



**Planning & Zoning  
Commission Meeting  
May 16, 2023  
7:00 p.m.**

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

Patrick Johnson  
John Lisenby  
Maryellen McGlothlin  
Jerry Kent, Alternate



## **AGENDA**

City of Spring Valley Village  
Planning & Zoning Commission Special Meeting  
Council Chambers at City Hall  
1025 Campbell Road, Spring Valley Village, Texas  
Tuesday, May 16, 2023, at 7:00 P.M.

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

The video link to this meeting is <https://us02web.zoom.us/j/81870286942>

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: 818 7028 6942 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:** Special Meeting on December 6, 2022

### **3. CONDUCT A PUBLIC HEARING CONCERNING:** An Ordinance Of The City Council Of The City Of Spring Valley Village, Texas, Amending Exhibit A Of Chapter 12, Planning And Zoning, Of The Code Of Ordinances Of The City, Exhibit A Being The Zoning Ordinance Of The City, By Amending Ordinance 2018-28 Providing For 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 By Permitting The Construction Of An Additional Monument Sign; Providing For Severability; Providing A Savings Clause And An Effective Date; And Providing A Penalty Of An Amount Not To Exceed \$2,000 For Each Day Of Violation Of Any Provision Hereof.

- A. Presentation of PAD Amendment
- B. Those In Favor
- C. Those Opposed

D. Adjourn Public Hearing

**4. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** An Ordinance Of The City Council Of The City Of Spring Valley Village, Texas, Amending Exhibit A Of Chapter 12, Planning And Zoning, Of The Code Of Ordinances Of The City, Exhibit A Being The Zoning Ordinance Of The City, By Amending Ordinance 2018-28 Providing For 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 By Permitting The Construction Of An Additional Monument Sign; Providing For Severability; Providing A Savings Clause And An Effective Date; And Providing A Penalty Of An Amount Not To Exceed \$2,000 For Each Day Of Violation Of Any Provision Hereof.

**5. DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Amendments to Subsection 11:01, Fences, of Section 11, Supplemental District Regulations, of Chapter 12, Planning & Zoning, of the Code of Ordinances of the City of Spring Valley Village.

**6. ADJOURNMENT**

*Note: Per Chairman Hoffman, if a quorum is not made at the Planning & Zoning Commission meeting, the members present will meet as a sub-committee strictly to discuss the agenda items.*

Posted this the 11th day of May 2023 at 5:00 p.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:

  
Jasmin Torres, 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 [jtorres@springvalleytx.com](mailto:jtorres@springvalleytx.com) for further information.

# Minutes

Planning & Zoning Commission Meeting Minutes  
City of Spring Valley Village  
Tuesday, December 6, 2022

- 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  
John Lisenby  
Maryellen McGlothlin  
Louise Richman  
Patrick Johnson (arrived at 7:01 p.m.)

A quorum was present.

City Officials present:

Zach Meadows, Director of Community Development  
Carianne Riley, Assistant to the City Administrator  
Bridgette Begle, City Attorney

- 2. Approval of meeting minutes for regular meeting October 18, 2022**

Mr. Lisenby made the motion to approve the minutes. Ms. McGlothlin seconded the motion. The motion carried 5 to 0.

- 3. Discussion and possible direction concerning:** Amending Ordinance 2020-31, amending 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 342, Harris County, Texas, within the Freeway Planned Area Development District, requiring construction on the development approved by Ordinance 2020-031 to commence no later than November 17, 2024

Mr. Meadows presented this item. He noted that Planning & Zoning did not approve item when presented at the September 8, 2020, meeting. The developer was required to begin construction by November 17, 2022. Mr. Hoffman said that it is a two-step process for approvals, two public hearings are required. The request for this item was received on October 4, 2022. Mr. Johnson asked what if this request gets turned down. The developer would have to go back through the same process. Ms. McGlothlin asked why is the request for two years? Mr. Meadows said it is difficult to get ahold of the owner. Mr. Johnson said the developer missed the "window" on lower interest rates. Mr. Lisenby said the lot size does not fit any PAD ordinances if nothing has changed. Therefore, he recommends that this item not be approved. He noted that part of the developer's plan was to sell to the adjacent property owners. Mr. Johnson asked what incentivizes this development? Mr. Lisenby said the incentive was for taxes. Mr. Hoffman took a poll of the Planning & Zoning members as to the number of years for this extension: 0, 1, or 2 years. Of the members present, one said one year, Ms. McMichael had earlier said via phone, one year. The other members said no extension. Mr. Meadows will report on this when it goes to City Council in January 2023.

