



**Planning & Zoning
Commission Meeting
August 11, 2020
7:00 p.m.**

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

Patrick Johnson
John Lisenby, Alternate
Maryellen McGlothlin
Amy Winstead



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, August 11, 2020 at 7:00 P.M.

SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning & Zoning Commission of Spring Valley Village will conduct the meeting scheduled at 7:00 p.m. on Tuesday, August 11, 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/82394918172>

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: 823 9491 8172 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 July 13, 2020
- 3. 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

4. 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.

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

6. 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 6th day of August, 2020 at 11:30 a.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:


Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

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

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Monday, July 13, 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
Amy Winstead
John Lisenby, Alternate

Planning & Zoning Members present via Zoom:

Patrick Johnson
Louise Richman

A quorum was present.

City Officials present:

Zach Meadows, Director of Community Development
Loren Smith, City Attorney, via telephone
David Dominy, P&Z Liaison – arrived at 7:21 p.m.

- 2. Approval of meeting minutes for regular meeting May 12, 2020**

Mr. Hoffman noted on Item 11 that the following, “This is going from one lot to two lots and both meet the requirements of the subdivision ordinance.” is no longer the case and should be deleted from the minutes. Ms. McGlothlin made the motion to approve the minutes with the correction. Mr. Calderwood seconded the motion. The motion carried 7 to 0.

Note:

Mr. Hoffman received a request to move Items 6 and 7 out of order. He noted, however, that Items 3, 4, and 5 would not take long and kept all items in their original order.

- 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.

Zach Meadows spoke regarding this item. This is a variance request only. Currently, it is one parcel with the anticipation of subdividing into two lots facing Echo Lane which would not quite meet the depth requirement of 120 feet. New owner would like a 100 foot depth. It will need to go to City Council for approval.

Mr. Hoffman noted that there is a new Lot #1 and Lot #2. The small CenterPoint easement on Lot #1 with respect to the transformer has been removed and now goes back to the lot line. Mr. Calderwood noted that this takes the driveway off of Fries Road though Ms. McMichael said they could still have the driveway off of Fries. Mr. Russell Dugan representing the owners prefers that the driveway be on Echo Valley. Mr. Calderwood asked why the two lots are not the same size. As configured, it gives the neighborhood a uniform look plus there is a 50 foot setback on Fries Road. Mr. Hoffman noted that per the subdivision ordinance, a corner lot has different requirements. Mr. Steve Lufburrow, 8825 Echo Valley has no problem with the subdividing of the lots.

Mr. Calderwood made a motion to approve the variance request. Ms. McMichael seconded the motion. The motion carried 7 to 0.

4. **Conduct a public hearing concerning:** A preliminary and final re-plat of Echo Valley Estates Re-plat 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

Mr. Hoffman opened the public hearing at 7:17 p.m. Russell Dugan was available for questions. Mr. Meadows will work with Mr. Dugan to get the lot numbers corrected. Mary Villareal with Interfield Group said she noted the comments.

Mr. Hoffman closed the public hearing at 7:20 p.m.

5. **Consideration and possible action concerning:** A preliminary and final re-plat of Echo Valley Estates re-plat No. 1, partial re-plat 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.

Mr. Calderwood made a motion to approve the preliminary and final re-plat. Ms. McMichael seconded the motion. The motion carried 7 to 0.

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

Lili Mahvash spoke quickly to say there was confusion about the address. Rene Joubert and John Joubert, 9230 Katy Freeway, Houston, Texas 77055 began the presentation with each commenting. They said that they had heard from you, P&Z and the residents, and tried to address all the design concerns. Former Mayor Tom Ramsey said that the building should provide a front door to the city and enhance value. They seek to be a good citizen and their intent is not to have an adverse effect. They did not want to create another box but rather to create a first class project. There are louvers, landscaping, and they explained about the construction materials of metal and masonry.

A slide presentation followed though there were some issues on advancing the slides. The points covered included:

- Tried to address resident concerns
- Impact on the city which is a residential neighborhood. This is a front door to the city that will enhance the area and the city.
- The original thought of the first owner was a fast food entity which would detract from the city.
- Property value depreciation – both sides can show ups and downs. There is evidence that shows property value increases.
- Security and safety – there will be no unsecured access to the roof.
- Operating hours – discussed
- Cut through traffic on Hilddale Street from IH-10
- Noise from parking garage – wall will shield and noise was not an issue with the first building
- Height, setback, site lines – printed presentation shows various scenarios
- Aerial views – there were concerns that the setbacks were different from other buildings. There is a building line study overview included to show they are not.
- Propose to have frosted windows. Setbacks are 85 feet from residence.
- Metal fins on the windows and a green wall
- Residents want a Zone B building but this property is in Zone C.
- Examples of architectural elements were given
- Landscaping – a lot of thought went into this
- Traffic flow presented with respect to the fire lane
- Reserved parking on the first floor and parking is ample. The second floor parking level is to be screened. The number of cars per office space was based on the Phase 1 building.
- The request for 10 foot east and west setbacks allows for double stack tenants.
- The landscape plan is a uniform look with other building.
- They are cognizant of light pollution and they will not pollute. They have very efficient lighting.
- An example of the signage was given. It is a monument sign that matches existing monument signage at neighboring property.
- The site design criteria has nothing different from building 1.

Mr. Hoffman noted that there were about 25 speakers. The time limit would be three minutes. He will start first with speakers physically in the council chambers. He asked that speakers not repeat but say “I agree.”

Marjorie Meyer, 9166 Cardwell

- Bought their house in 1988 as they wanted a zoned city
- Building height was 39’, now it is 85’
- Read several points from the mission and vision of P&Z: health, safety, welfare and suitable development

- Does not want a six story building abutting her back yard
- Construction noise will be unbearable
- Ms. McMichael should recuse herself as she is friends with the developer

Laura Peachee, 1200 Anne Street

- Has cut through traffic on Adkins
- Parking garage noise
- Can one get out on balcony?
- Dumpster – what are the pickup times?

Valerie Spears, 9208 Cardwell

- Have you driven on cul-de-sac and looked up to see this large building
- Lighting in building 1 is always on
- For example, Obamacare turned out to be not so good
- How do we know balcony will be maintained

Rebecca Bloch-Lopez, 9205 Cardwell

- Tall building against our backyards
- Negative impact on property values
- Is not right to ask the west part of the city to carry burden
- Privacy concerns
- Setback of 60', now it is 30' and 50'
- Hours of operation, 8 a.m. to midnight – reduce to 8 a.m. to 6 p.m.
- Construction times at 12 hours of 7 a.m. to 7 p.m. plus weekends; need to reduce
- Highly favorable to developers. Need 80' setback, and 39' height

Zack Raffoul, 9209 Cardwell

- Same concerns as above
- Property values will be reduced
- Issues are: security, construction, operating hours to midnight

Denise Wilborn, 8818 Westview

- Supports the others
- Vision statement says residential
- Property values – wants to see evidence of increase. Values will decrease.

Alison Simmons, 1138 Bade

- Ways to enhance community
- Wants a gate area – how to get that?
- Mr. Hoffman said to set an appointment with City Administrator or Community Development Director

Frank Siroky

- Ms. McMichael needs to recuse herself since she is a friend with developer
- Building is too tall
- Operating hours are too late
- Construction will take too long

Mike Sternesky, 1121 Traweek

- Already impacted by Peli Peli building
- Light pollution is bad; needs solution whereby lights can be turned off
- Too close to sound wall and would set a bad precedent for next building

Iraj and Lili Mahvash, 1018 Bade

- Impacted

- P&Z is supposed to protect residents not the developers
- Agrees with the prior speakers
- When moved to Spring Valley Village, only allowed one story buildings
- Too tall, too massive
- Sets a precedent; no other buildings like this

Current Owner, 9150 Cardwell

- Complicity between city and developers
- A mistake

Cynthia Chen, 9200 Cardwell

- Setbacks not good, building too close
- 85' is too high
- Concerned about security
- How to maintain planter
- Can spy on residents
- Will you screen every laborer?
- Could have incident like Las Vegas shooting

Duane Clementson, 10 Martin Court

- Supports building

Shannon and Matt Trenchard, 9155 Penn Manor

- Agree with prior speakers
- Construction noise concerns
- Have small children

Joe Lopez, 9205 Cardwell

- Been a resident since 1982
- Supports all comments
- Saw people on roof when Blue Angels had fly over
- 39' is in the zoning ordinance

Janice Pollan, 9212 Cardwell

- Been a resident since 1980
- Would not want to live in house with that building in the backyard
- Agrees with prior speakers

Mike Baker, 8420 Katy Freeway

- IH-10 at Campbell Road – P&Z and City Council already decided that.

Mr. Hoffman closed the public hearing at 8:40 p.m.

- 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.

Loren Smith addressed two items: the construction hours of 7 a.m. to 7 p.m. can be changed and regarding a conflict of interest, the Local Government Code defines that as having ownership or deriving income from the property. Neither applies and there is a duty not to recuse oneself. Ms. McMichael addressed this issue with Mr. Smith before the meeting. Mr. Hoffman asked the P&Z members if anyone had a conflict of interest. Everyone said “no conflict of interest.”

Mr. Hoffman addressed several issues. He gave a history of the Freeway Planned Area Development. Knudson LP did the planning. The themes were pedestrian friendly developments, low rise buildings with stores on ground level and condos on upper levels and patterned after “C.” In August, 2005 added to the Freeway Pad overlay; height could not exceed 85’ and that has been on the books since 2005. The hours of operation and construction hours are on the Spring Valley Village ordinances. There is no retail component in this project.

Valerie Spears asked why David Dominy was on the call. Mr. Hoffman answered that he was the P&Z liaison. Marjorie Meyer asked why the building had to be 85’. She said there is a right and a wrong.

Mr. Hoffman asked for comments from the P&Z members.

- Ms. McGlothlin said the number one comment from the residents had to do with the height of the building. She asked if the developers could reduce one parking level. She noted that this is a medical facility with patients coming and going all day, that it is not a regular office. The developers answered that it was the traffic count that prevailed for the parking ratio at 79 spaces per floor. And more parking is needed because it is not a regular office building.
- Ms. Winstead had concerns for the green balcony and questions if it can be maintained. She said that jasmine facing north will take forever to grow. Can the developers put three parking levels underground? The answer is no because at 18’, there is a spring and there are water table issues. Regarding property values, would like some backup for how the first building impacted them. How is the decibel level monitored? Mr. Meadows would have to monitor.
- Mr. Johnson asked why an 85’ tall building is needed. John Joubert answered that it has to do with the size of the site and the cost of the property. Economics of project become important.
- Mr. Lisenby spent a lot of time in the neighborhood. This building has less land and the utility of the land is more efficient. The fire access is on AT&T property which was contingent on buying the property. Hamstringing the AT&T property which could be changed. How to lessen the impact on the neighbors? Could have a parapet wall.
- Ms. Richman asked about sharing parking with other building as a way to decrease the building height. Look at parking suggestions that Ms. McGlothlin had.
- Rene Joubert commented on the parking requirements.
- Mr. Calderwood asked about the removed landscaping with the fire lane. Plants do not get enough sun light there. This is a high quality development and Mr. Calderwood reviewed past developments in the city such as 1065 Bingle. Has to be 100’ from the sound wall. Move to the south. Ten feet between the two buildings is not enough space especially if there were a fire. Should be at least 20’ apart.
- Ms. McMichael does not have much to add as at prior P&Z meeting, everything was mentioned and P&Z members had already discussed the items. She asked how the landscaping as to be done and that there should be a locked maintenance door for security.

