22:59:23
Comments:
-
30. Name: Cynthia Chen on 2020-05-27 01:25:38
Comments: The tall buildings right next to our court and neighborhood definitely have a negative impact on SVV residents' privacy and safety. The safety of SVV residents should not be compromised by any commercial benefits.
- Cynthia and Ray Jou
-
31. Name: silvia candida on 2020-05-27 04:19:34
Comments:
-
32. Name: Luigi F Candida on 2020-05-27 05:25:41
Comments: As proposed, this development will degrade the residential nature of the community and undoubtedly will have negative repercussion on the value of our properties. In particular, having three stories of parking visible and fronting our homes, on the line between Campbell Rd and Adkins Rd will be extremely ugly. In addition, the three floor of offices above the parking will overlook our homes and compromise privacy. We therefore urge our representatives to defend and preserve the residential character and integrity of our village, which we all share and are proud of.
-

33. Name: Vallerie Spears on 2020-05-27 13:35:39
Comments:
-
34. Name: Jorge Alvarez on 2020-05-27 14:23:43
Comments: We already have , none resident traffic thru our neighborhood. We don't need more of that. They don't respect the speed limits , and we have a lot of small children playing in the streets.
-
35. Name: Margie Webb on 2020-05-27 14:32:15
Comments:
-
36. Name: Brian Cutrell on 2020-05-27 15:11:34
Comments:
-
37. Name: Christina Linton on 2020-05-27 15:35:12
Comments:
-
38. Name: Eva Novotny on 2020-05-27 17:40:44
Comments: We do not support high commerical buildings in the area. It would have a negative impact on the drainage and sewer system. It could cause first time flooding in our area.
-
39. Name: Marjorie Jean Meyer on 2020-05-27 23:14:04
Comments: I'm just up the street from the proposed 6-story building and am adamantly opposed to a building of that height in my neighborhood. Not only would it detrimentally affect my property values, but the additional traffic would ruin our little, close-knit community as well as be a danger to the many children in the area. Finally, I cannot believe that our SVV Councilmembers would in good faith approve a building that would absolutely destroy the right of enjoyment of their home by the homeowners in the Cardwell St. cul-de-sac as well as the owners along the southern part of Bade. Those folks are already suffering because of the sound wall. Let's not make it even more difficult for them to enjoy their home. Please do not approve a building that exceeds 54 feet and has less than an 80' setback.
- Margey Meyer, 9166 Cardwell St.
-
40. Name: Wen-Kai Lu on 2020-05-29 02:23:13
Comments: I am most concerned about the negative impact the proposed tall building will have on property values in our section of SVV.
-
41. Name: Kim Cutrell on 2020-05-29 03:39:10
Comments:
-
42. Name: Richard Evers on 2020-05-30 16:16:01
Comments: Commercial development along I-10 is good for our City; however, a

compromise needs to be reached regarding height and setback that preserves the integrity of our neighborhood while still benefiting the City and property owner.

43. Name: Christopher Evers on 2020-05-30 16:17:36
Comments:

44. Name: Eugene Linton on 2020-05-30 17:33:11
Comments:

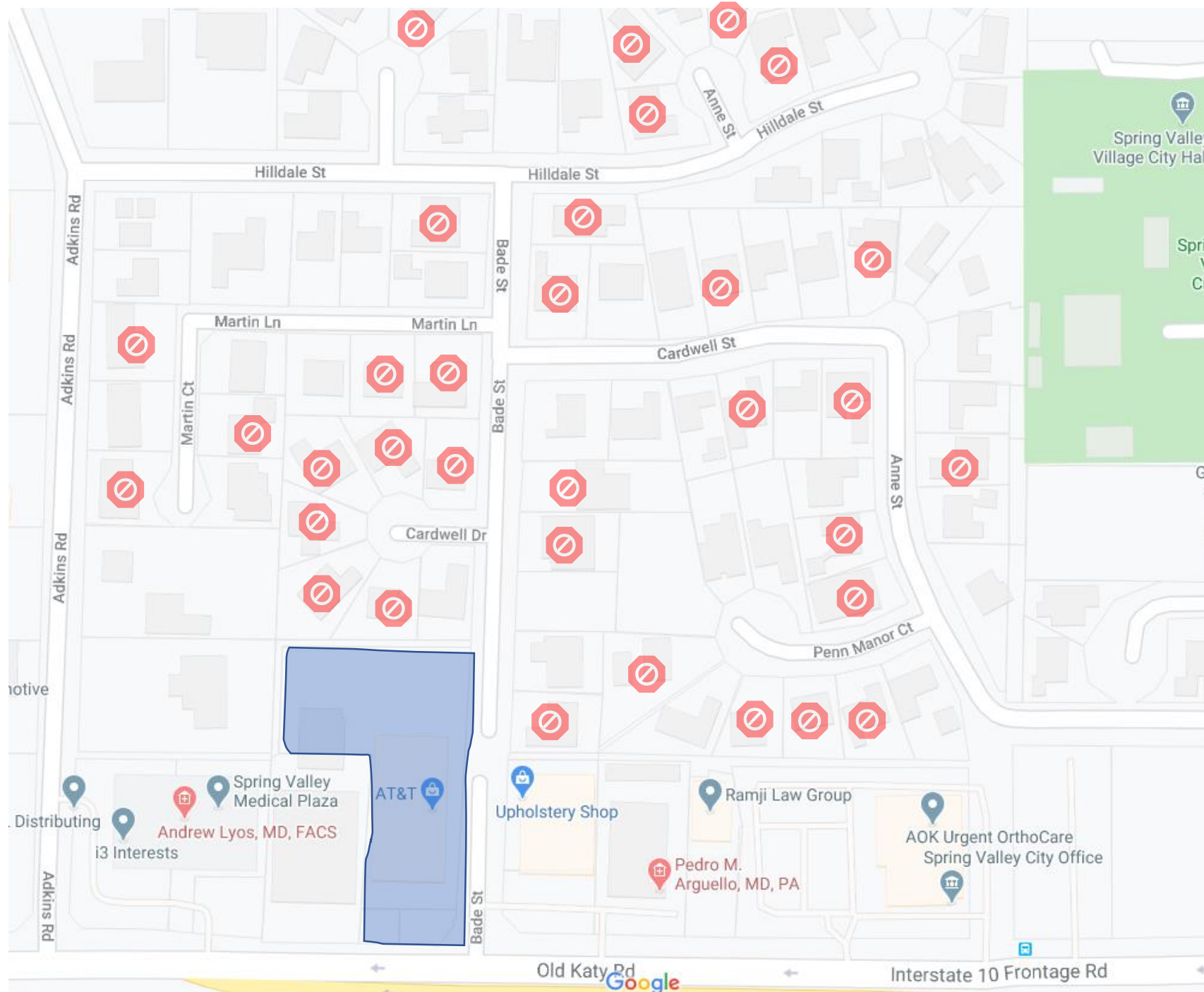
45. Name: Julio Zaga on 2020-05-30 22:07:00
Comments:

