



**Planning & Zoning
Commission Meeting
October 13, 2020
7:00 p.m.**

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

Patrick Johnson
John Lisenby
Maryellen McGlothlin
Jim Autenreith, Alternate



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, October 13, 2020 at 7:00 P.M.

SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning & Zoning Commission of Spring Valley Village will conduct the meeting scheduled at 7:00 p.m. on Tuesday, October 13, 2020 in the City Hall Council Chambers, located at 1025 Campbell Road, in part by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

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

The video link to this meeting is <https://us02web.zoom.us/j/81758506518>

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: 817 5850 6518 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 September 8, 2020
- 3. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City’s Subdivision Regulations, Specifically Section 9.103(I)(1)(Ii)(B),

Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane.

4. **CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.
 - A. Presentation of Preliminary and Final Re-Plat by Applicant
 - B. Those In Favor
 - C. Those Opposed
 - D. Adjourn Public Hearing
5. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.
6. **BRIEFING, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Review Of the Provisions Of Section 11:01.05, Permitted Locations, Of Chapter 12, Planning And Zoning, Of The Code Of Ordinances Particularly Related To Fences And Walls In Front Yards, The Definition Of Accessory Structure Currently Included In The Zoning Regulations, And Possible Development Of A Definition of Primary Structure To Be Included In The Zoning Regulations.
7. **DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** The Activities of the City Council During the September 22, 2020 Meeting Regarding Planning & Zoning Commission Matters.

8. 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 8th day of October, 2020 at 2:00 p.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:


Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will

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

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, September 8, 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
Charlie Calderwood
John Lisenby
Maryellen McGlothlin
Jim Autenreith, alternate

Planning & Zoning Members present via Zoom:

Louise Richman
Anne-Marie McMichael

A quorum was present.

City Officials present:

Julie Robinson, City Administrator - via phone/Zoom
Zach Meadows, Director of Community Development
Matt Hitt, Assistant to City Administrator
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting August 11, 2020**

Mr. Hoffman clarified that Floor 5 moved 20 feet back and Floor 6 moved 30 feet back. Mr. Lisenby made the motion to approve the minutes. Ms. McGlothlin seconded the motion. The motion carried 6 to 0.

- 3. Conduct a public hearing concerning:** Ordinance Number 2020-XX an ordinance of the City Council of the City of Spring Valley Village, amending Exhibit A of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City, Exhibit A being the zoning ordinance of the City, by amending Ordinance 2018-28 amending a Planned Area Development ("PAD") of approximately 2.5511 acres of land at the northwest intersection of I-10 and Campbell Road within the Freeway Planned Area Development District requiring construction on the development approved by Ordinance No. 2018-28 to commence no later than December 31, 2020; providing for severability; and providing a penalty not to exceed \$2,000 for each day of violation of any provision hereof.
 - a. Presentation of requested PAD amendment by applicant
 - b. Those in favor
 - c. Those opposed
 - d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:04 p.m. Mr. Meadows said that the caption explains well this item. There had been verbal agreements to extend the start of construction until December 31, 2020. This item will formalize the extension with an ordinance and if construction is not started by December 31, 2020, the development process will need to restart. The developer commented that he had a major tenant but the tenant is now pursuing other opportunities. This is the COVID effect. There are three potential tenants. December 31, 2021 is a better date for start of construction. The success of the project depends on permits, etc. and being "shovel-ready." City of Houston permitting takes six+ months. The lending environment has frozen. Mr. Hoffman closed the public hearing at 7:11 p.m.

- 4. Consideration and possible action concerning:** Ordinance Number 2020-XX - an ordinance of the City Council of the City of Spring Valley Village, Texas, amending Exhibit A of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City, Exhibit A being the zoning ordinance of the City, by amending Ordinance 2018-28 amending a Planned Area Development ("PAD") of approximately 2.5511 acres of land at the northwest intersection of I-10 and Campbell Road within the Freeway Planned Area Development District requiring construction on the development approved by Ordinance 2018-28 to commence no later than December 31, 2020; providing for severability; providing a savings clause and an effective date; and providing a penalty of an amount not to exceed \$2,000 for each day of violation of any providing any provision hereof.

Ms. Robinson commented that the developer and she had discussed why an ordinance is needed after two years. And she is not even sure what a building would look like after two years of being extending twice and nothing has started. This is more of an administrative ordinance. Mr. Lisenby said the Spring Valley Village approval process can happen quickly and that the City cannot grant permits in perpetuity.

Mr. Lisenby made the motion to approve the ordinance. Ms. McGlothlin seconded the motion. The motion carried 6 to 0.

- 5. Conduct a public hearing concerning:** A preliminary and final re-plat of Bade Street Reserve, a plot containing 0.1441 acre of land, situated in the Freeway Planned Development District, City of Spring Valley Village, Harris County, Texas bearing the address of 9200 Old Katy Road.
- a. Presentation of preliminary and final re-plat by applicant
 - b. Those in favor
 - c. Those opposed
 - d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:16 p.m. Mr. Meadows presented the item which is a re-plat request only. Ms. McMichael inquired as to the address of the AT&T building. It is 1015 Bade. Mr. Hoffman closed the public hearing at 7:18 p.m.

- 6. Consideration and possible action concerning:** A preliminary and final re-plat of Bade Street Reserve. A plot containing 0.1441 acre of land, situated in The Freeway Planned Area Development District of Spring Valley Village, Harris County, Texas bearing the address of 9200 Old Katy Road.

Ms. McGlothlin made a motion to approve the ordinance. Mr. Lisenby seconded the motion. The motion carried 6 to 0.

- 7. Conduct a public hearing concerning:** Ordinance Number 2020-XX – an ordinance of the City of Spring Valley Village, Texas creating and approving a Planned Area Development (“PAD”) of approximately 0.1441 acres of land located at the northwest corner of Bade Street and Interstate 10, being a portion of Lot 1 of West Park Subdivision in the Thomas A. Hoskins Survey, abstract No. 342, Harris County, Texas within the Freeway Planned Area Development District to allow construction of a single-story building between 970 square feet and 1,225 square feet, surface parking, and allowing commercial, uses to be known as the Bade Street Reserve; providing for severability; and providing a penalty not to exceed \$2,000 for each day of violation of any provision hereof.
- a. Presentation of requested PAD by applicant
 - b. Those in favor
 - c. Those opposed
 - d. Adjourn public hearing

Mr. Smith noted that there should be a comma between “commercial” and “uses” in the caption. (Note: the comma has been added to the caption.)

Mr. Hoffman opened the public hearing at 7:20 p.m. Mr. Meadows said that there are two possibilities being presented: one story building at 1,255 square feet with seven parking spaces and one story building at 970 square feet with eight parking spaces. No tenant has yet been secured. Brad Sweitzer on behalf of the owner gave background on the tract with respect to AT&T and size. Mr. Hoffman closed the public hearing at 7:27 p.m.

- 8. Consideration and possible action concerning:** Ordinance Number 2020-XX – an ordinance of the City of Spring Valley Village, Texas creating and approving a Planned Area Development (“PAD”) of approximately 0.1441 acres of land located at the northwest corner of Bade Street and Interstate 10 being a portion of Lot 1 of the West Park Subdivision in the Thomas A. Hoskins Survey, Abstract No. 342, Harris County, Texas within the Freeway Planned Area Development District to allow construction of a single-story building between 970 square feet and 1,255 square feet, surface parking, and allowing commercial, uses to be known as the Bade Street Reserve: providing for severability; and providing a penalty not to exceed \$2,000 for each day of violation of any provision hereof.

Mr. Smith noted that there should be a comma between “commercial” and “uses” in the caption. (Note: the comma has been added to the caption.)

Mr. Lisenby – proposed buildings are beautiful; trying to consolidate and clean up PAD; can’t really see this.

Ms. McGlothlin – what kind of businesses are proposed?

Jay Bonano – there has been interest in a bank; smoothie shop, professional use by a doctor. Make it look cohesive with other developments; it is a small PAD; have something to fold in with other sites of AT&T site; does not think this proposal would look out of place.

Ms. McGlothlin – challenging

Mr. Bonano – spoke about the AT&T building.

Mr. Hoffman – allows older buildings to stay regardless if they violate ordinance.

Ms. Richman – asked about back-in parking and is parking sufficient for size of building.

Mr. Bonano – highly unlikely that it will be retail. There is interest for a drive-through which would work well. Parking does meet standards. Building size will limit number of people. Turning movement is okay and meets code.

Ms. McMichael – biggest concern is the proximity to the feeder road; drive-through is a no. New issue for Spring Valley Village even though along IH-10 there may be others.

Mr. Bonano – set back is 35 feet from curb. 25 feet is TXDoT requirement.

Mr. Hoffman – This is a tough one; referenced the PAD; Spring Valley Village owns Bade Road and it dead ends to the sound wall.

Mr. Bonano – if AT&T goes away or until he can get control of AT&T, this is a sort of a temporary solution.

Ms. McMichael – concerns/issues are: proximity to feeder road; small piece of property for a standalone, too piecemeal; PAD ordinance is less restrictive on set back.

Mr. Bonano – this was kind of fun to do this project.

Mr. Hoffman – AT&T developers would have to figure out how to “get out” (access) of property; could use Bade; move AT&T building further back; land lock issues.

Mr. Smith – variance issue; not a precedent set with this property.

Mr. Lisenby – spent a lot of time around the property; all will be redeveloped; this is opposite from Spring Valley Village’s PAD goals; cannot “warehouse” property.

Mr. Smith – cannot put a restriction that something will be torn down.

Ms. Richman – AT&T building contains all their equipment and is not going anywhere anytime soon.

Ms. McMichael made a motion to approve the request. Mr. Lisenby seconded the motion. The motion failed by 6 to 0. Mr. Hoffman noted that the “ask” will go to City Council for a vote. The developer noted that he spent money for this property that he wished he had not.

9. Discussion and direction concerning: the activities of the City Council during the August 25, 2020 meeting regarding Planning & Zoning Commission matters.

Mr. Meadows reported that City Council approved the I3 development with the recommendations from Planning & Zoning Commission and that they appreciated all the meetings that Planning & Zoning had.

Mr. Giammalva asked from where the recommendations came? Planning & Zoning listened to the residents and adjusted accordingly.

10. Adjournment

Mr. Autenreith made a motion to adjourn. Ms. McGlothlin seconded the motion. The motion carried 6 to 0. The meeting was adjourned at 8:13 p.m.