- Mr. Hoffman noted that this was a tough one as it is complex around the PAD concepts. The Home Depot area was the first PAD. The purpose of a PAD is to have development of larger tracts versus piece meal development. Need to develop on a larger scale. This would be a quality building. The Fire Marshall will not approve the project without the cooperation of the two adjoining properties. He mentioned about the pine trees being taken down for the fire lane which indicates that this building is too big for the property. Who owns the property now as they closed in December 2019? This area is being developed in a piece meal manner. It is a mass of building here.
- Ms. McMichael complimented the developers on the thought in this project. Work still needs to be done. The setback needs to increase; how to get 15' more. She appreciates the feedback from the residents. They have done a lot of great work. Hours of operation, lighting, noise, etc. are in the Spring Valley Village ordinances.
- Mr. Hoffman said that P&Z is a recommending body to City Council. You may not want this to go to City Council because they can change it.
- Mr. Meadows said that it is on the City Council agenda for Tuesday.
- Mr. Hoffman said that P&Z can vote on this and that if it is turned down by City Council, it can still come back.

Mr. Calderwood made a motion to approve as submitted. Ms. McMichael seconded the motion. Discussion ensued regarding whether or not it should go to City Council. Councilman Dominy recommends not going to City Council. The setbacks, height and parking are issues. Mr. Hoffman said the fire lanes are also issues. Mr. Calderwood asked if there could be parking on the fire lane. Ms. McMichael asked if they could do with less parking. Mr. Lisenby and Mr. Hoffman talked about a parapet for screening. Mr. Calderwood withdrew his motion and Ms. McMichael withdrew her second. Mr. Meadows noted that this item will not be moving to the City Council agenda.

8. Discussion and direction concerning: the activities of the City Council during the June 23, 2020 meeting regarding Planning & Zoning Commission matters.

Mr. Smith reported that there were no P&Z matters on the City Council agenda.

9. Adjournment

Ms. McGlothlin made a motion to adjourn. Mr. Calderwood seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 10:19 p.m.

Note:

Ms. Winstead rolls off of P&Z. Mr. Hoffman noted that she has been a valuable member of P&Z and everyone thanked her for her years of service.

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: August 11, 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: The Planning & Zoning Commission heard the new Application for PAD Development for the property of 9210 Old Katy Road on July 13, 2020, and the Commission again cited concerns over the setbacks adjacent to the existing residential neighborhood, the height of the structure, and the relationship each of those have to the overall size of the development. The changes made to the proposed development to address the concerns have been highlighted in red in this data sheet and were provided in a table on page 5 of the submission.

The revised proposed development is presented again to the Commission for consideration. Following is a summary of the main components of the revised requested SVMP II PAD as submitted by Kimley-Horn (“Applicant”):

- Proposed three-story professional building over a four-level parking garage, one of the parking levels below ground. **The proposed building has a gross building square footage (excluding parking area levels) of 85,647 square feet, and a net rentable square footage of 74,478 square feet - a difference from the previous proposal of 2,208 square feet and 1,918 square feet, respectively.**
- The building height is proposed to be a maximum of 85’ feet above ground level.

- 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.
- Addition of punch windows with frosted glass up to five (5') feet from finished floor on all north-facing windows of the office to add additional screening for individuals inside the building facing the residential neighborhood.
- The previously proposed landscape balcony, ivy, and aluminum fins that were proposed along the rear elevation of the structure have been removed from the latest proposal, as the building has been setback further from the sound wall to accommodate the residents north of the sound wall.
- The proposed building line setbacks are as follows:
 - Front – Fifty (50') feet from I-10 frontage road
 - Rear – Parking garage proposed at Forty-Seven (47') feet from sound wall and office space proposed at Sixty-Five (65') feet from sound wall resulting in the office space being one hundred (100') feet from the nearest residence. (Previous proposal had Thirty (30') feet for parking garage to sound wall, Fifty (50') feet for office to sound wall, and total of Eighty-Five (85') feet from the nearest residence)
 - 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 property lines resulting in a total of twenty (20') feet from both the AT&T building and Spring Valley Medical Plaza building
- 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

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

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.)
- 3.4 parking spaces per 1,000 square feet of gross 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 290 parking spaces instead of 427 as required by the Building Code. (Previous proposal was 3.9 parking spaces per 1,000 square feet of useable square feet)
- 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

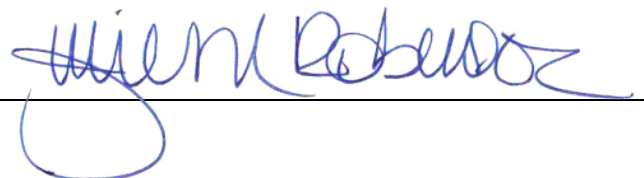
ATTACHMENTS:

- 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

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.		
		7/5/20
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.



August 5, 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 85,647 square feet, and the net usable square footage is 74,478 square feet.
2. Building Height – The maximum height of the building will not exceed 85'-0" above ground level at a distance of 194' from the sound wall. Additionally, the rear of the building (North building line) will not exceed 78'-0" above ground level at a distance of 65' from the soundwall.
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. 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 west property line of the subject site that abuts 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. 47-foot building line setback on the north property line of the subject site which includes the 10-foot wide strip of land owned by the city of Spring Valley Village.
 - d. 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 3.4 parking spaces per 1,000 square feet of gross 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 Integrate 10 right of way. The onsite storm sewer system will be designed in conformance with the published City, Harris County, 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.

- 3.4 parking spaces per 1,000 square feet of gross 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.
- 10' Building Setback where property abuts commercial use (partial Eastern and entire Western boundary)

We are requesting the review and approval of the PAD Application inclusive of the revisions identified below as they compare our previous submittal from the July hearing to our current proposal.

	Current Ordinance	Previous Proposal - July Hearing	Current Proposal - August Hearing
Building Height	39 ft	85 ft	78 ft at North Elevation and 85 ft at South Elevation for architectural screening
Building Setback		30 ft from Parking Garage to Sound Wall 50 ft from Office Building to Sound Wall 85 ft from Office to Residence	47 ft from Parking Garage to Sound Wall 65 ft from Office Building to Sound Wall 100 ft from Office to Residence
Building Size		76,396 USF	74,478 USF
Building Materials – North Facade		Horizontal metallic fins and green balcony on North Elevation	Punched windows with frosting up to 5'-0" from finish floor on North Elevation.
Parking Ratio	5 spaces per 1,000 GSF	3.9 spaces per 1,000 SF based on USF (3.4 based on GSF)	3.4 spaces per 1,000 GSF

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Steven Freeman, P.E.

February 19, 2020

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

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

To whom it may concern:

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

Sincerely,

TLM-SVMP II LLC

Signature: 

Name: Rene Joubert

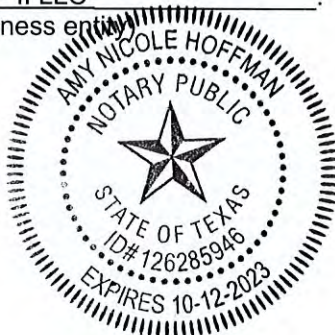
Title: Manager

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)




Notary Public in and for the State of Texas

DESCRIPTION OF SUBJECT TRACT

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

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

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

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

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

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

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

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

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

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

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

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

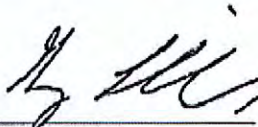
THENCE, North 88°43'56" East, a distance of 9.51 feet to a set "X";

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

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

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

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


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



An architectural rendering of a modern medical plaza. The building features a curved glass facade with horizontal bands and a prominent vertical glass section on the left. The foreground shows a paved plaza area with some landscaping.

SPRING VALLEY MEDICAL PLAZA PHASE II

9210 Old Katy Road
Houston, TX 77055



AERIAL VIEW OF PROJECT



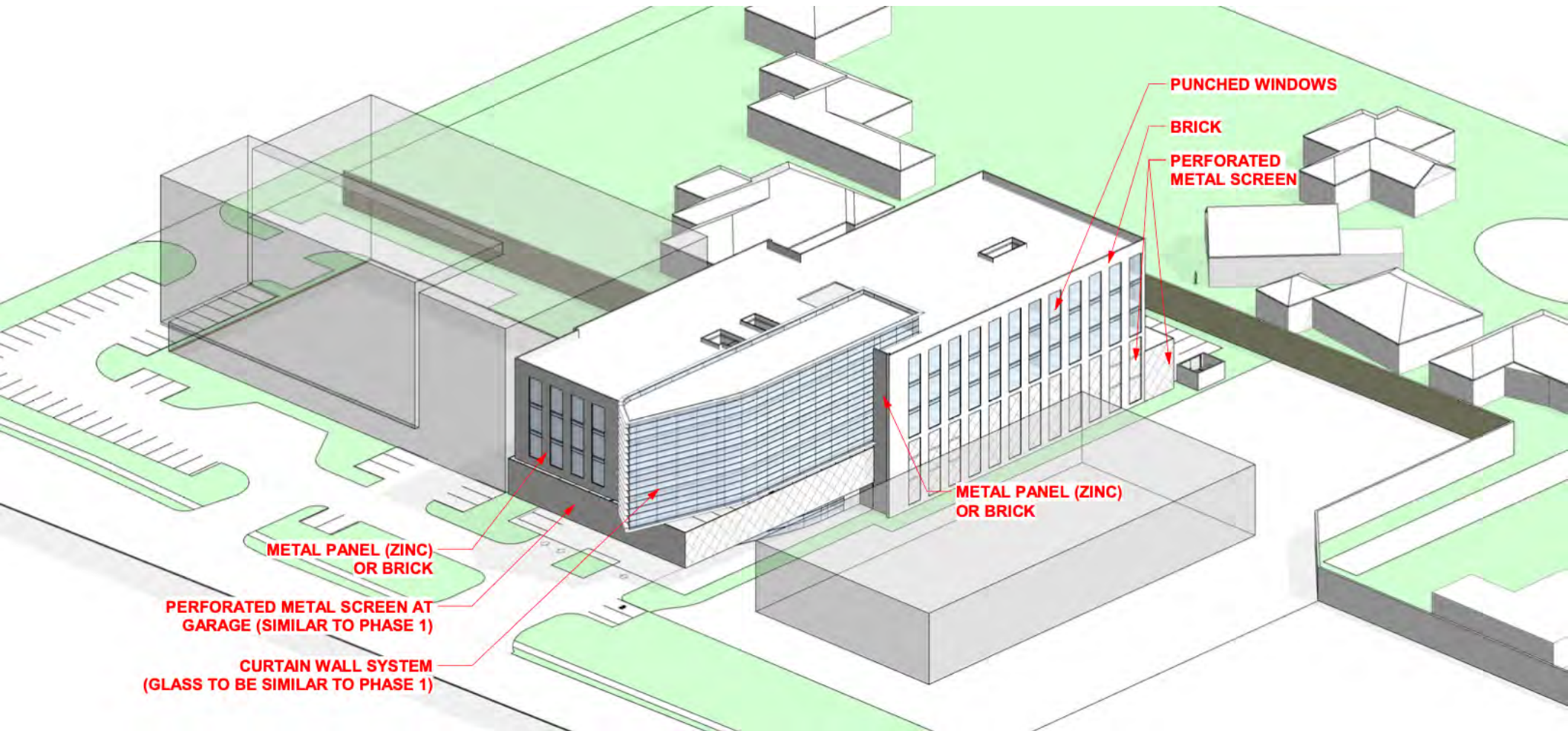
SOUTH ELEVATION (VIEW FROM INTERSTATE 10)