46. Name: Mary A Serrano on 2020-05-31 01:05:31
Comments:

47. Name: Huong Le on 2020-05-31 19:59:34
Comments: With a tall structure next to residential area will have a big negative impact to quality of life for surrounding residents.

48. Name: Joseph Nguyen on 2020-05-31 20:05:21
Comments:

DIVIDER PAGE



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

MEETING DATE: July 13, 2020

TOPIC:	ORDINANCE NO. 2020-XX ORDINANCE NUMBER 2020-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE CREATING AND 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 new Planned Area Development for the property at 9210 Old Katy Road. If approved, this ordinance would implement the requested new PAD as proposed.
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# _____ Not applicable
FINANCE VERIFICATION OF FUNDING: 	
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND 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 wishes to adopt this Ordinance to allow construction of a 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 ordinance 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 this Ordinance as an amendment to the City's Zoning Ordinance as provided herein; now, therefore,

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

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

Section 2. The application of the owner of the 1.17 acre tract just east of the northeast corner of I-10 and Adkins Road for a planned area development is hereby approved, subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. The Zoning District Map of the City of Spring Valley Village, Texas, shall be revised and amended to show the designation of the 1.17 acre tract just east of the northeast corner of I-10 and Adkins Road as provided in the preamble hereof, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

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

Section 5. The Planned Area Development use authorized and permitted on the 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 June 26, 2020 (the “Application”) including the description of the proposed use, and the site and landscape plan that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. Buildings; setbacks, architectural elevations:

1. The Development within the PAD shall consist of a single three-story professional building over a four-level parking garage, with one parking level below grade, with up to 87,855 square feet of interior space.
2. The new construction shall be fully equipped with the number of fire sprinklers as required by City Ordinance.
3. All structures shall be set back at least 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. The Development may include a single three-story building over a four-level parking structure, with one parking level below grade, and as described in the Application.

5. Number of stories; Height limitations. The building and extensions shall not exceed 85 feet above ground level 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) existing forty-four foot (44') wide driveway on the I-10 frontage road as well as cross access through the existing medical office building development on the hard corner of the I-10 frontage road and Adkins Road. The City is not responsible for controlling traffic into, out of, or within the PAD driveways/private access roads.
2. The Owner shall provide paved parking spaces, either surface parking or in the parking structure, for all persons attending activities on the Property in substantial compliance with the Application and the City's off-street parking ordinances. The site will include 3.9 parking spaces per 1,000 square feet of net rentable building square footage.

3. Parking on streets adjacent to the Property by persons attending activities on the Property is prohibited.
4. Parking on the Property on any surface other than a paved surface is prohibited.
5. Overnight parking is prohibited except for tenants' delivery vans or trucks in designated parking spaces only.
6. Signs shall be posted and maintained prohibiting overnight parking.

D. Occupancy/Use.

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

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

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

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

There is no retail requirement for this development.

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 the site and landscape plan, including the removal of the trees on the existing medical office building parcel that are planted along the south side

of the sound wall shown in the Application. The existing landscaping (the field dug trees) behind the existing building immediately adjacent to the Property to the west will be removed as shown on the site plan submitted with the Application to accommodate a fire lane as required by the Village Fire Department Fire Marshal. A final landscape and irrigation plan shall be submitted to the City with full construction documents at the time of building permit submission.

3. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.
4. No outdoor lighting shall be permitted to directly shine on any adjacent property. All outdoor lighting shall be screened or shaded. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than 2.4 foot (2.4') candles with no more than 3.69 foot (3.69') candles on top of the parking structure during business hours. Lighting shall be reduced to average one foot candle for after-hours security. All lighting shall be “white” color corrected lighting. Light poles not exceeding twenty feet (20') in height will be utilized on the surface parking lot. No high pressure sodium lighting is permitted.

F. Refuse; building maintenance; deliveries.

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

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

H. Signs.

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

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

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every

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

Section 8. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

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

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

ADOPTED this the ____ of _____, 2020.

Marcus Vajdos, Mayor
Spring Valley Village, Texas

ATTEST:

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

**EXHIBIT “A” –
LEGAL DESCRIPTION**

**EXHIBIT “B” –
APPLICATION**