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

Attest: _____
Louise Richman, Secretary

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

MEETING DATE: October 13, 2020

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: Application From Inker Landing, LLC (Russ Walker) and Windrose Land Services, Inc. For A Variance From The City's Subdivision Regulations, Specifically Section 9.103(I)(1)(ii)(B), Location Of Subdivisions, Minimum Lot Width, Radial Lots, Of The Code Of Ordinances For Lot 23, Block 3 Of The Ruvern Village, In The AH Osbourne Survey, Abstract No. 610, Harris County, Texas, Bearing The Address Of 1213 Tamy Lane.
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BACKGROUND:	Inker Landing, LLC ("Property Owner") purchased the property at 1213 Tamy Lane ("Property") with the intention of replatting the property into two separate lots. The Property is a total of 0.5470 acres (23,826 square feet), and the requested replat would create two lots with the following dimensions: Lot 23A – Approximately 0.2708 acres / 11,795 square feet Lot 23B – Approximately 0.2762 acres / 12,031 square feet Although the proposed lots meet the base requirement of a minimum of 10,000 square feet and each lot is a minimum of 70 feet wide at the street, the proposed lots are considered Radial Lots. Section 9.102, Definitions, of Chapter 9, Subdivisions, of the Code of Ordinances, defines a Radial Lot as "a lot having a front property line that is in the shape of a curve and having side property lines that either intersect each other beyond the rear line of the lot, if they were extended past the rear line of the lot." Section 9.103 (i)(1)(ii)(B) provides as follows: (B) <u>Radial lots</u>. Radial Lots that are not cul-de-sac lots shall have a minimum right-of-way frontage of seventy (70) feet. These lots shall also have a minimum width of seventy (70) feet, measured from the midpoint of the longest side lot line and perpendicular to a line that bisects the area of the lot. According to the Application submitted by Windrose Land Services, Inc. ("Applicant") the two lots do not meet the requirements of Section 9.103 (i)(1)(ii)(B). The lots have the following measurements at the midpoint: Lot 23A – Approximately 80.21 feet wide at right-of-way frontage; Approximately 64.3 feet wide measured at midpoint Lot 23B – Approximately 77.71 feet wide at right-of-way frontage;
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**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

Approximately 62.5 feet wide measured at midpoint

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

Section 9.118 of the Subdivision Ordinance states the following:

(a) The rules and regulations provided herein and incorporated herein are the minimum standards and requirements of the city. A variance from any such rule or regulation may be granted by the city council, after consideration and recommendation by the planning and zoning commission, and upon a good and sufficient showing by the developer and/or owner that:

- (1) There are special circumstances or conditions affecting the property in question;
- (2) That enforcement of the provisions of this chapter will deprive the applicant of a substantial property right; and
- (3) That if a variance is granted it will not be materially detrimental to the public welfare or injurious to other property or property rights in the vicinity.

(b) Each and every variance request shall be decided solely and entirely on its own merits, and the disposition of any prior or pending request for a variance shall not be allowed to enter into or affect any decision on the application in question. Pecuniary interest, standing alone, shall not be considered as a basis for the granting of a variance.

RECOMMENDATION: None

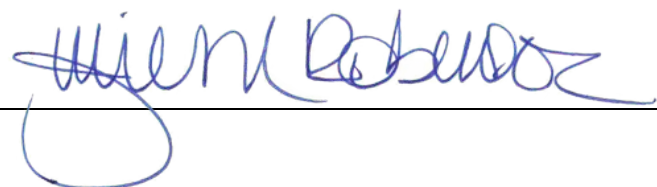
ATTACHMENTS:

- Subdivision Variance Application and Owner Authorization
- Supplemental Application Packet
- Proposed Replat of the Property (Tamy Two of Spring Valley)
- Copy of Additional Social Media Notice Sent out on October 1, 2020
- Affidavits of Sign Posting and Maintenance for the Property

SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:



DIVIDER PAGE



SPRING VALLEY
VILLAGE

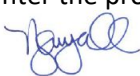
Community Development
City of Spring Valley Village

SUBDIVISION VARIANCE APPLICATION

PROPERTY INFORMATION
Property Address: 1213 TAMY LANE
Legal Description: LOT 23, BLK 3 RUVERN VILLAGE
Zoning District: DWELLING DISTRICT A
Requested Variance and Description: REQUEST VARIANCE FROM SECTION 9.103(i)(1)(ii)(B) "LOCATION OF SUBDIVISIONS, MINIMUM LOT WIDTH, RADIAL LOTS"

OWNER INFORMATION		
Name: INKER LANDING, LLC - RUSS WALKER	Phone#: 713-303-8808	
Address: 9225 KATY FWY, SUITE 103		
City: HOUSTON	State: TX	Zip Code: 77024

APPLICANT/AGENT INFORMATION		
Name: WINDROSE LAND SERVICES - OANH NGUYEN	Phone#: 832-982-2509	
Address: 11111 RICHMOND AVE, SUITE 150		
City: HOUSTON	State: TX	Zip Code: 77082
**If applicant is different than property owner a Notarized Letter of Authorization must be <u>attached</u> to the application*		

PROPERTY OWNER/AGENT AUTHORIZATION		
Property Owner Consent/Agent Authorization: By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Spring Valley Village officials to enter the property on official business as part of the application process.		
	OANH NGUYEN	08/31/2020
Signature of Contractor/Authorized Agent	Printed Name	Application Date

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

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

Revised: 5/28/2020

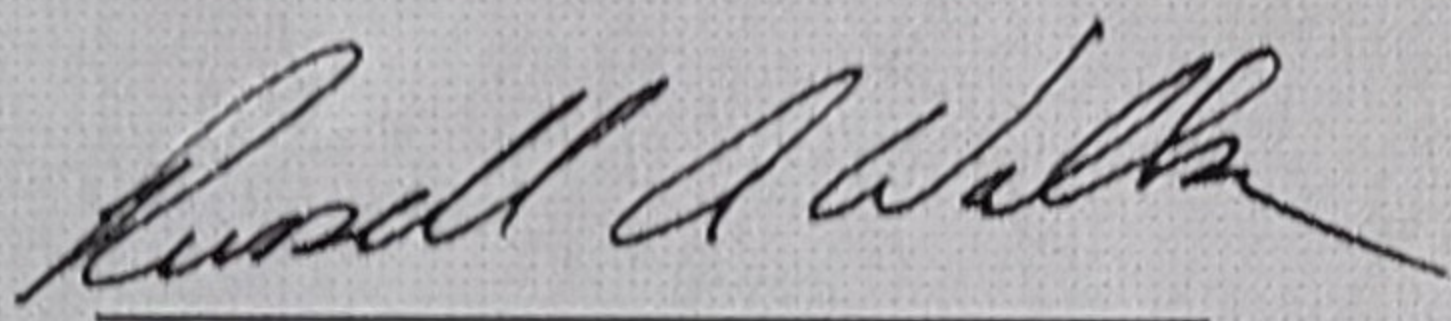
INKER STREET LANDING LLC
9225 KATY FREEWAY, SUITE 103
HOUSTON, TX 77024

Attn: City of Spring Valley

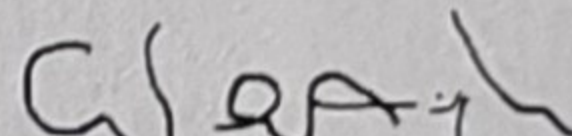
Inker Street Landing LLC is the owner of 1213 Tamy Lane. Inker Street Landing LLC has retained the services of Windrose Land Services for land planning and replat. Inker Street Landing LLC approves Windrose Land Services application to replat 1213 Tamy into two fee simple single family lots.

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

Respectfully,

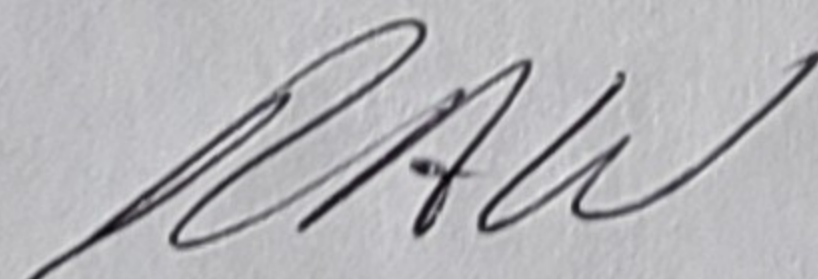


Russell A. Walker

DocuSigned by:

95314ECE625D4A4...

Charles Edward Neath

~~Monday, March 30, 2020~~

9-1-2020 

SUBDIVISION VARIANCE REQUEST TO THE CITY OF SPRING VALLEY VILLAGE

Plat Title: Tamy Two of Spring Valley

Submitted: August 31, 2020

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

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

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

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

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

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

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

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

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

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

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

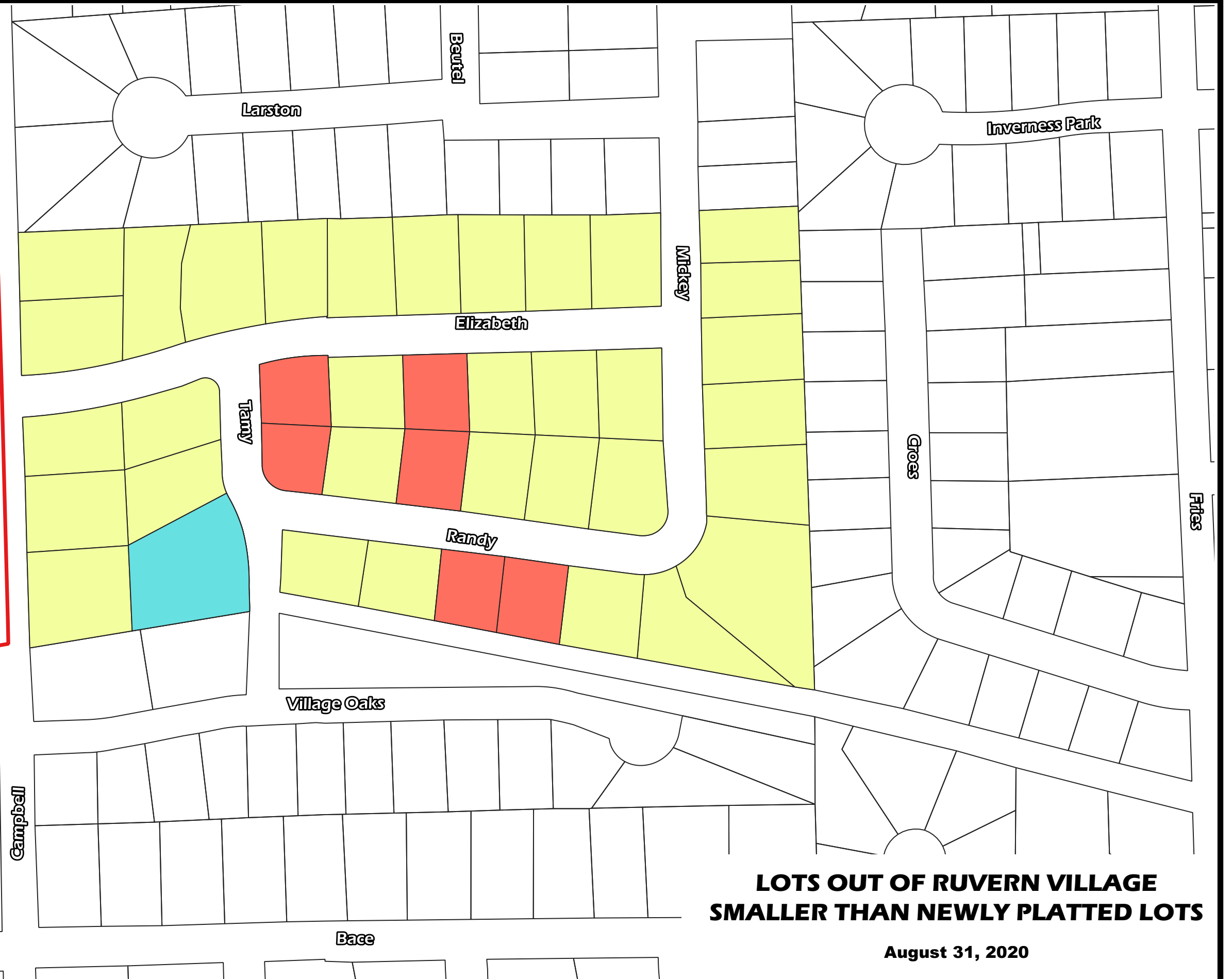


GRAPHIC SCALE
1" = 150'