NORTH ELEVATION



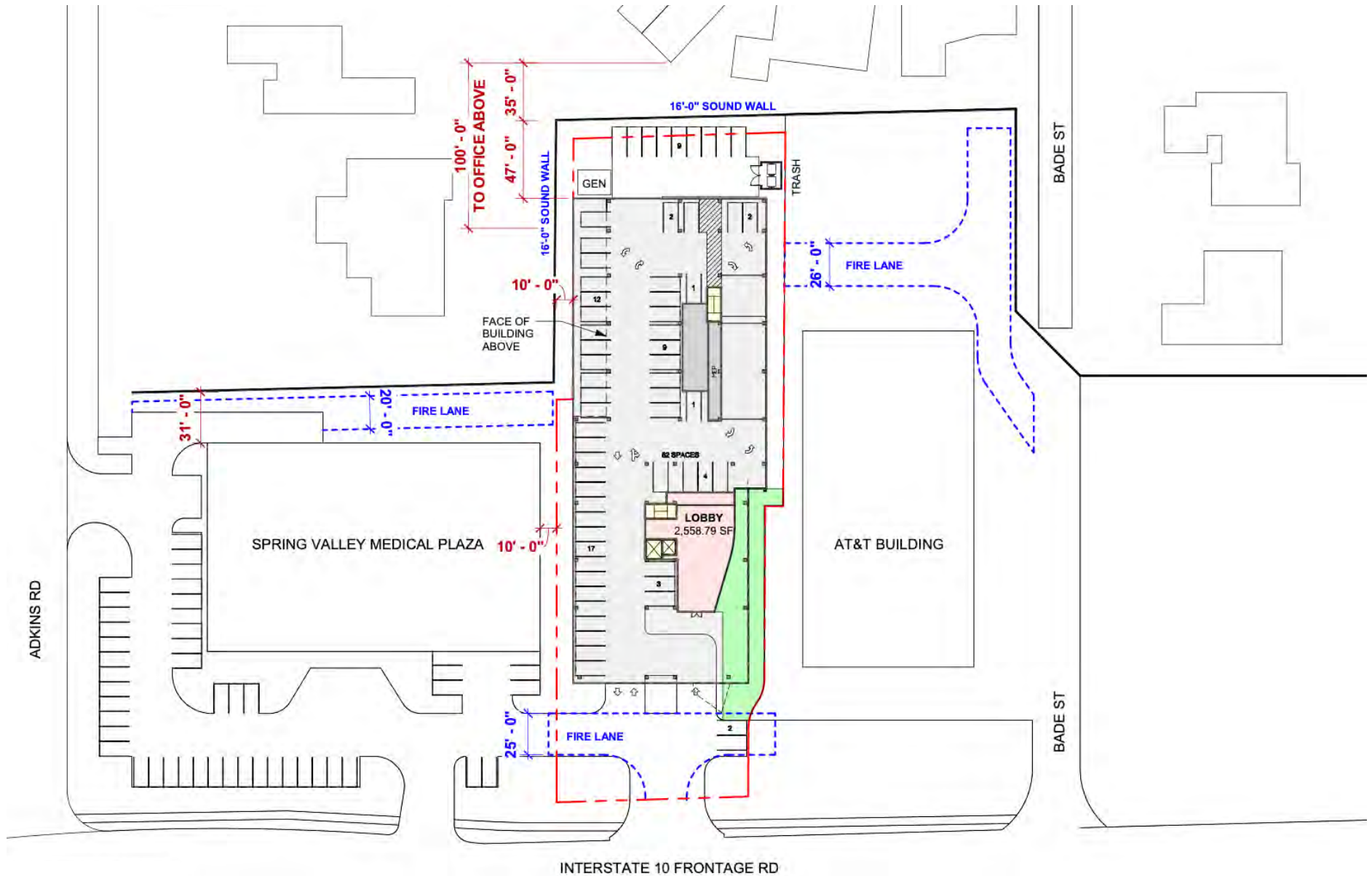
SITE RENDERING



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

BUILDING LINE STUDY OVERVIEW

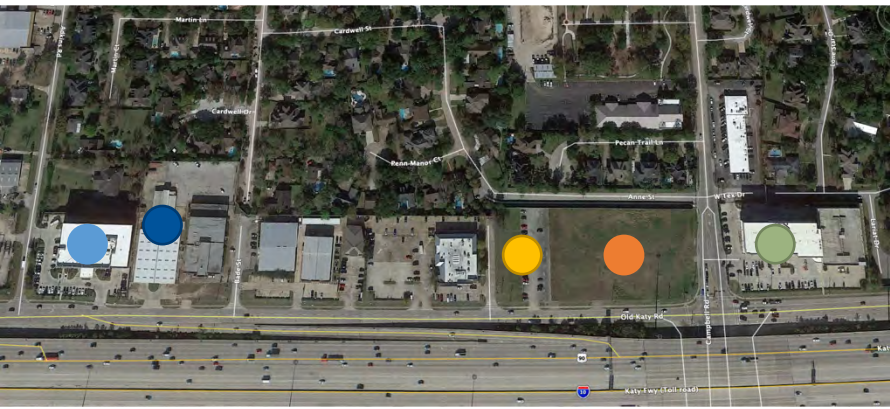
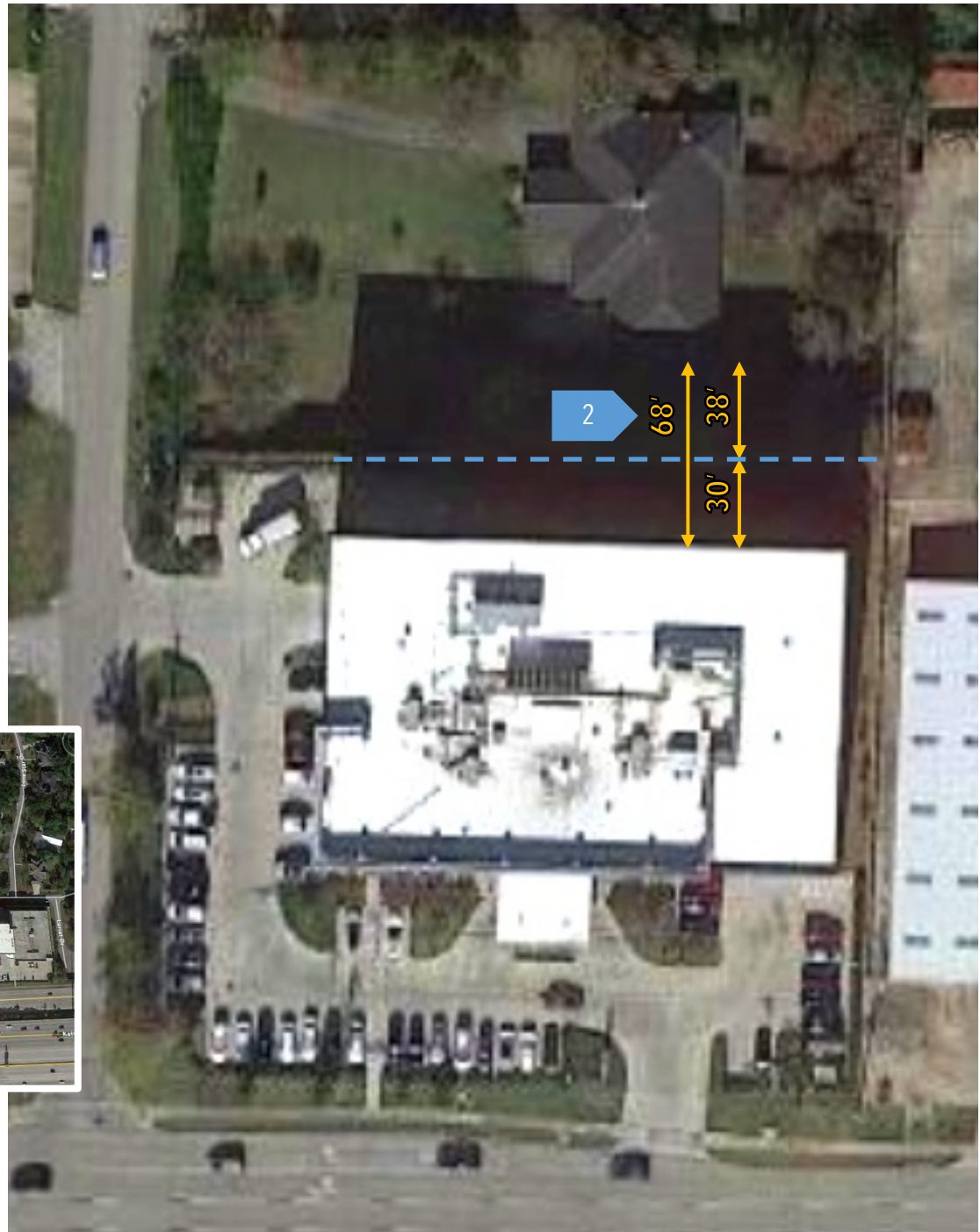
	PROPERTY	LOCATION	STATUS	HEIGHT	SETBACK DISTANCES		TOTAL DISTANCE	RESIDENTIAL AREA OF SIGHT	ADJACENT STRUCTURE HEIGHTS
	SUBJECT				Structure to Sound Wall	Sound Wall to Residence			
1A	Spring Valley Medical Plaza Phase II	9210 Old Katy	Previously Proposed	6 Stories 85 ft	30/50 ft	35 ft	85 ft	3.5 Stories	Single Story
1B	Spring Valley Medical Plaza Phase II		Revised Proposal	6 Stories 85 ft	47/65 ft	35 ft	100 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