- 4. Conduct a public hearing concerning:** an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas to amend Subsection 02.01, Garages and Carports, of Section 5, Building and Use Restrictions in Dwelling District "A"; of Exhibit A, Zoning Regulations, of Chapter 12, Planning and Zoning, to require that a garage have a minimum opening to accommodate access for at least two (2) cars; to require a side loading garage to have a minimum setback of twenty-eight feet (28') from the lot line that it faces; and to require ten foot (10') space between the rearmost eave line of the porte-cochere and any other roofline of the residential structure or garage,

providing for severability; providing a savings clause and an effective date and providing a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation

- a. Presentation of zoning text amendment
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:16 p.m.

Mr. Meadows introduced and briefly explained the item. The language from the September 13, 2022, and October 18, 2022, meetings are being adjusted to address that certain porte-cocheres appear to resemble carports. The current ordinance language was not clear enough and the City Attorney and Mr. Hoffman felt that more was needed. Mr. Meadows read from the Item Sheet the requirements for an attached or detached garage. A garage shall have a minimum of 400 square feet and shall be constructed so that the garage can store a minimum of two standard-sized four-wheel vehicles side by side. Carports are prohibited. The City wants to ensure that two cars could both exit the garage without having to move cars around. An additional change regarding a side-loading garage must be set back twenty-eight feet (28') from the property line that it faces. Mr. Lisenby noted that this language is not arbitrary but is in the City of Hunters Creek ordinance. The language needs to be clear.

There were no speakers. Mr. Hoffman closed the public hearing at 7:20 p.m.

5. **Consideration and possible action concerning:** an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas to amend Subsection 02.01, Garages and Carports, of Section 5, Building and Use Restrictions in Dwelling District "A"; of Exhibit A, Zoning Regulations, of Chapter 12, Planning and Zoning, to require that a garage have a minimum opening to accommodate access for at least two (2) cars; to require a side loading garage to have a minimum setback of twenty-eight feet (28') from the lot line that it faces; and to require a ten foot (10') space between the rearmost eave line of the port-cochere and any other roofline of the residential structure or garage; providing for severability; providing a savings clause and an effective date; and providing a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation

Mr. Lisenby made the motion to approve the ordinance. Ms. McGlothlin seconded the motion. The motion carried 5 to 0.

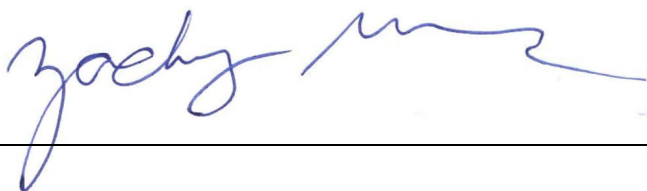
6. **Adjournment:** Ms. McGlothlin made a motion to adjourn. Mr. Johnson seconded the motion. The motion carried 5 to 0. The meeting was adjourned at 7:31 p.m.