150 0 150 ft

KEY LEGEND

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



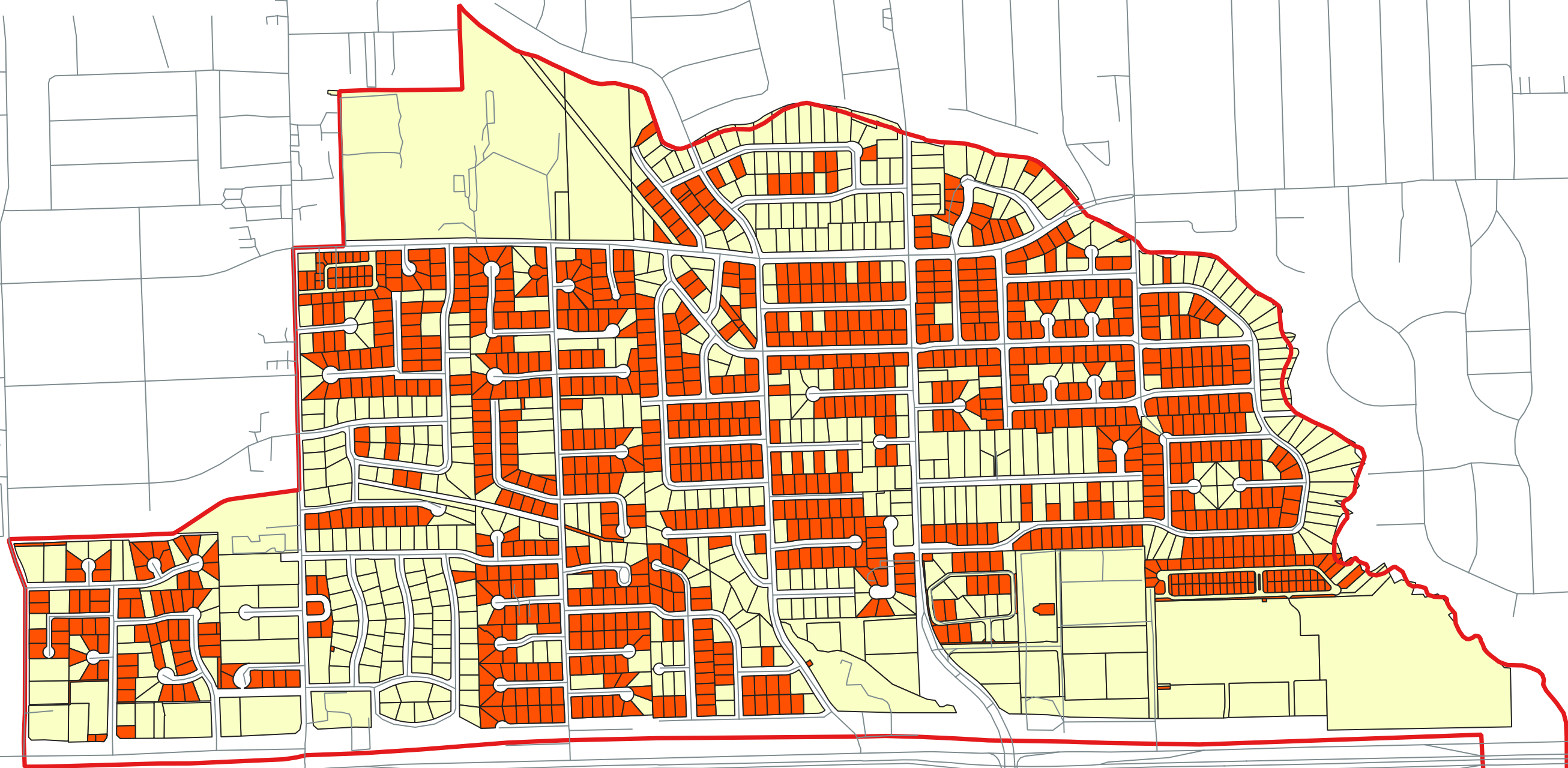
**LOTS OUT OF RUVERN VILLAGE
SMALLER THAN NEWLY PLATTED LOTS**

August 31, 2020



GRAPHIC SCALE
1" = 800'

800 0 800 ft

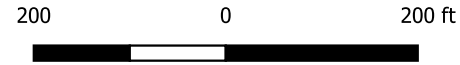


**PARCELS IN
SPRING VALLEY VILLAGE
12,000 SF OR LESS**

August 31, 2020

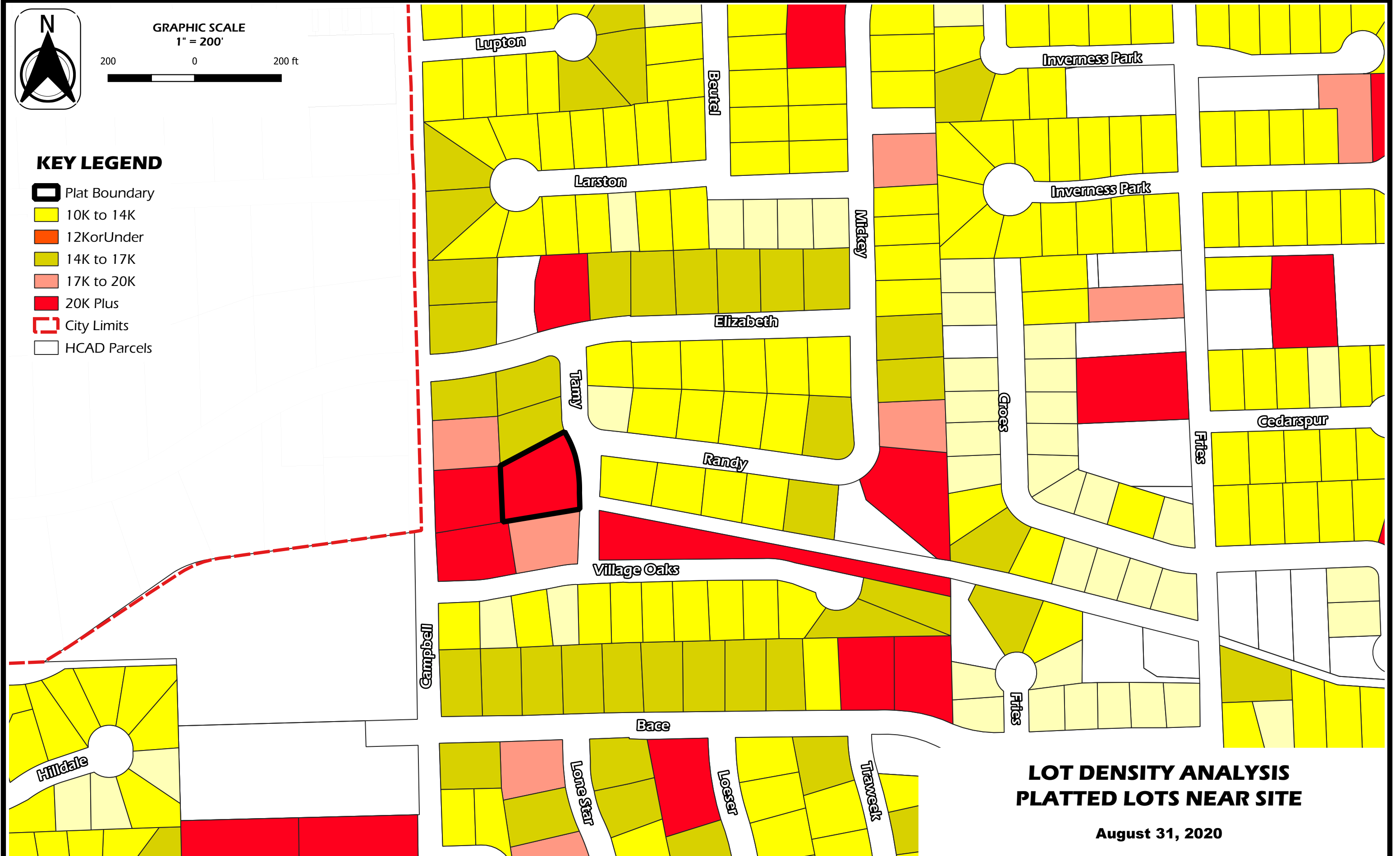


GRAPHIC SCALE
1" = 200'



KEY LEGEND

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



LOT DENSITY ANALYSIS PLATTED LOTS NEAR SITE

August 31, 2020

STATE OF TEXAS
COUNTY OF HARRIS

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

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

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

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

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

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

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

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

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

INKER STREET LANDING, LLC

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

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the
State of Texas

My Commission Expires:

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



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

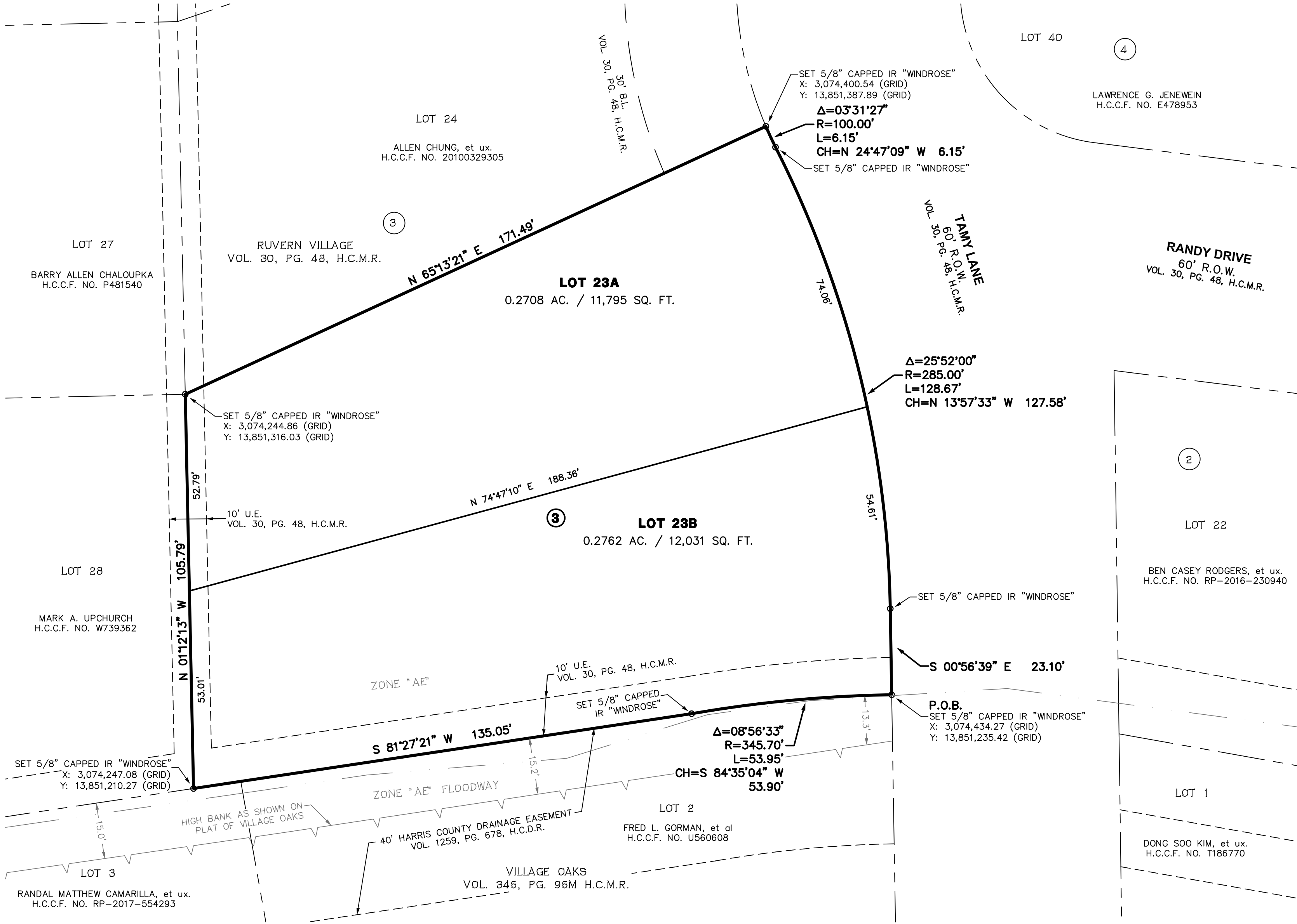
This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

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

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

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



DESCRIPTION

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

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

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

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

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

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

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

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

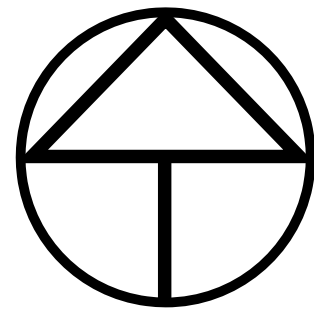
THENCE, SOUTH 00 DEG. 56 MIN. 39 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF TAMY LANE, A DISTANCE OF 23.10 FEET TO A PLACE OF BEGINNING AND CONTAINING 0.5470 ACRES AND 23,826 SQUARE FEET OF LAND.