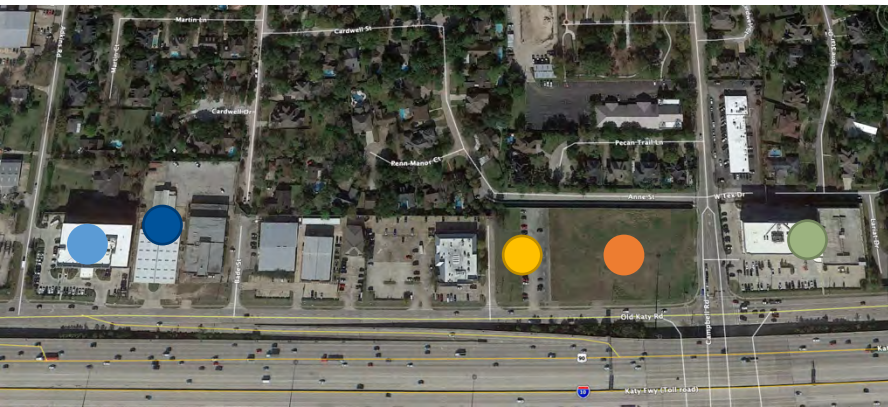


BUILDING LINE STUDY

PROPERTY: SPRING VALLEY MEDICAL PLAZA
PHASE II

LOCATION: 9210 OLD KATY RD

1B STATUS: PROPOSED
HEIGHT: 6 STORIES, 85 FT
SETBACKS: 65 FT + 35 FT = 100 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 FROSTED GLASS



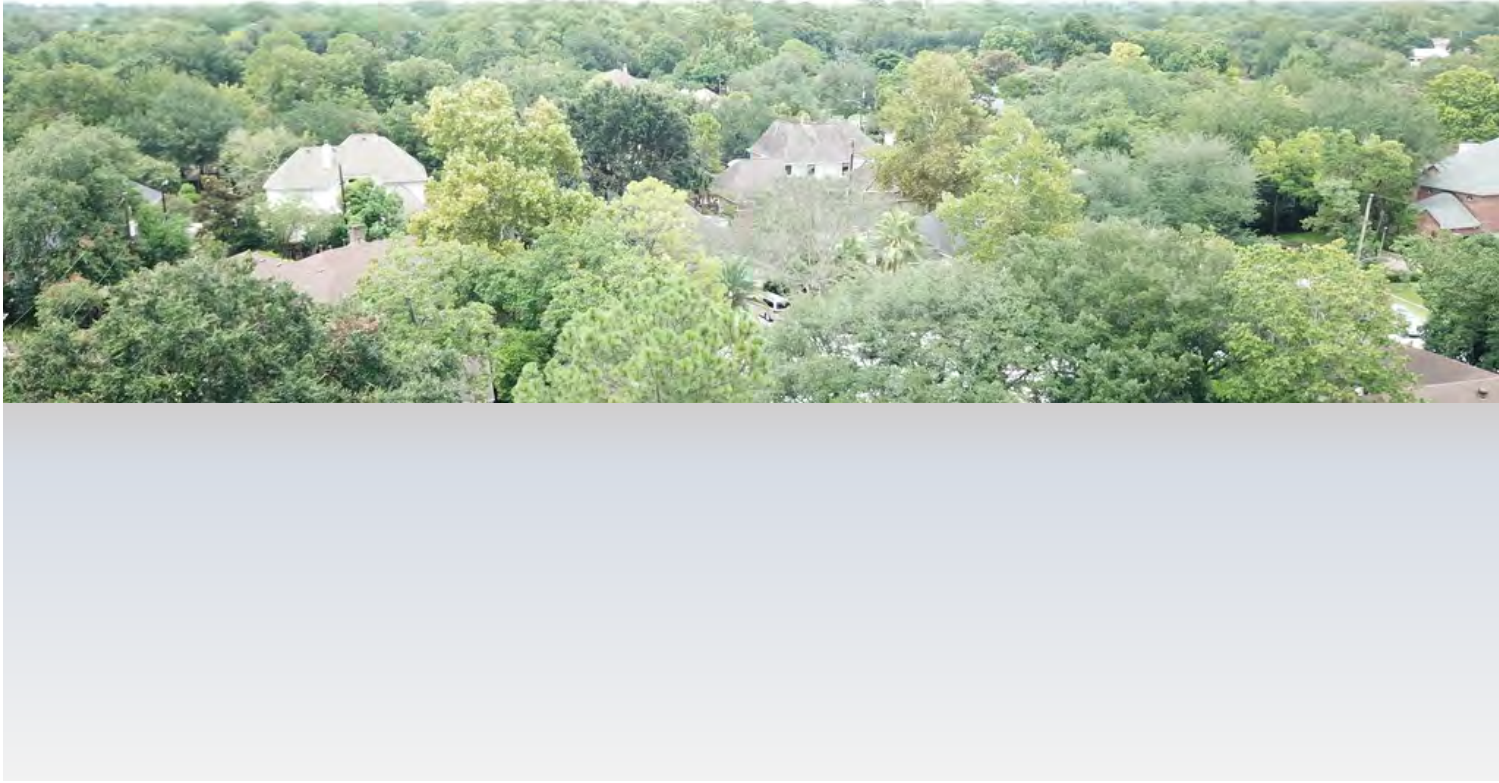
SITE LINE STUDY

PROPERTY: SPRING VALLEY MEDICAL PLAZA PHASE II

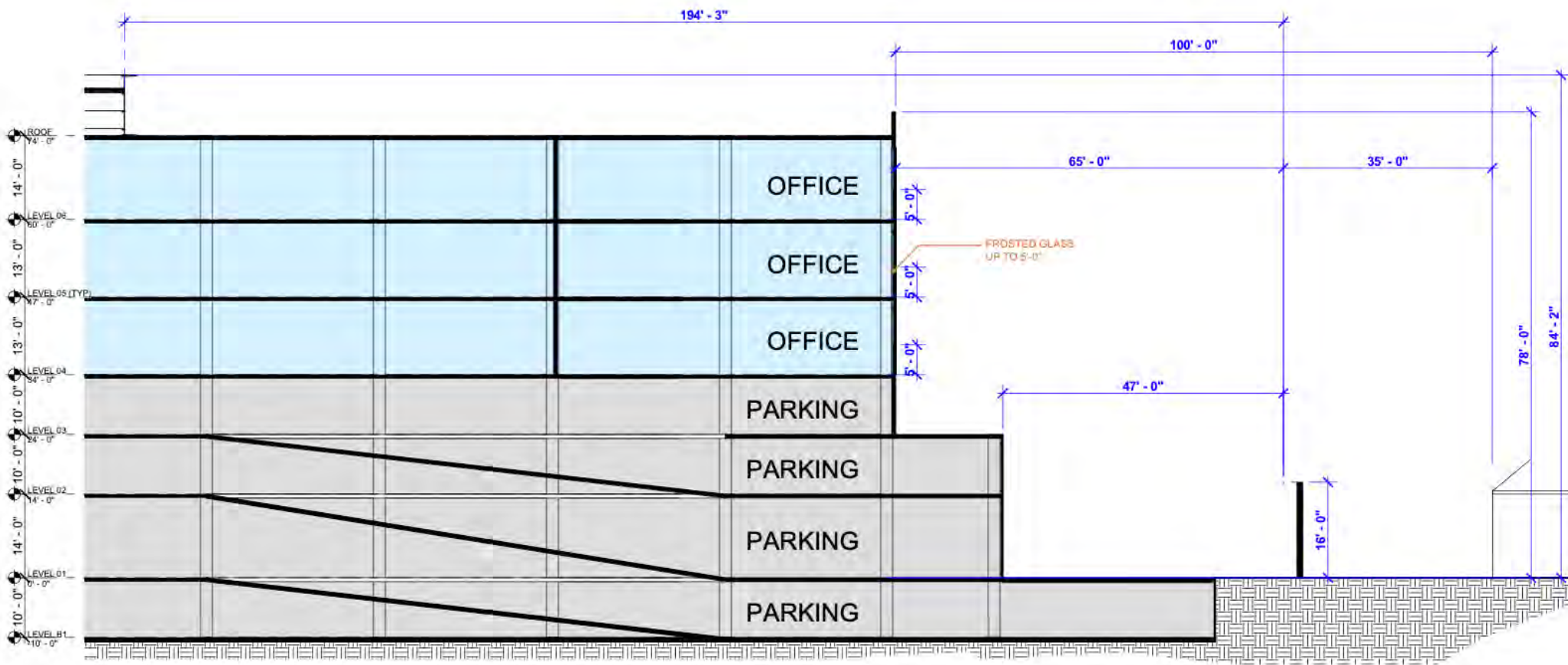
LOCATION: 9210 OLD KATY RD

1A VIEW FROM OPTION 1A, 60 FT SETBACK

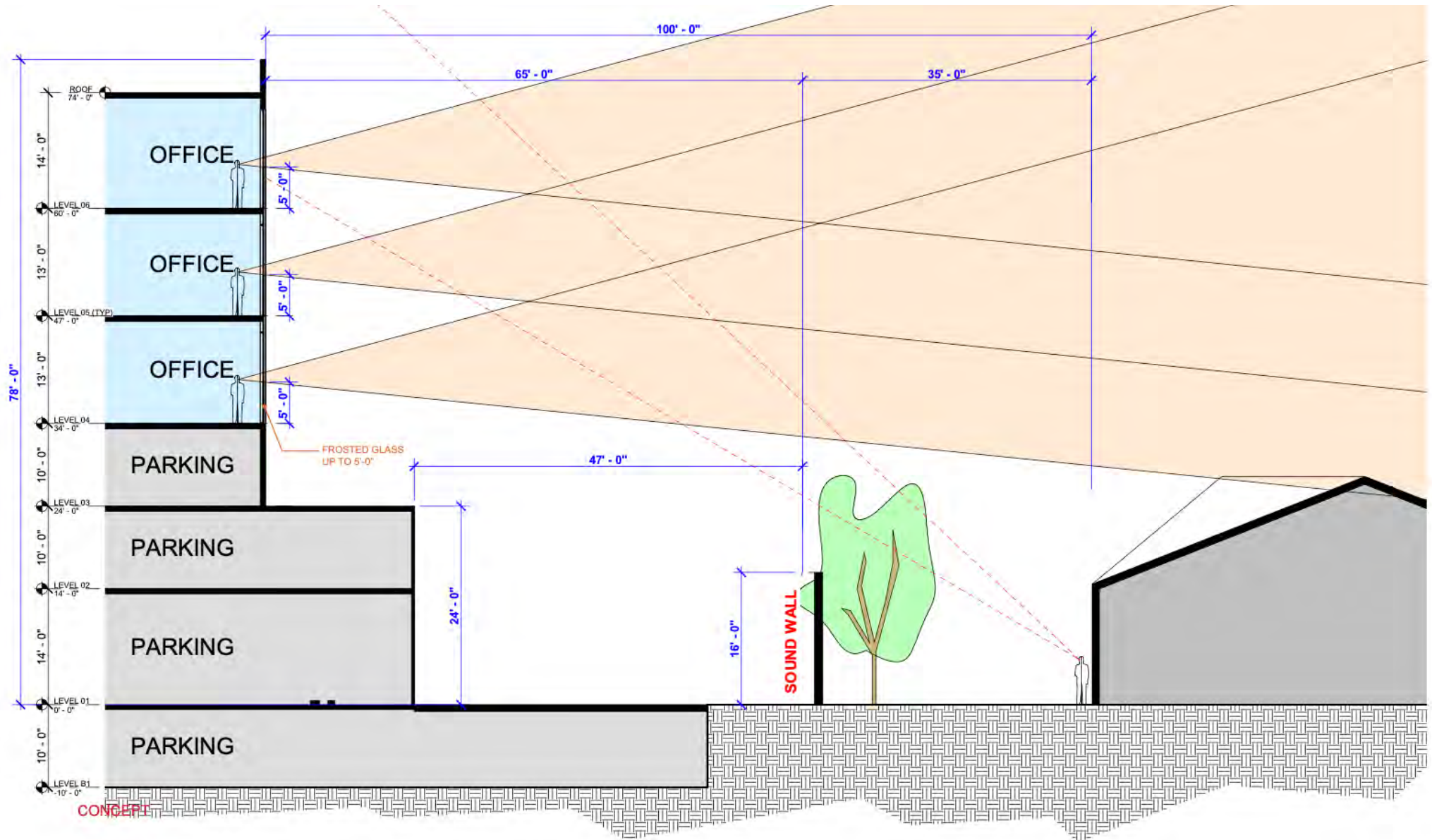
VIEW LOOKING NORTH FROM PROPOSED LEVEL 6, WITH FROSTED GLASS



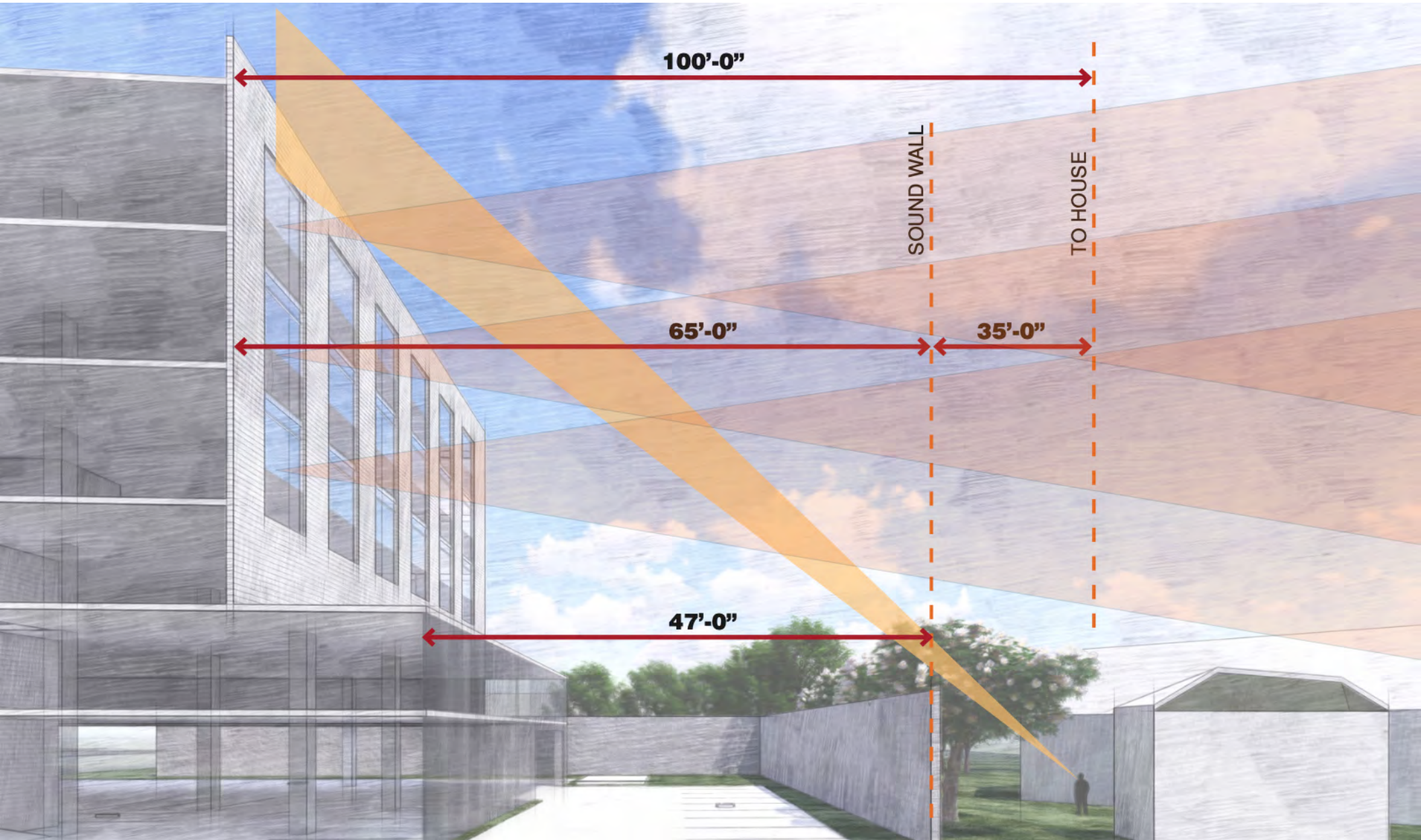
BUILDING SECTION



SITE LINE



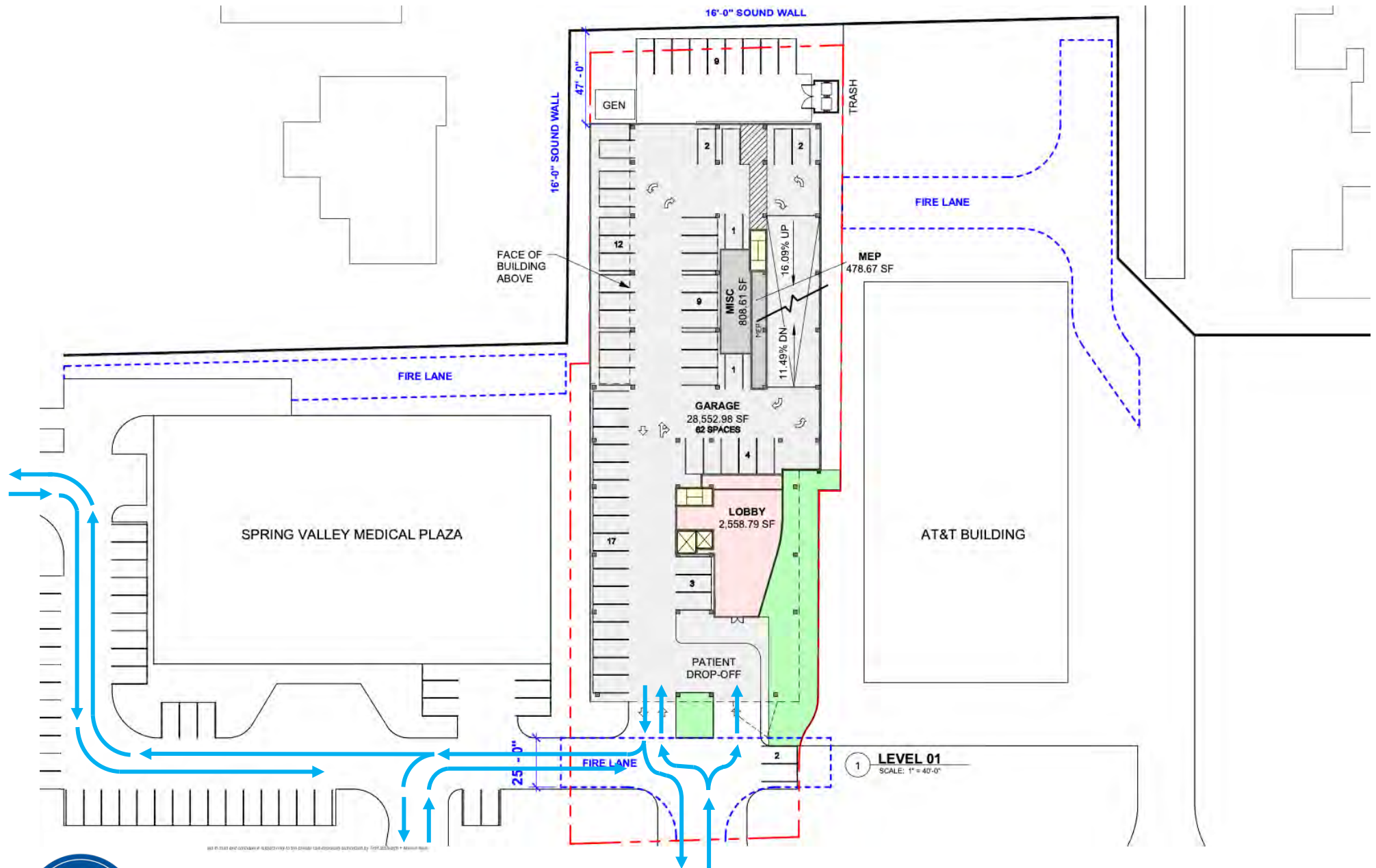
SITE LINE



BUILDING ELEVATION: VIEW FROM RESIDENCE



PROPOSED SITE PLAN & TRAFFIC FLOW



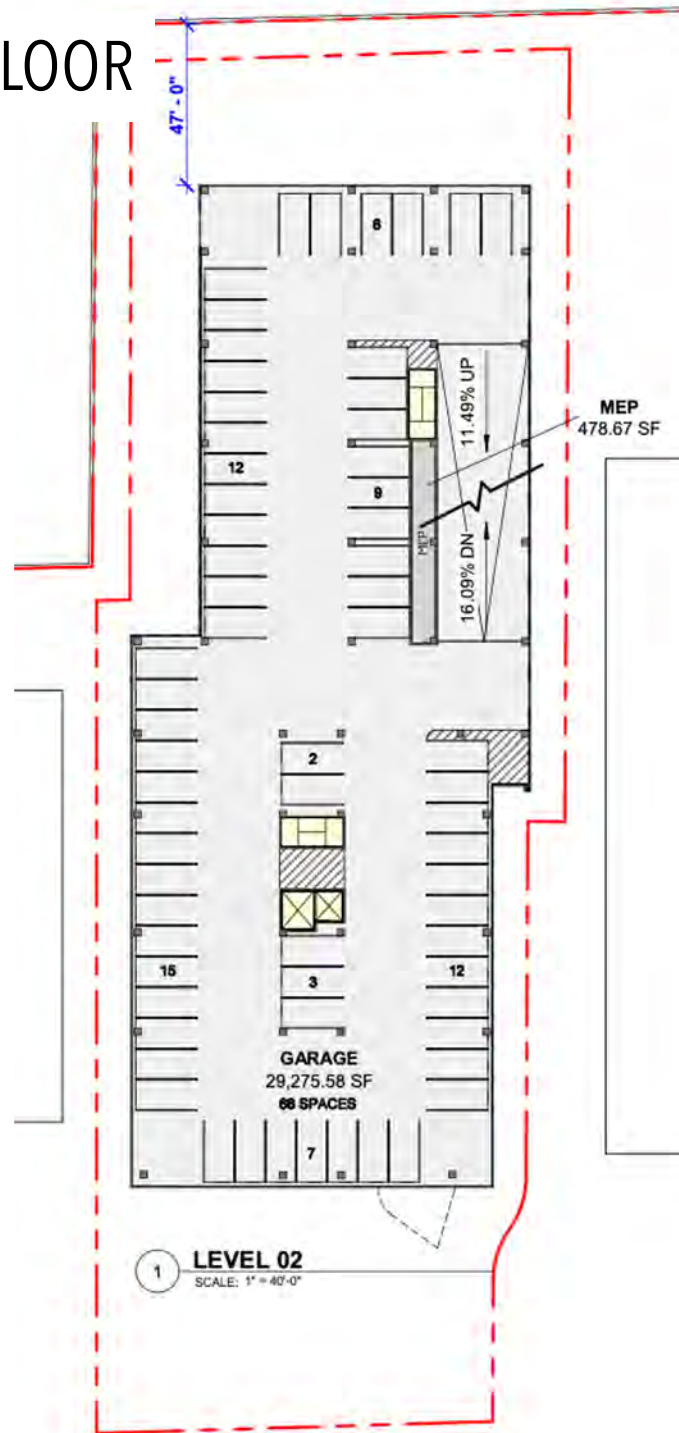
FLOOR PLAN: FIRST FLOOR



FLOOR PLAN: BASEMENT



FLOOR PLAN: SECOND FLOOR



PARKING COUNT

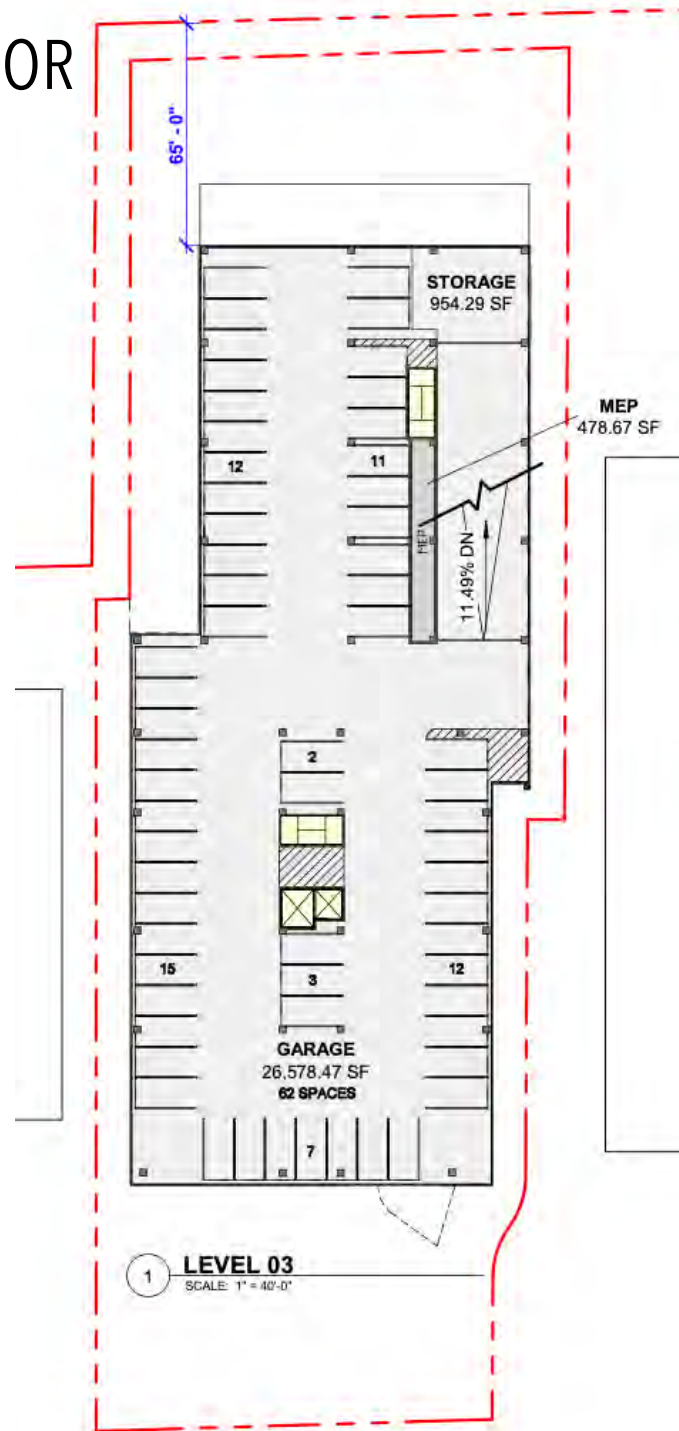
OFFICE SPACE

Gross levels 4-6	27,696 GSF
Gross level 1	2,559 GSF
Total Gross	85,647 GSF

PARKING

Level 3	62
Level 2	66
Level 1	62
Level B1	100
Total	290 Cars
	3.4 cars per 1,000

FLOOR PLAN: THIRD FLOOR

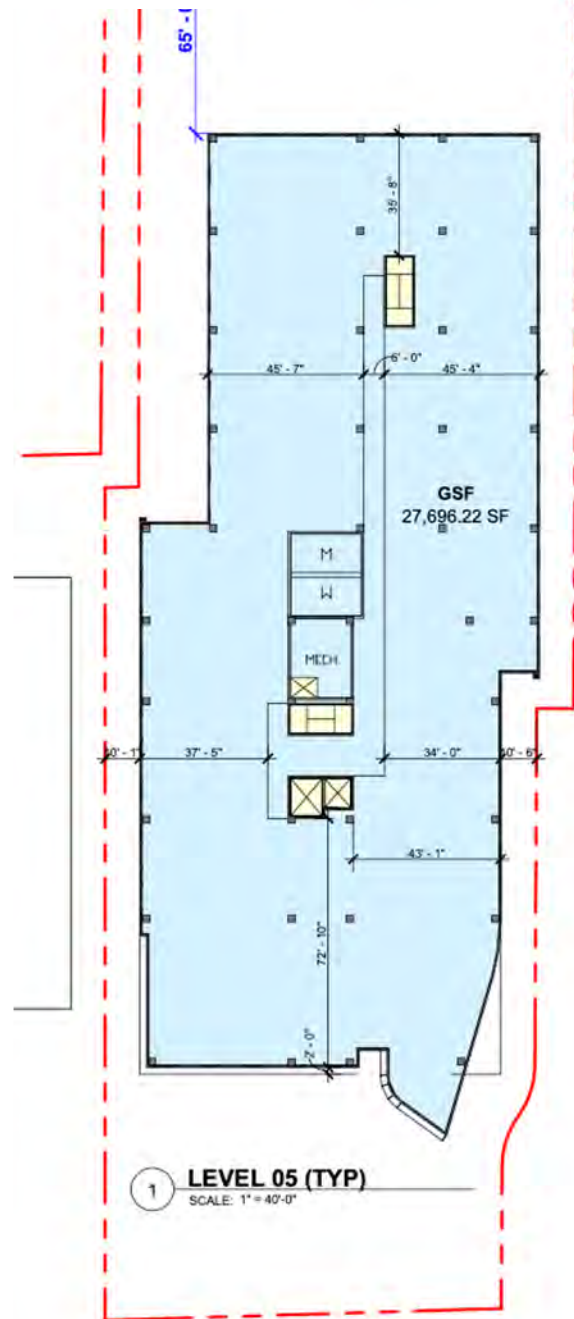


FLOOR PLAN: FIFTH FLOOR, TYPICAL

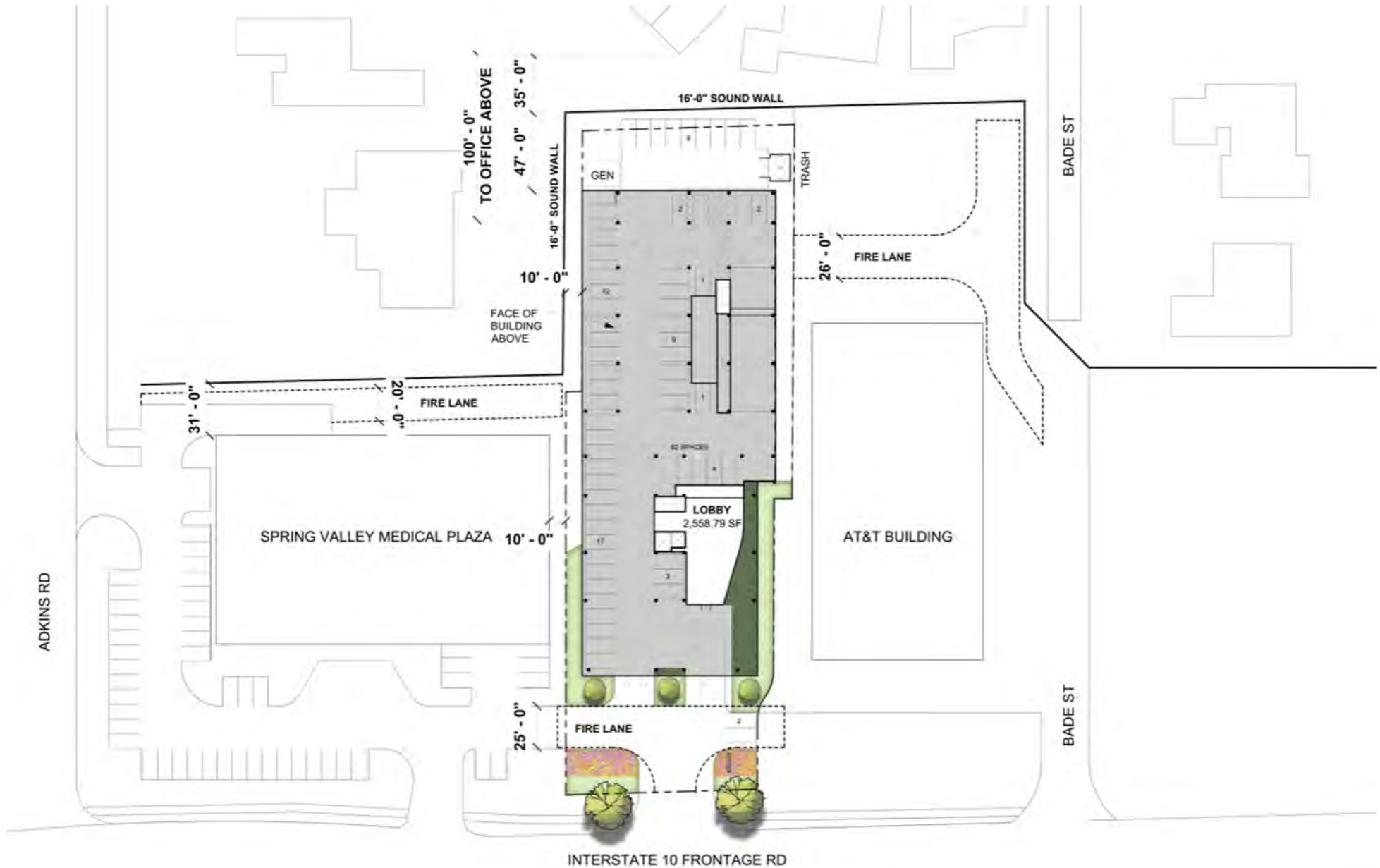
The floor plan shows a large rectangular area with a central corridor. The main area is labeled "GSF 27,696.22 SF". The plan includes several rooms and corridors with dimensions. The title block at the bottom right indicates "LEVEL 05 (TYP)" and "SCALE: 1" = 40'-0"". The plan is oriented with the long side horizontal. The left side has a vertical dimension of 65'-1". The top side has a horizontal dimension of 45'-7". The right side has a vertical dimension of 45'-4". The bottom side has a horizontal dimension of 45'-1". The plan includes a central corridor with a width of 6'-0". There are several rooms and corridors with dimensions. The plan is oriented with the long side horizontal. The left side has a vertical dimension of 65'-1". The top side has a horizontal dimension of 45'-7". The right side has a vertical dimension of 45'-4". The bottom side has a horizontal dimension of 45'-1". The plan includes a central corridor with a width of 6'-0". There are several rooms and corridors with dimensions. The plan is oriented with the long side horizontal. The left side has a vertical dimension of 65'-1". The top side has a horizontal dimension of 45'-7". The right side has a vertical dimension of 45'-4". The bottom side has a horizontal dimension of 45'-1". The plan includes a central corridor with a width of 6'-0".