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

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

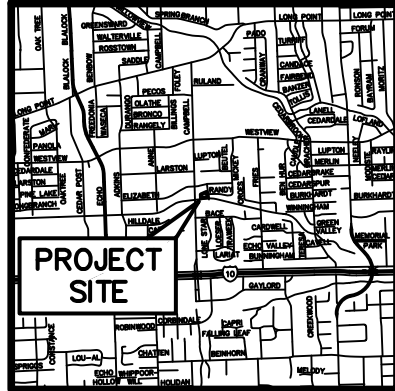
Chris Hollins
County Clerk of
Harris County, Texas

By: _____
Deputy



NORTH

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



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

ABBREVIATIONS

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

GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- LOT 23A AND LOT 23B, BLOCK 3, ARE HEREBY RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USES.
- THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY VILLAGE ZONING ORDINANCE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.48201004645L, WITH THE EFFECTIVE DATE OF JUNE 28, 2017, THE PROPERTY IS LOCATED IN ZONE "AE", AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.

TAMY TWO OF SPRING VALLEY

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

1 BLOCK 2 LOTS

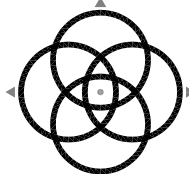
SEPTEMBER 2020

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

Owner
INKER STREET LANDING, LLC

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

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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

DIVIDER PAGE

SUBDIVISION VARIANCE REQUEST TO THE CITY OF SPRING VALLEY VILLAGE

Plat Title: Tamy Two of Spring Valley

Submitted: August 31, 2020

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

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

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

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

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

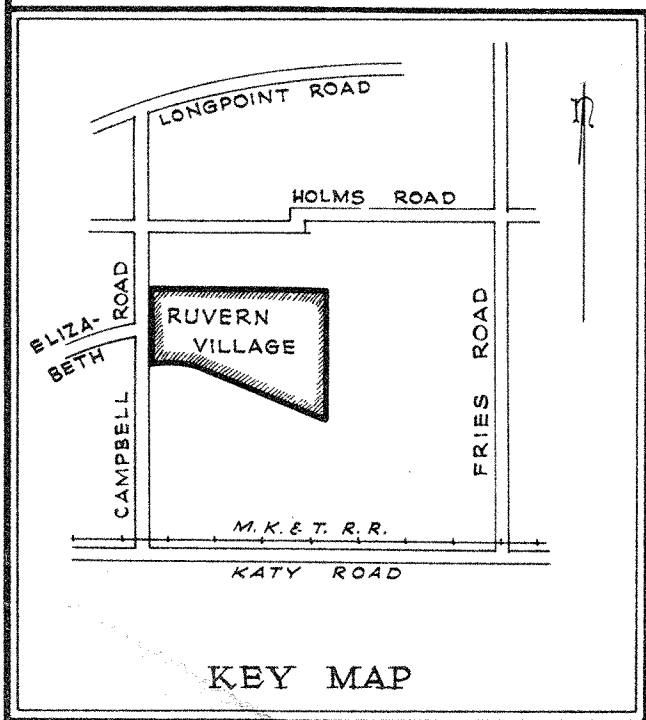
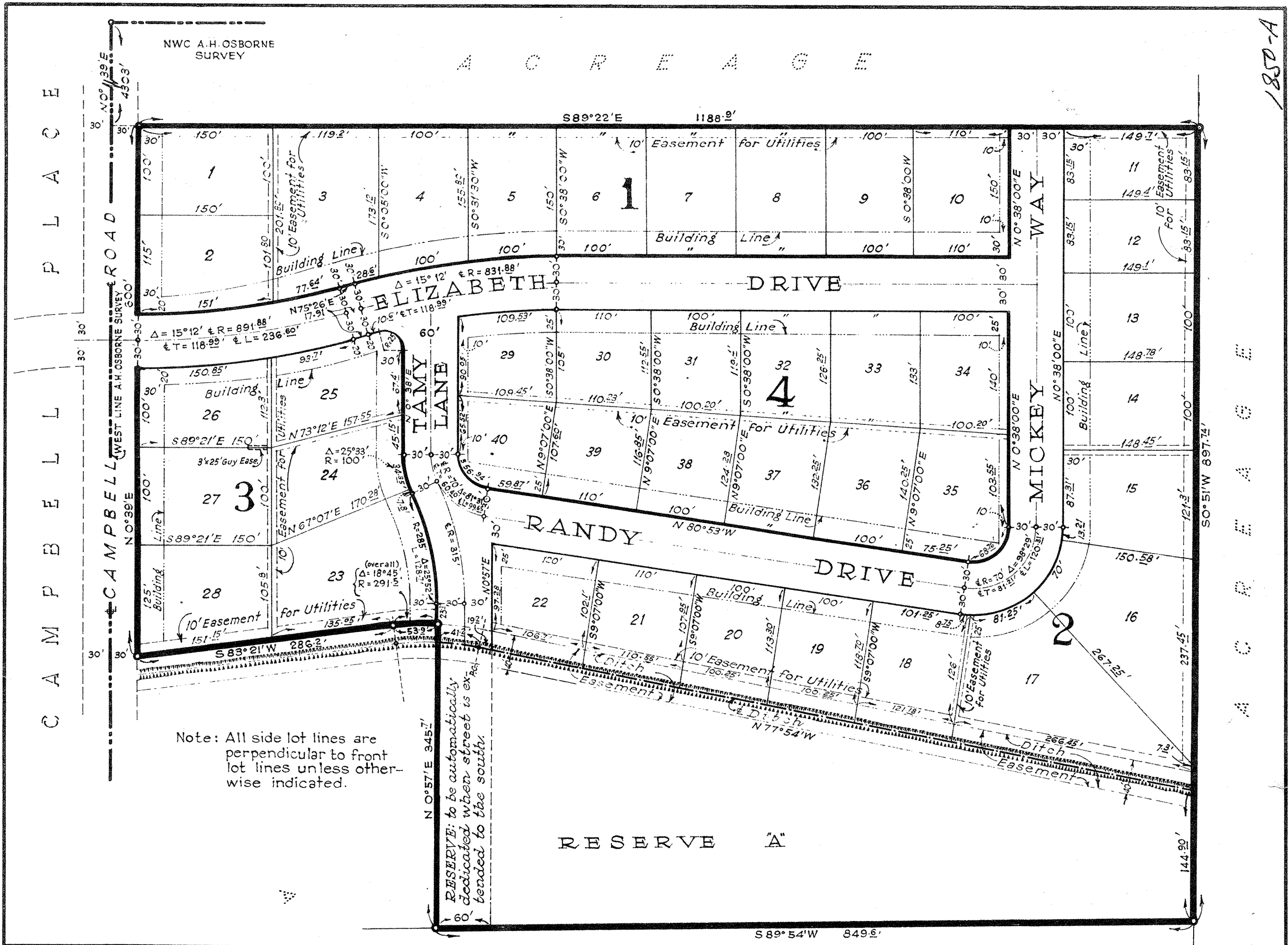
Section 9.102 “Definitions” of the Code defines a radial lot as, “a lot having a front property line that is in the shape of a curve, and having side property lines that either intersect other beyond the rear line of the lot, if they were extended past the rear line of the lot.” The subject lot is affected by the severe curve along Tamy Lane as the roadway approaches Briar Branch, the water feature that creates the southern boundary of the platted area. Section 9.103 “Location of Subdivisions”, Paragraph i, Subparagraph (1), Subparagraph ii “Minimum Lot Width”, Subparagraph (B) “Radial Lots”, states that:

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

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

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

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



RUVERN VILLAGE

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

631834

8:30 a
MAY 30 1949

Scale: 1" = 100' May 1949

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

STATE OF TEXAS:
COUNTY OF HARRIS:

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

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

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

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

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

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

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

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

STATE OF TEXAS:
COUNTY OF HARRIS:

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

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

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

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

Robt. M. Atkinson
ENGINEER
Texas Registration No. 6775

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

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

Reginald S. Sowell
SECRETARY-ENGINEER
Jesse Andrews
CHAIRMAN

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

W. W. Miller
COUNTY ENGINEER

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

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

THE STATE OF TEXAS:
COUNTY OF HARRIS:

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

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

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

W. W. RECORDS

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



1213 Tamy Lane

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

LEGEND

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

—OHP—
OVERHEAD ELECTRIC POWER

—OES—
OVERHEAD ELECTRIC SERVICE

—○—
CHAIN LINK

—□—
WOOD FENCE 0.5' WIDE TYPICAL

—□—
IRON FENCE

—X—
BARBED WIRE

—□—
DOUBLE SIDED WOOD FENCE

—//—
EDGE OF ASPHALT

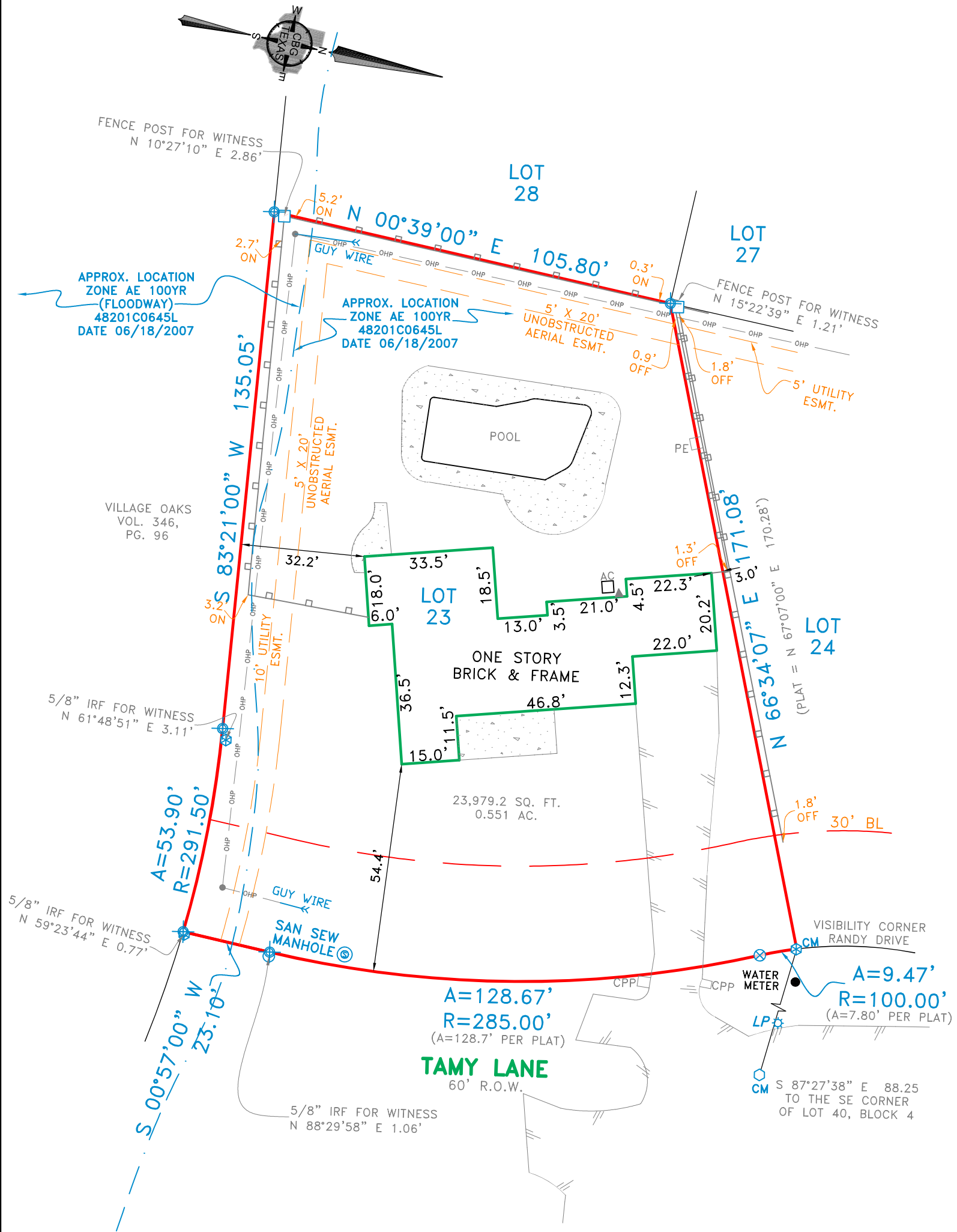
—▲—
EDGE OF GRAVEL

—■—
CONCRETE

—■—
COVERED AREA

—■—
BRICK

—■—
STONE



EXCEPTIONS:

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

NOTES:

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

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

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

Drawn By: RJF/KOP

Scale: 1" = 30'

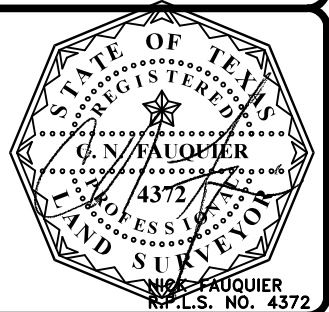
Date: 12/11/2019

GF No.:
19-57699-TW

Job No. 1924470



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



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

Date: _____

Accepted by: _____

Purchaser

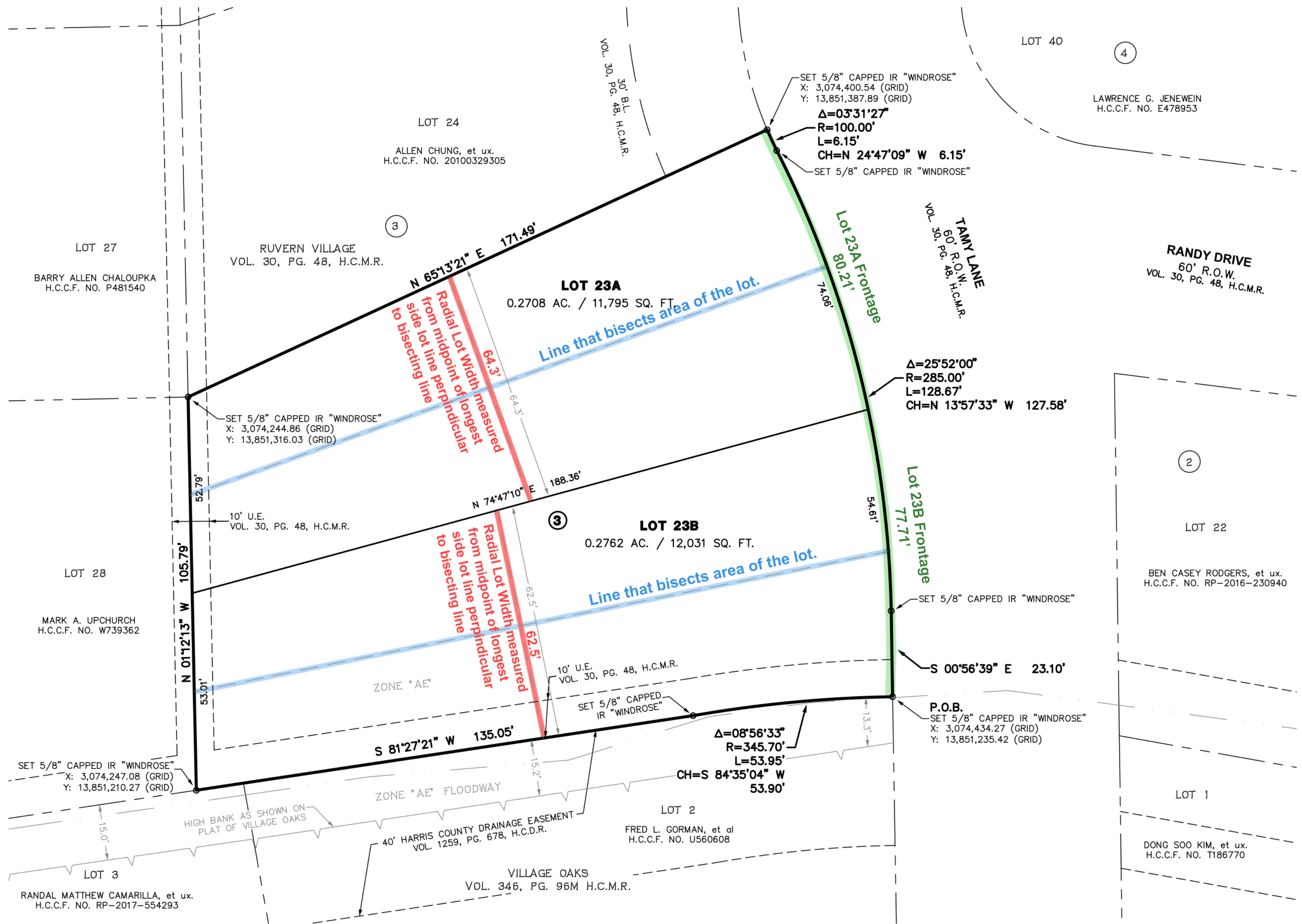
Purchaser

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

NOTES:

- COPYRIGHT 2012

B.C.

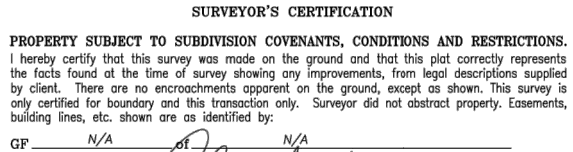


Radial Lot Width as Measured per Subdivision Code

A RESIDENCE FOR: RED DECIDUOUS

Sheet Number:

BEHIND FRONT BUILDING LINE 43 % < 60%



SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I hereby certify that this survey was made on the ground and that this plot correctly represents the facts found of the site and the above improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not abstract property. Easements, building lines, etc. shown are as identified by:

GP _____ N/A _____ N/A _____


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

ADDRESS: 7 VILLAGE OAKS LANE
CITY: HOUSTON, TEXAS 77055
OWNER: FRED L. GORMAN AND MARILYNNE GORMAN

SOUTH TEXAS SURVEYING AS
11281 Richmond Ave Suite L-101 H

Copyright 2012



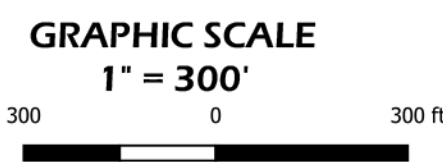
Prepared by Jeff Boutte with Windrose:

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

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

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

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



**SPRING VALLEY VILLAGE PARCELS
BY SIZE (HCAD DATA)**

September 22, 2020

Cary M. Moran
Consulting Forester

TREE DISPOSITION CONDITIONS

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

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

Tree Diagnosis:

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

The tree has a fungus called *Perenniporia philoiophila*, growing on some of the tree's branches. "Smooth patch", *Aleurodiscus aoksii*, is also present on its trunk and branches.

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

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

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

Tree Protection Treatments:

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

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

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

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

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

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

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

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

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

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

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

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

.

Sincerely,

Cary Moran, Consulting Forester

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

DIVIDER PAGE

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

Body:

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

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

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

DIVIDER PAGE

RESIDENTIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

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

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

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

PLACEMENT

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

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

PROOF OF POSTING

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

REMOVAL OF SIGNS

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

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

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

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

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

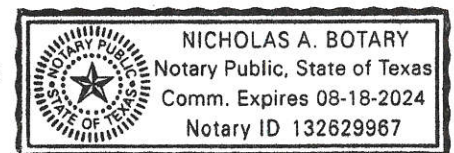
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I JEFFREY BOUTTE hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change,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

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

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

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

(Seal)



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

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF SIGN MAINTENANCE**

(Re)Zoning Case No. _____

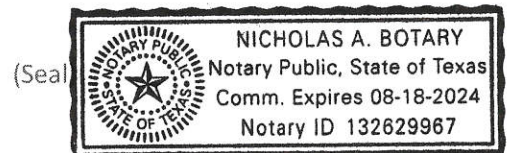
Date of Council Meeting: OCT 13, 2020

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

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

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

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

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

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

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

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

MEETING DATE: October 13, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: A Preliminary and Final Re-Plat of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.
BACKGROUND:	Inker Landing, LLC ("Property Owner") has purchased the property located at 1213 Tamy Lane ("Property"). The Property Owner requests to replat the Property into two separate single-family residential lots. The Property is a total of 0.5470 acres (23,826 square feet), and the requested replat would create two lots with the following dimensions: Lot 23A – Approximately 0.2708 acres / 11,795 square feet Lot 23B – Approximately 0.2762 acres / 12,031 square feet. The proposed lots do not currently meet the subdivision requirement for lot width for radial lots. However, the Property Owner has requested a subdivision variance to the minimum lot width for radial lots, and the Commission considered the variance request in the previous agenda item. • If the Subdivision Variance in the previous agenda item is approved, then the proposed new lots will meet all of the requirements of the Subdivision Ordinance. • In the event the Subdivision Variance in the previous agenda item is denied, then the proposed replat does not meet the Subdivision Ordinance and it must be denied. In order to provide an efficient process for the Property Owner, Staff brought the replat forward at the same time that the Commission would be considering the requested variance to the subdivision regulations. Additionally, the Property Owner was advised prior to filing the Applications for both the subdivision variance and the replat that there was no guarantee that the Commission would grant the requested subdivision variance and therefore the requested replat was also not guaranteed.
RECOMMENDATION:	Not Applicable in Public Hearing
ATTACHMENTS:	• Plat/General Plan Submittal Application including Preliminary and Final Re-Plat of Tamy Two of Spring Valley, for the Property Located at 1213 Tamy Lane • Copy of Published Notice of Public Hearing

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

- | | |
|--|--|
| | <ul style="list-style-type: none">• Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property• Copy of Additional Social Media Notice Sent out on October 1, 2020• Affidavits of Sign Posting and Maintenance for the Property |
|--|--|

SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
---------------------------------	-------------------------------------

Zachary Meadows, Director of Community Development	 
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DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

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

Submittal Requirements Checklist:

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

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

Subdivision / Development Name: Tamy Two of Spring Valley

Geographical Location: 1213 Tamy Lane

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

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

Submittal Type:

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

Reason for Replat or Amending Plat:

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

Type of Plat:

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

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

Fax: _____

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

Fax: _____

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

Contact Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

Authorization:

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

_____
Applicant's Signature08/31/2020_____
Date



PLAT SUBMITTAL LETTER

DATE: August 31, 2020

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

FROM: Oanh Nguyen, Platting Project Manager
Windrose Land Services

RE: Final Replat Request – Tamy Two of Spring Valley

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

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

Respectfully,

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

Oanh Nguyen

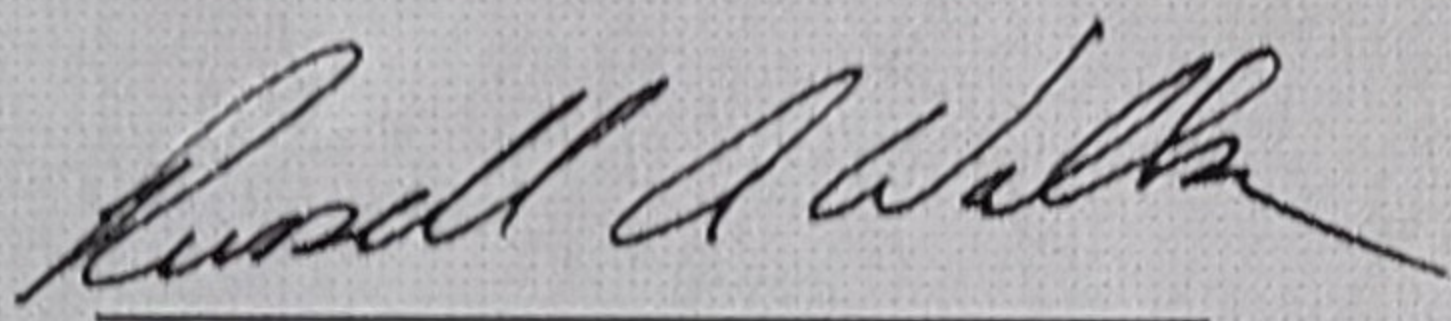
INKER STREET LANDING LLC
9225 KATY FREEWAY, SUITE 103
HOUSTON, TX 77024

Attn: City of Spring Valley

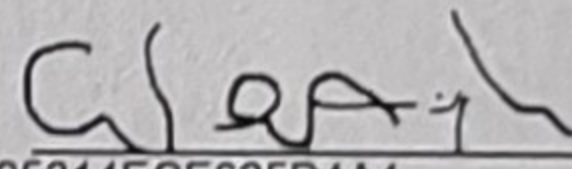
Inker Street Landing LLC is the owner of 1213 Tamy Lane. Inker Street Landing LLC has retained the services of Windrose Land Services for land planning and replat. Inker Street Landing LLC approves Windrose Land Services application to replat 1213 Tamy into two fee simple single family lots.

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

Respectfully,

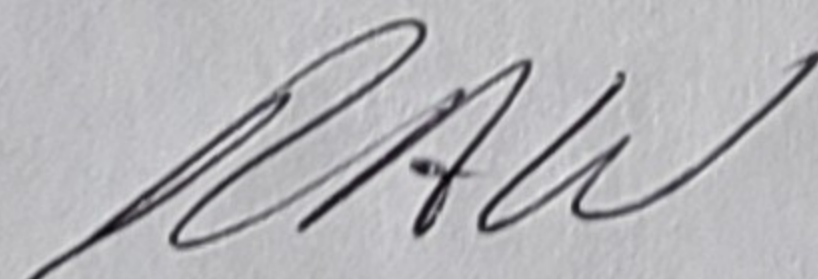


Russell A. Walker

DocuSigned by:

95314ECE625D4A4...

Charles Edward Neath

~~Monday, March 30, 2020~~

9-1-2020 



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

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

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

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

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

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

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

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

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

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


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



4-22-2020

4-22-2020
DATE:

STATE OF TEXAS
COUNTY OF HARRIS

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

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

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

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

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

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

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

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

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

INKER STREET LANDING, LLC

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

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the
State of Texas

My Commission Expires:

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



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

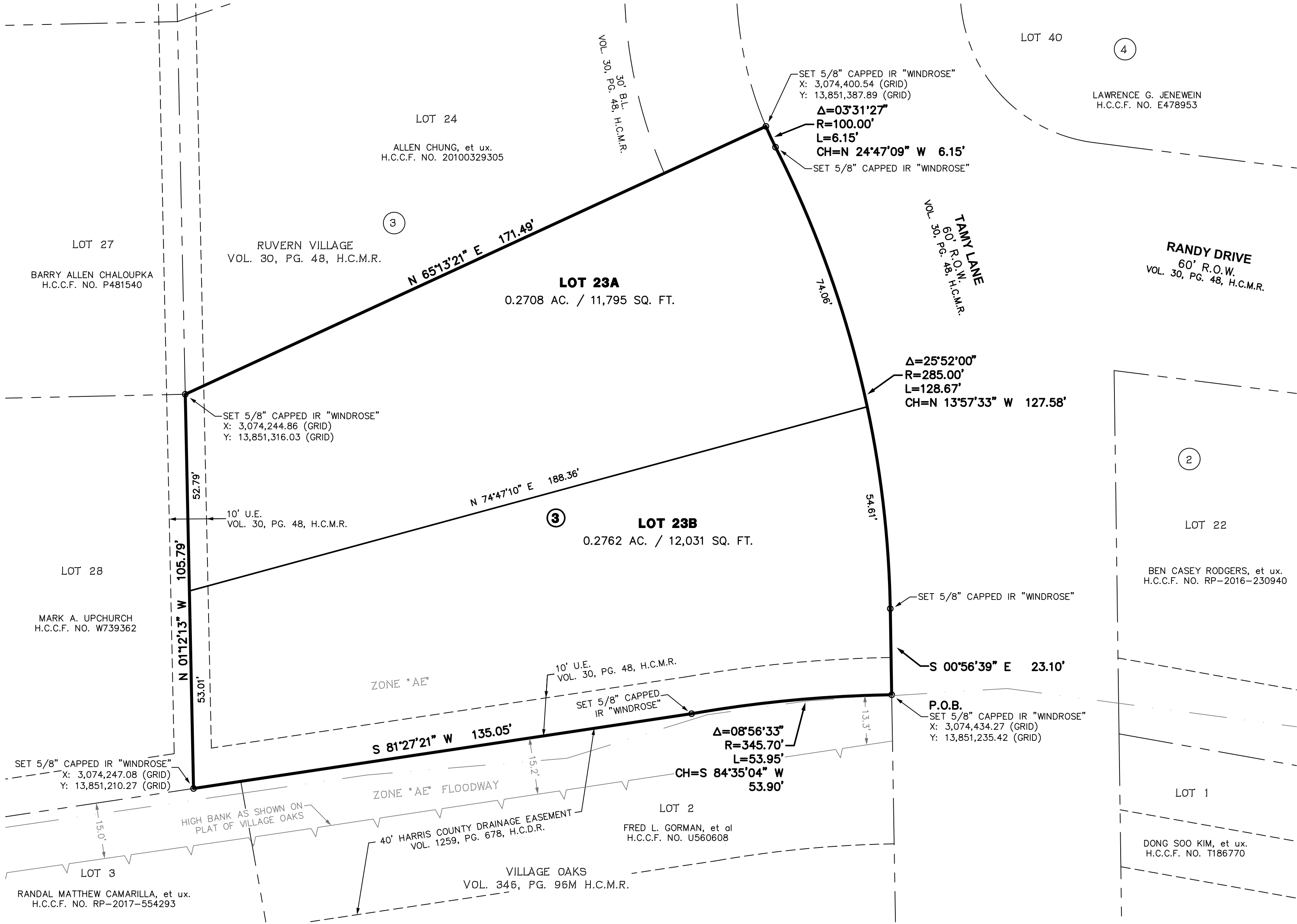
This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

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

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

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



DESCRIPTION

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

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

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

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

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

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

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

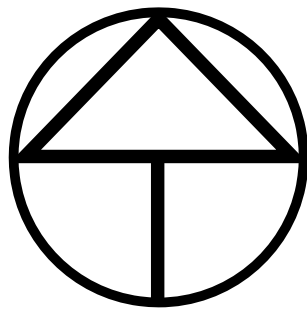
THENCE, SOUTH 00 DEG. 56 MIN. 39 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF TAMY LANE, A DISTANCE OF 23.10 FEET TO A PLACE OF BEGINNING AND CONTAINING 0.5470 ACRES AND 23,826 SQUARE FEET OF LAND.

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

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

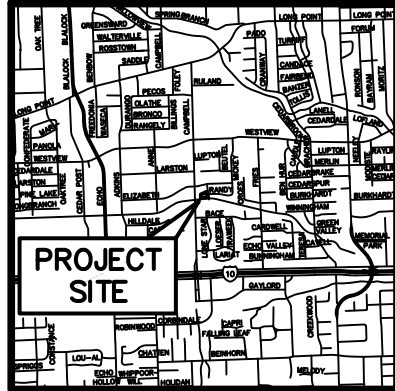
Chris Hollins
County Clerk of
Harris County, Texas

By: _____
Deputy



NORTH

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



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

ABBREVIATIONS

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

GENERAL NOTES

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

TAMY TWO OF SPRING VALLEY

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

1 BLOCK 2 LOTS

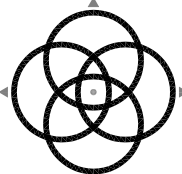
SEPTEMBER 2020

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

Owner
INKER STREET LANDING, LLC

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

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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

DIVIDER PAGE

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

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

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

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

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

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

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

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



EST. 1955

SPRING VALLEY V I L L A G E

September 28, 2020

Dear Property Owner:

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

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

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

Date: Tuesday, October 13, 2020

Time: 7:00 p.m.

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

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

Date: Tuesday, October 27, 2020

Time: 6:00 p.m.

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

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

Sincerely,

Zachary Meadows
Director of Community Development

Spring Branch Presbyterian Church
 1215 Campbell Road
 Houston, Texas 77055

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

Mark Upchurch
 1214 Campbell Road
 Houston, Texas 77055

Barry Chaloupka
 1218 Campbell Road
 Houston, Texas 77055

Andrea Garcia-Ahmed
 9035 Elizabeth Road
 Houston, Texas 77055

Mark & Patricia Bloom
 9026 Elizabeth Road
 Houston, Texas 77055

Robert & Phoebe Waggoner
 9050 Elizabeth Road
 Houston, Texas 77055

Lisa Keeter
 9031 Elizabeth Road
 Houston, Texas 77055

Jose & Isolda Garcia
 9019 Elizabeth Road
 Houston, Texas 77055

Graydon & Natasha Oliver
 9017 Elizabeth Road
 Houston, Texas 77055

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

Allen & Celia Chung
 1217 Tamy Lane
 Houston, Texas 77055

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

John & Lisa Ginther
 9017 Randy Drive
 Houston, Texas 77055

Colin & Susan Ramsey
 9018 Randy Drive
 Houston, Texas 77055

Ben & Ashley Rodgers
 9021 Randy Drive
 Houston, Texas 77055

Lawrence Jenewein
 9022 Randy Drive
 Houston, Texas 77055

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

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

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

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

Marian Harrison
 6 Village Oaks Lane
 Houston, Texas 77055

Jason Consoli
 8 Village Oaks Lane
 Houston, Texas 77055

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

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

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

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

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

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

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

Body:

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

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

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

DIVIDER PAGE

RESIDENTIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

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

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

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

PLACEMENT

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

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

PROOF OF POSTING

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

REMOVAL OF SIGNS

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

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

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

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

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

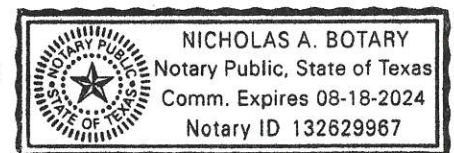
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I JEFFREY BOUTTE hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change,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

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

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

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

(Seal)