GSF
27,696.22 SF

LEVEL 05 (TYP)
SCALE: 1" = 40'-0"



LANDSCAPE PLAN



LANDSCAPING VEGETATION



Savannah Holly



Crape Myrtle



Wax Myrtle



Live Oak



Little Gem Southern Magnolia



Liriope



Dwarf Yaupon Holly



Boxwood



Muhly Grass



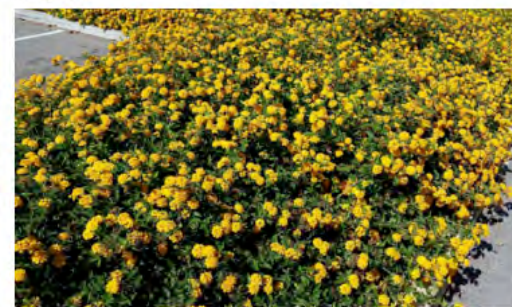
Aztec Grass



Knockout Roses



Indian Hawthorn



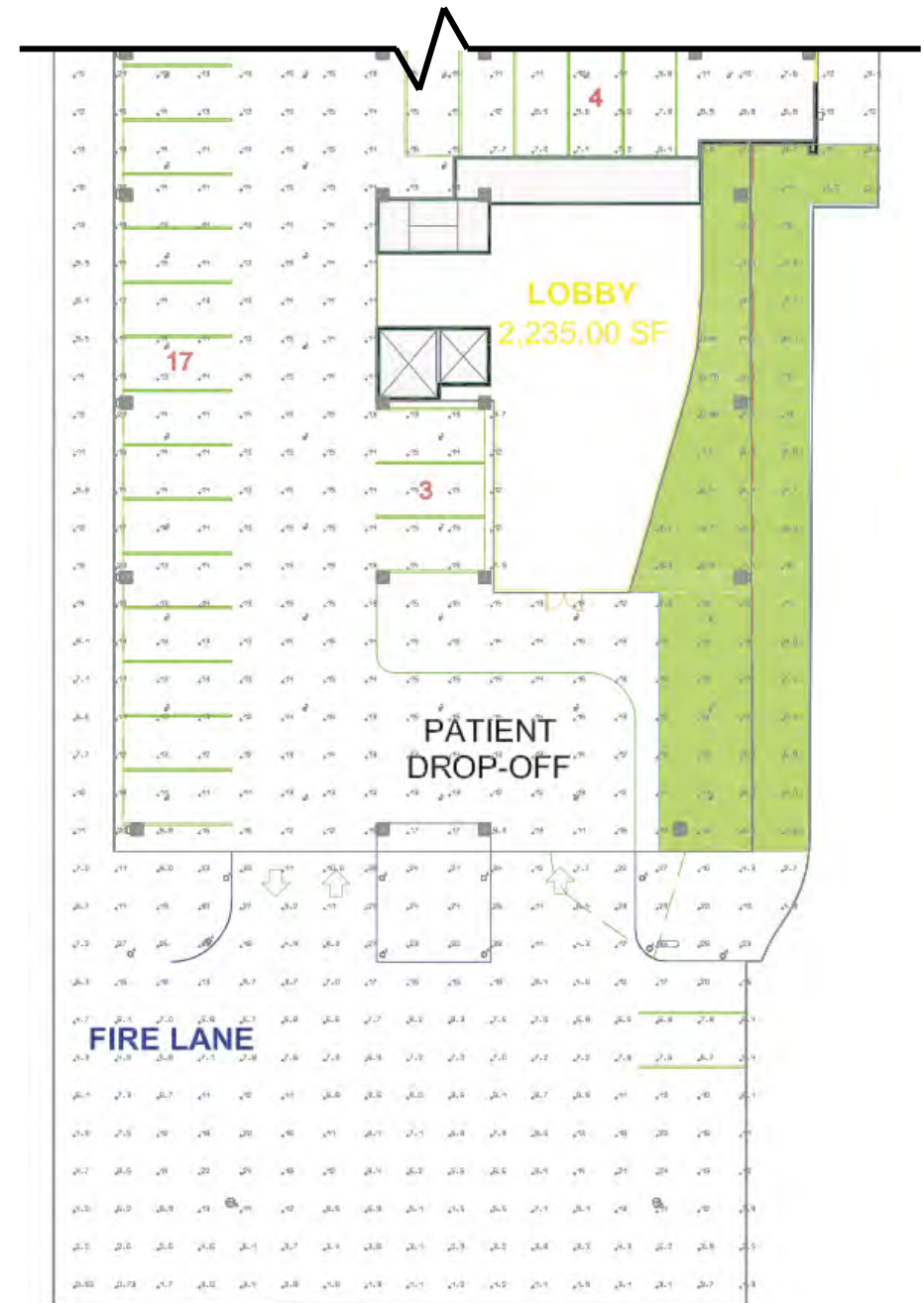
New Gold Lantana



Little Bunny



PHOTOMETRIC STUDY



SITE LIGHTING FIXTURE SCHEDULE

Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	Luminoso Lighting, Inc	EFC-70W-50K		1x	6922 lm	0.80	67 W	22
2	LUMINOSO LED INC	ECPY-65W-50K		1x	6320 lm	0.80	64.9 W	70
3	AV POLES & LIGHTING	AVPL-CL-S-6-III-1050mA-330W-5K		1x LUMILEDS LUXEON Mx 6 MODULES WITH 4 LEDS PER MODULE 330W PER MODULE 1050mA DRIVE CURRENT TYPE III MEDIUM	37242 lm	0.80	330 W	2
4	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	10



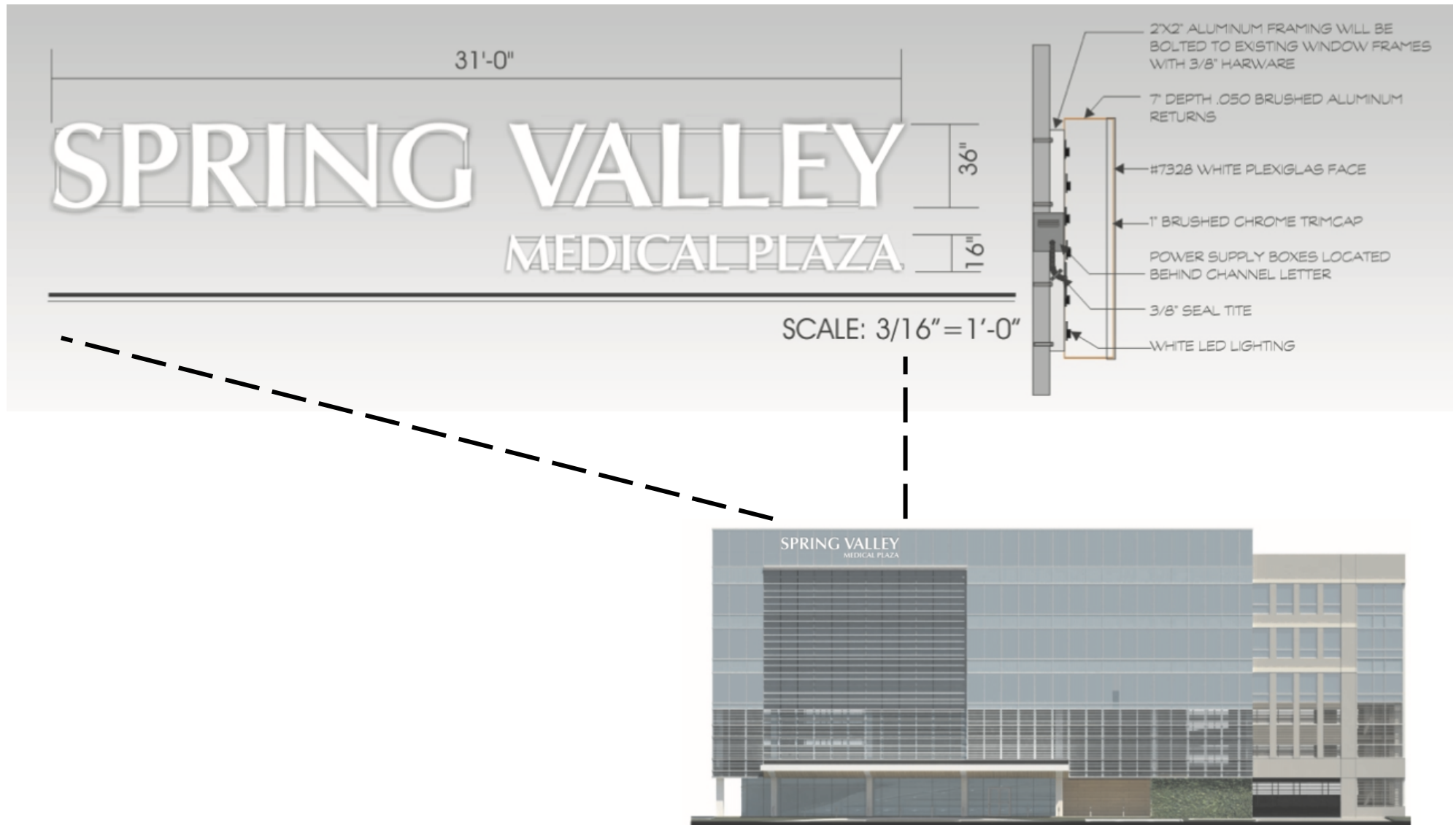
MONUMENT SIGN



Intend to match existing monument signage at neighboring property.



BUILDING SIGNAGE



Intend to match existing building signage at neighboring property.

SITE DESIGN CRITERIA

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 an underground 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.

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 STAND-BY
 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: 9216 Old Katy Road, Houston, Texas 77055

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 + Albin

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #
ARCHITECT:	THR3E 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 ☒ 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	31,383 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
		REQ'D	PROVIDED (W/A REDUCTION)				
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES	---	1	---	---	---	---	---
BEARING WALLS							
EXTERIOR							
NORTH (at Firs 4-6, X=33')	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=33' = 0hr)	10 ≤ X ≤ 30	0 ¹	---	---	---	---	---
EAST (at Firs 1-3, note 3)	10 ≤ X ≤ 30	1 ³	---	---	---	---	---
WEST (at Firs 1-3, note 3)	10 ≤ X ≤ 30	1 ³	---	---	---	---	---
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 ²	---	---	---	---	---

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		ARRANGEMENT OF MEANS OF EGRESS ^{1,2} (SECTION 1007.1.1)	
	REQ'D	SHOWN ON PLANS	ALLOWABLE TRAVEL DISTANCE (1017.2) ¹	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	REQ'D 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 1017.2, 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: ☐ 510.2 ☐ 510.3 ☐ 510.4 ☐ 510.5 ☐ 510.6 ☒ 510.7 ☐ 510.8 ☐ 510.9

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 ^{1,3} ALLOWABLE HEIGHT	(E) BUILDING STORIES (ACTUAL)	(F) TABLE 504.4 ^{1,4} 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 DESCRIPTION	USE	AREA ¹ (S.F.)	AREA PER OCCUPANT (TABLE 1004.1.2)	EGRESS WIDTH PER OCCUPANT		EXIT WIDTH (IN) ^{1,2}			
				STAIR ¹ (1005.3.1)	LEVEL ¹ (1005.3.2)	REQUIRED WIDTH (SECTION 1005.3) (IN) (X 2)		ACTUAL WIDTH SHOWN ON PLANS	
				STAIR	LEVEL	STAIR	LEVEL	STAIR	LEVEL
(BASEMENT) S-2 PARKING GARAGE	157acc	31,383	200	0.2"	0.15"	31.4"	23.55"	---	---
(GROUND LEVEL) S-2	145acc	27,864	200	0.2"	0.15"	N/A ⁵	21" ⁶	---	---
(GROUND LEVEL) B (LOBBY)	35acc	3,441	100	0.2"	0.15"	N/A ⁵	5.25" ⁶	---	---
(2ND FLOOR) S-2 PARKING GARAGE	150acc	31,848	200	0.2"	0.15"	32"	24"	---	---
(3RD FLOOR) S-2 PARKING GARAGE	150acc	31,848	200	0.2"	0.15"	32"	24"	---	---
(4TH FLOOR) B MEDICAL OFFICE	306acc	30,589	100	0.2"	0.15"	61.2"	45.9"	---	---
(5TH FLOOR) B MEDICAL OFFICE	306acc	30,589	100	0.2"	0.15"	61.2"	45.9"	---	---
(6TH FLOOR) B MEDICAL OFFICE	306acc	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: Tuesday, August 11, 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, August 25, 2020

Time: 6:00 p.m.

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

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



EST. 1955

SPRING VALLEY V I L L A G E

July 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: Tuesday, August 11, 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, August 25, 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

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

DIVIDER PAGE

COMMERCIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

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

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

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

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

PLACEMENT

- One (1) sign shall be erected by the applicant adjacent to each street frontage on the property that is the subject of the application and for each two hundred feet (200') of frontage along a street with a maximum of three (3) signs required per street frontage.
- Signs shall be placed in a location on private property and clearly visible from all streets adjacent to the property included in the application.
- Where land does not have frontage on a public street, signs shall be posted on the nearest

public street with a notation indicating the location of the land subject to the application.

- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.
- Signs shall be located so that the lettering is visible and may be clearly read from the street.

PROOF OF POSTING

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

REMOVAL OF SIGNS

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

Preparer's Name: Rene Joubert Preparer's Signature: 

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

AFFIDAVIT OF SIGN POSTING

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

Date of Planning and Zoning Commission Meeting: Tuesday, August 11, 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: 07/28/2020

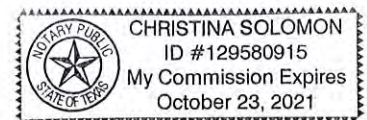
Printed Name of Applicant or Authorized Representative for Zoning Case No. TLM-SVMP II, LLC

Signature of Applicant or Authorized Representative for Zoning Case No. 

Sworn and subscribed before me on this date: 7/28/20

Notary Public 

(Seal)



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

STAFF USE ONLY:

Date/Time submitted: Verified by:

AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE

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

Date of City Council Meeting: Tuesday, August 25, 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

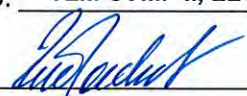
Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date July 28, 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: 07/28/2020

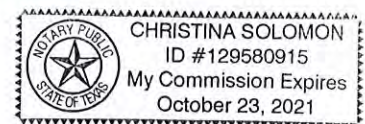
Printed Name of Applicant or Authorized Representative for Zoning Case No. TLM-SVMP II, LLC

Signature of Applicant or Authorized Representative for Zoning Case No. 

Sworn and subscribed before me on this date: 7/28/20

Notary Public 

(Seal)



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

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

DIVIDER PAGE

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:

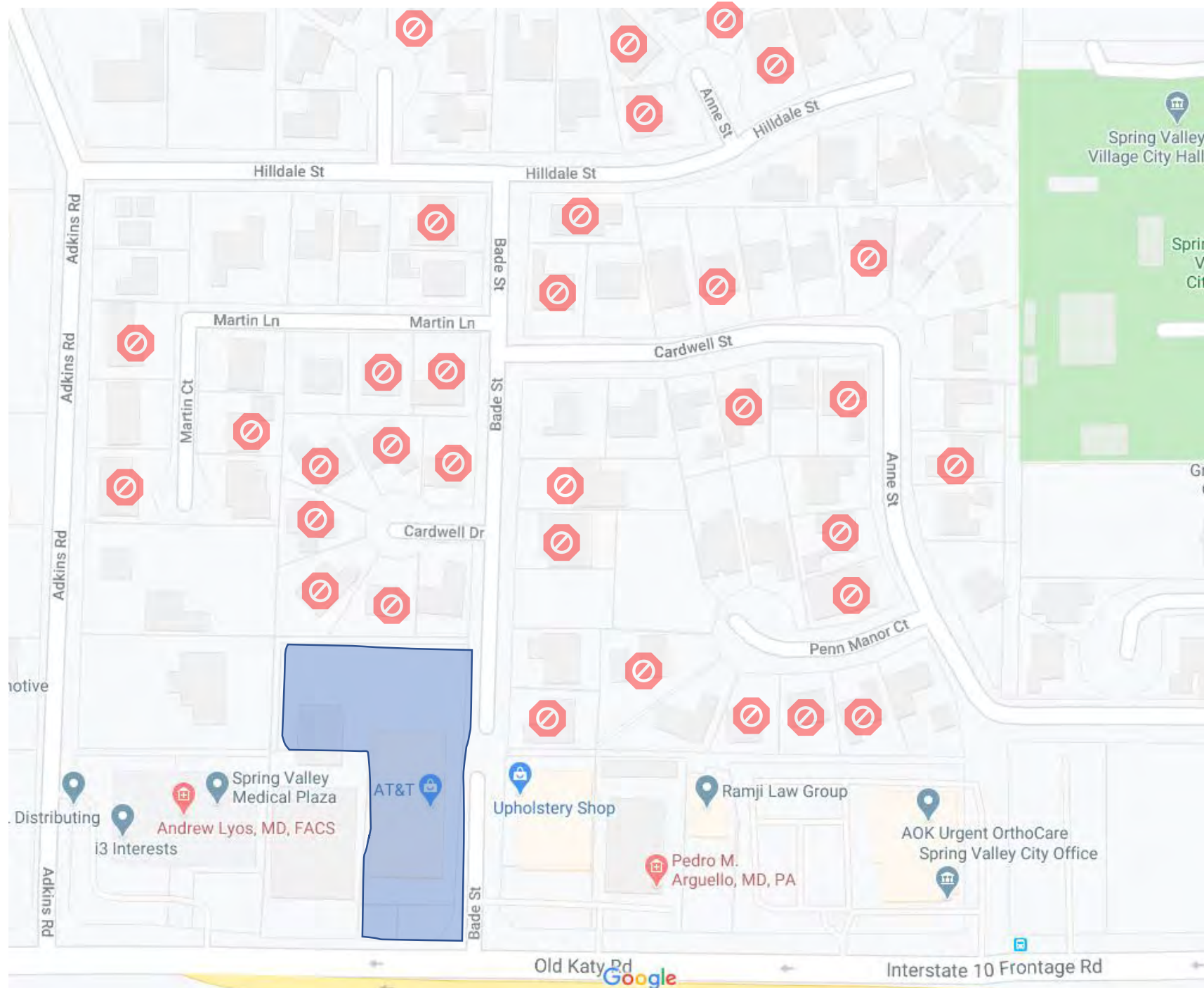
45. Name: Julio Zaga on 2020-05-30 22:07:00
Comments:

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: August 11, 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 revised 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
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL:  

ORDINANCE NO. 2020-XX

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS CREATING AND APPROVING A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 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 August 5, 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 85,647 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, 47’ from any privately owned tract in Residential District A, and 10’ from 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.
6. All buildings shall be constructed and maintained in substantial compliance with the architectural elevations of the building to be approved by the Planning and Zoning Commission and City Council prior to commencement of construction.

C. Access; Parking facilities.

1. The Development shall be accessed by one (1) existing 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 3.4 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**

A SUBDIVISION OF 1.1703 ACRES BEING OUT OF LOT 2 AND LOT 17, WEST PARK SUBDIVISION (VOL. 23, PG. 10, H.C.M.R.) IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS

**EXHIBIT “B” –
APPLICATION**

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