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

STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

**AFFIDAVIT OF SIGN MAINTENANCE**

(Re)Zoning Case No. _____

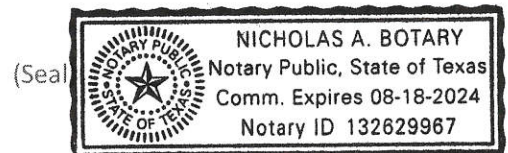
Date of Council Meeting: OCT 13, 2020

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

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

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

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

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

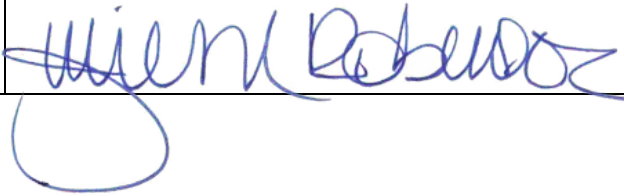
PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

Date/Time submitted: _____ Verified by: _____

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

MEETING DATE: October 13, 2020

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat Of Tamy Two of Spring Valley, A Plot Containing 0.5470 Acres of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1213 Tamy Lane.
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission held a public hearing concerning a Preliminary and Final Re-plat of Tamy Two of Spring Valley for the property located at 1213 Tamy Lane.
RECOMMENDATION:	City Staff recommends approval if the Subdivision Variance for the minimum lot width for radial lots is approved. If Subdivision Variance is not approved, Staff recommends denial based on the determination that the Plat does not meet the Subdivision Ordinance requirements
ATTACHMENTS:	• Preliminary and Final Replat of Tamy Two of Spring Valley for the Property Located at 1213 Tamy Lane.
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

STATE OF TEXAS
COUNTY OF HARRIS

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

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

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

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

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

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

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

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

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

INKER STREET LANDING, LLC

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

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the
State of Texas

My Commission Expires:

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



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

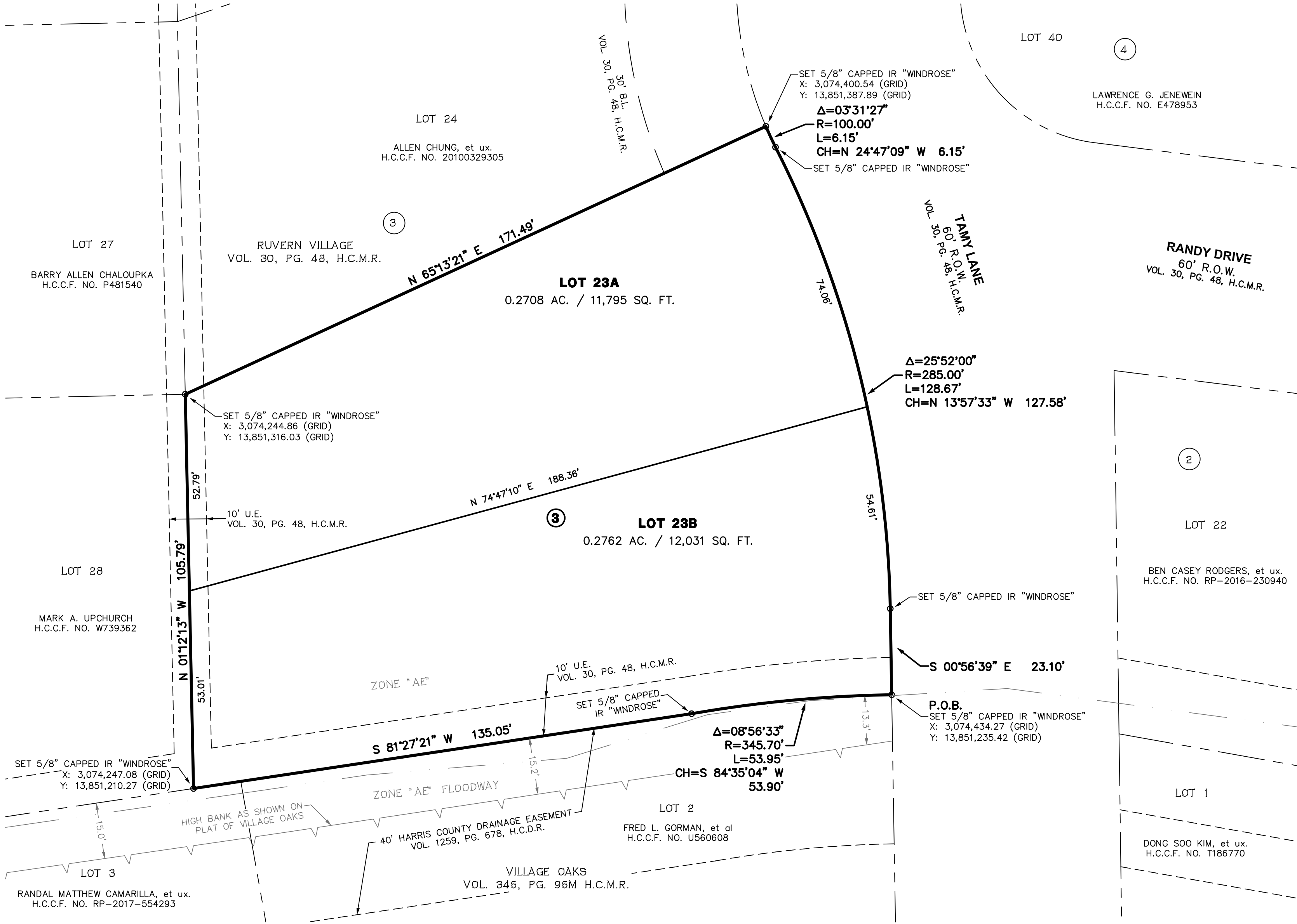
This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of TAMY TWO OF SPRING VALLEY as shown hereon.

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

Marcus Vajdos, Mayor
City of Spring Valley Village, Texas

ATTEST:

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



DESCRIPTION

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

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

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

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

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

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

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

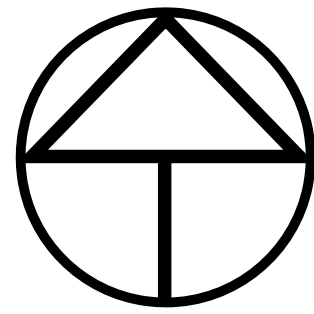
THENCE, SOUTH 00 DEG. 56 MIN. 39 SEC. EAST, CONTINUING ALONG THE WEST R.O.W. LINE OF TAMY LANE, A DISTANCE OF 23.10 FEET TO A PLACE OF BEGINNING AND CONTAINING 0.5470 ACRES AND 23,826 SQUARE FEET OF LAND.

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

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

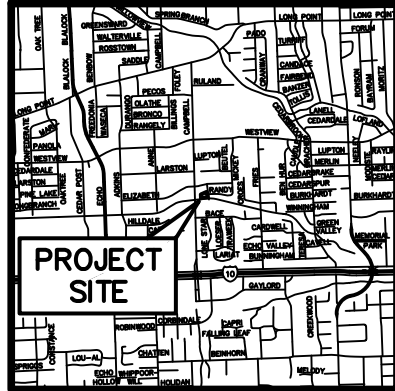
Chris Hollins
County Clerk of
Harris County, Texas

By: _____
Deputy



NORTH

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



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

ABBREVIATIONS

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

GENERAL NOTES

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

TAMY TWO OF SPRING VALLEY

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

1 BLOCK 2 LOTS

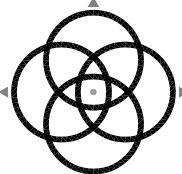
SEPTEMBER 2020

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

Owner
INKER STREET LANDING, LLC

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

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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

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

MEETING DATE: October 13, 2020

TOPIC:	Review Of the Provisions Of Section 11:01.05, Permitted Locations, Of Chapter 12, Planning And Zoning, Of The Code Of Ordinances Particularly Related To Fences And Walls In Front Yards, The Definition Of Accessory Structure Currently Included In The Zoning Regulations, And Possible Development Of A Definition of Primary Structure To Be Included In The Zoning Regulations.
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BACKGROUND:	Over the past couple of months, City staff has been presented with building plans for several new homes that include fences/walls in front of the primary structure. The review and evaluation of the different building plans generated considerable discussion at the Staff level concerning the definitions of “primary structure” and “accessory structure” as well as whether the current fence and wall regulations actually accomplish the type of residential buildings that are appropriate and desired within the City.
--------------------	--

Current Fence/Wall Provisions in Zoning Regulations

Section 11:01.05. Permitted Locations, of the Zoning Regulations in Chapter 12 of the Code of Ordinances provides as follows:

“The overall intent of this section is to allow property owners to fence or wall their properties from and including the front building line to and around the back yard. Fences may be constructed along rear and side property lines and terminate with front lot fences into the side of primary structure. ... Front lot fences of a property may not extend beyond its front building foundation line or extend across the front of the primary structure. ...

Exceptions. The following exceptions to the permitted locations of fences shall apply:

- (1) A front lot fence may be located in front of a portion of the primary structure so long as the portion of the primary structure in question is located a distance equal to fifty-percent (50%) or more of the overall depth of the structure measured from the front foundation line and the length of the fence located in front of the primary structure is no more than twenty-five percent (25%) of the length of the front of the primary structure.
- (2) A fence shall be permitted along or behind the front building line, regardless of where the primary structure is located on the lot if:

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

- a. The fence is used for the purpose of enclosing a driveway; and
- b. The portion of the fence that faces the front building line is twenty-four feet (24') or less in length."

A couple of issues have been raised by the submission of each of the building plan sets.

(1) The first issue is related to the most recent building plan layout for a new single family residence on Krist Drive, a copy of which is provided with this agenda item. The plans show a storage room located in front of the primary structure, and the storage room is attached to the primary structure by way of load-bearing columns that support the second floor deck. Although attached to the primary structure, the storage room is only accessible by way of exiting the primary structure. As we evaluated and discussed this particular building layout, a question was raised about whether a definition for "primary structure" should be added to address the issues presented and whether the current definition of "accessory structure" contained in the Zoning Regulations should be revised. There is not currently a definition of "primary structure" in the City's Code of Ordinances.

(2) The second issue is whether restricting front yard fences and the exception language is still the way the Commission believes residential development in the City should take place. In the second example, which ultimately was not approved, the builder presented the City with multiple options before scrapping them altogether. However, their first building plan layout (a copy of which is provided with this agenda item) was similar in nature to what other area cities allow. Under Section 11:01.05, this building layout would not be allowed. Staff would like feedback from the Commission about whether this type of building layout would be an acceptable design.

While the Commission has discussed the overall intent of the fence and wall regulations for residential development in the past, Staff would like feedback on these issues to ensure that the intent established by the Commission is clearly incorporated into the regulations adopted by the City. This will assist Staff in reviewing plans and communicating the regulations to customers.

RECOMMENDATION: None

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

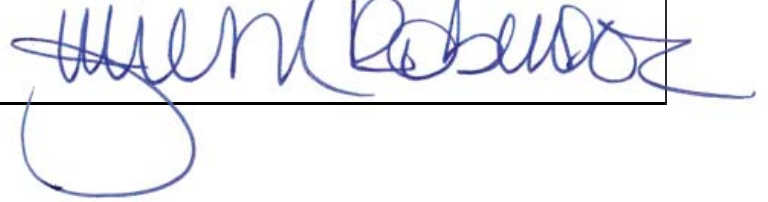
ATTACHMENTS:

- Building Plan Layout for New Single Family Residence on Krist Drive
- Building Plan Layout for New Single Family Residence on Bace Drive

SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:

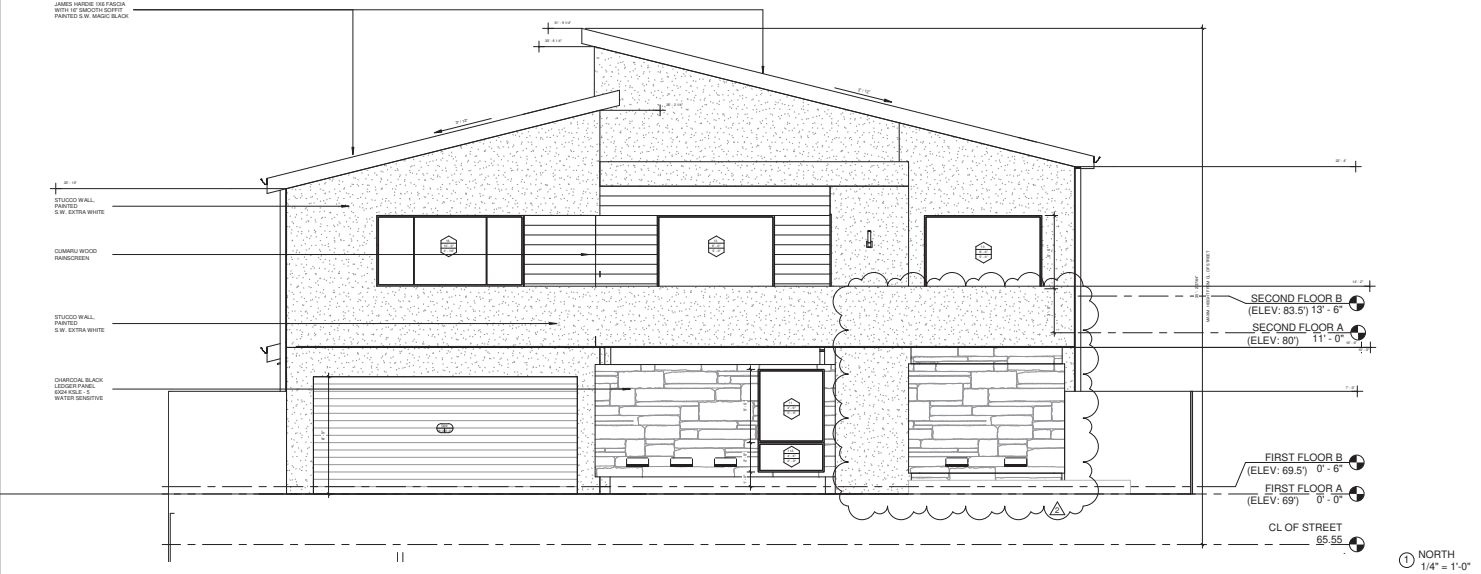
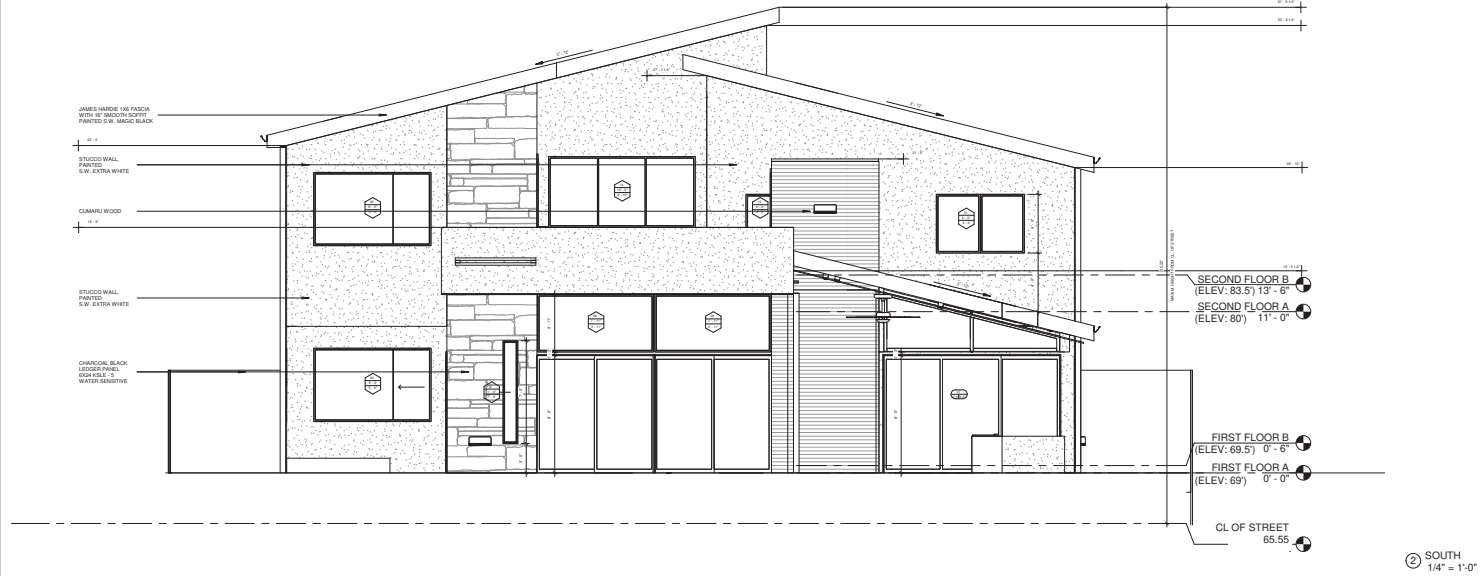


Krist Drive Plan Set

ELEVATIONS MATERIAL LEGEND

- STUCCO PAINTED
- STONE VENEER
- 1X6 CUMARU WOOD RAINSCREEN
- COMPOSITES SHINGLES GAF TIMBERLINE CHARCOAL

NOTES:
ALL ROOF SLOPES TO BE 3:12 U.N.O.
SOFFITS TO BE PAINTED CEMENT BOARD U.N.O.
ROOF - ASPHALT SHINGLES



NEW RESIDENCE

1226 KRIST DR. HOUSTON TX 77055



(713) 447-1773
Houston, TX, USA
info@leamdesignbuild.com

NEW RESIDENCE

No	Description	By	Date
1	PERMIT	06.25.20	
2	REVISION 1	06.25.20	
3	REVISION 2	06.25.20	

MURIS FAMILY
NEW RESIDENCE

ELEVATIONS
Project number 26
Date 05.28.20
Drawn by LEAM Design Build
A4
Scale As indicated

3/8/2020 1:58:19 p.m.

Bace Drive Plan Set

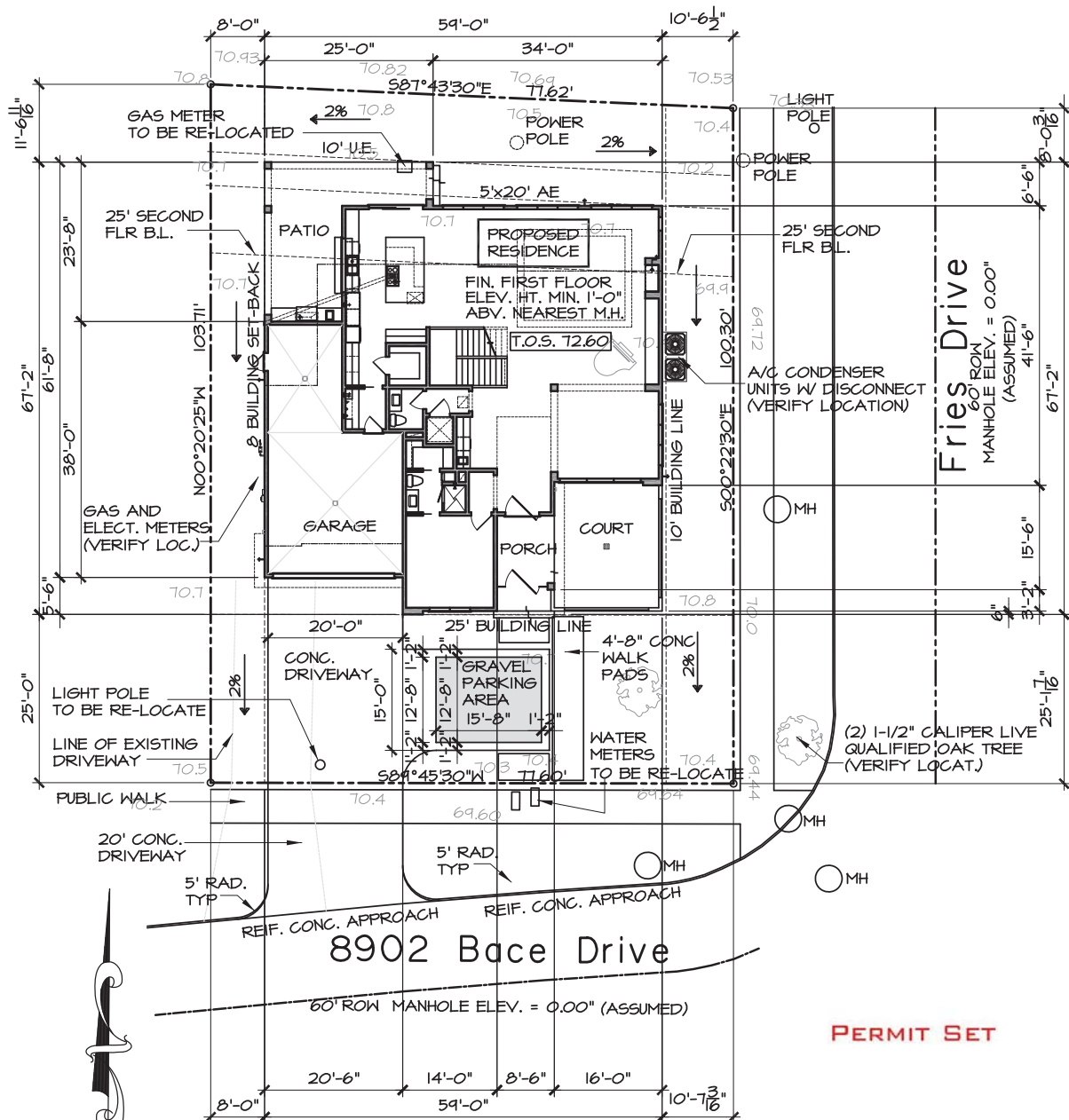
REFERENCE:

VERIFY SETBACKS

DATE

DATE

JOB #



lot coverage

TOTAL LOT AREA	7912 SQ. FT.
LOT AREA BEHIND B.L.	5913 SQ. FT.
HOUSE PAD	3219 SQ. FT.
WALKS AND DRIVEWAY	101 SQ. FT.
TOTAL AREA BEHIND B.L.	3380 SQ. FT.
COVERAGE BEHIND B.L. (60% MAX)	56.58 %
LOT AREA FRONT B.L.	1939 SQ. FT.
DRIVEWAY	911 SQ. FT.
COVERAGE FRONT B.L. (50% MAX)	46.98 %

lot 14
block A
section 2
Bonnie Oaks
site plan

SCALE: 1/16" = 1'-0"

PLAN NO. 3685

FLYSHEET

note:

OWNER/BUILDER TO APPROVE LOCATION OF HOUSE ON LOT AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.

- FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN.) ABOVE NEAREST SAN. SEWER M.H. SERVING THIS RESIDENCE OR 4" ABOVE THE CROWN OF THE STREET WHICH EVER IS GREATER. R401.5 LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATIONS. THE FALL SHALL BE A MIN OF 6" IN THE FIRST 10' (5%) R401.3

DRAINAGE: R401.3 EXCEPTION 2015 IRC IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.



Sullivan
Henry
Ogden



00

A	I
B	D

SCALE: 1/4" = 1'-0"

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a residence for:
Sam and Kim Cress

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PLAN NO. 3685

SHEET NUMBER