Signed: \_\_\_\_\_  
W. K. (Trey) Hoffman, Chairman

Attest: \_\_\_\_\_  
Louise Richman, Secretary

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

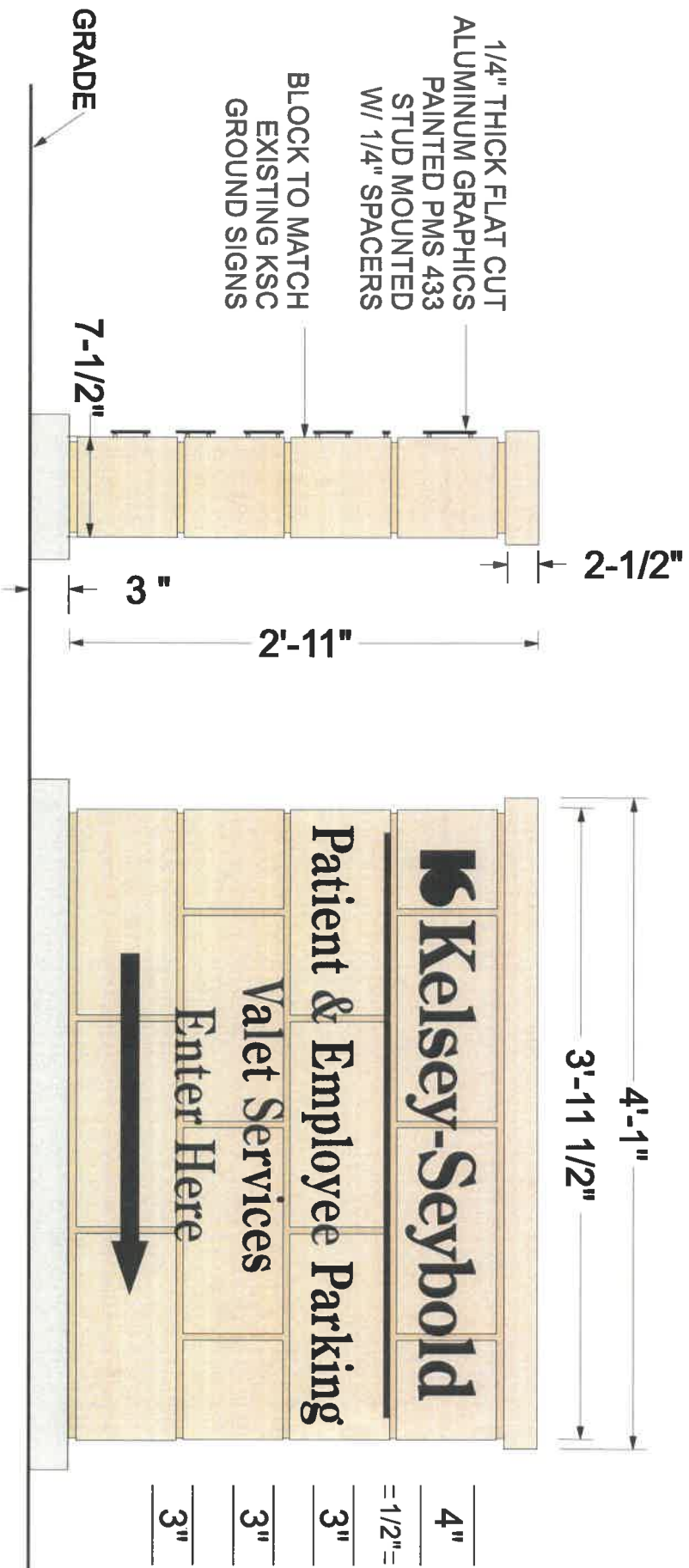
**MEETING DATE:** May 16, 2023

|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b>                                                                                                         | <p>CONDUCT A PUBLIC HEARING CONCERNING:</p> <p><b>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 TO ADD AN ADDITIONAL GROUND SIGN FOR THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.</b></p> |
| <b>BACKGROUND:</b>                                                                                                    | <p>Staff has received an application from Kelsey-Seybold regarding amending their current PADD approval to add an additional monument sign on the property near the parking garage. The City has been working with Kelsey-Seybold to help eliminate traffic concerns presented by patients trying to enter the Kelsey-Seybold property. The hospital is hoping to add an additional sign showing the garage parking location near its entrance of the frontage road of I-10. The proposed sign and proposed location is attached for the Commission's reference.</p>                                                                                                                                                                                                                                     |
| <b>RECOMMENDATION:</b>                                                                                                | <p>Not Applicable in the Public Hearing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>ATTACHMENTS:</b>                                                                                                   | <ul style="list-style-type: none"><li>• PADD Amendment Application</li><li>• Ordinance 2018-28</li><li>• Proposed Ordinance No. 2023-XX</li><li>• Copy of Published Notice of Public Hearing</li><li>• Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>SUBMITTING STAFF MEMBER:</b><br><br>Zachary Meadows, Acting City Administrator / Director of Community Development | <b>CITY ADMINISTRATOR APPROVAL:</b><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**ACTIONS TAKEN**

|                                                                             |                       |              |
|-----------------------------------------------------------------------------|-----------------------|--------------|
| <b>APPROVAL</b><br><input type="checkbox"/> YES <input type="checkbox"/> NO | <b>READING PASSED</b> | <b>OTHER</b> |
|-----------------------------------------------------------------------------|-----------------------|--------------|

DIVIDER PAGE



11.55 SQ. FT.

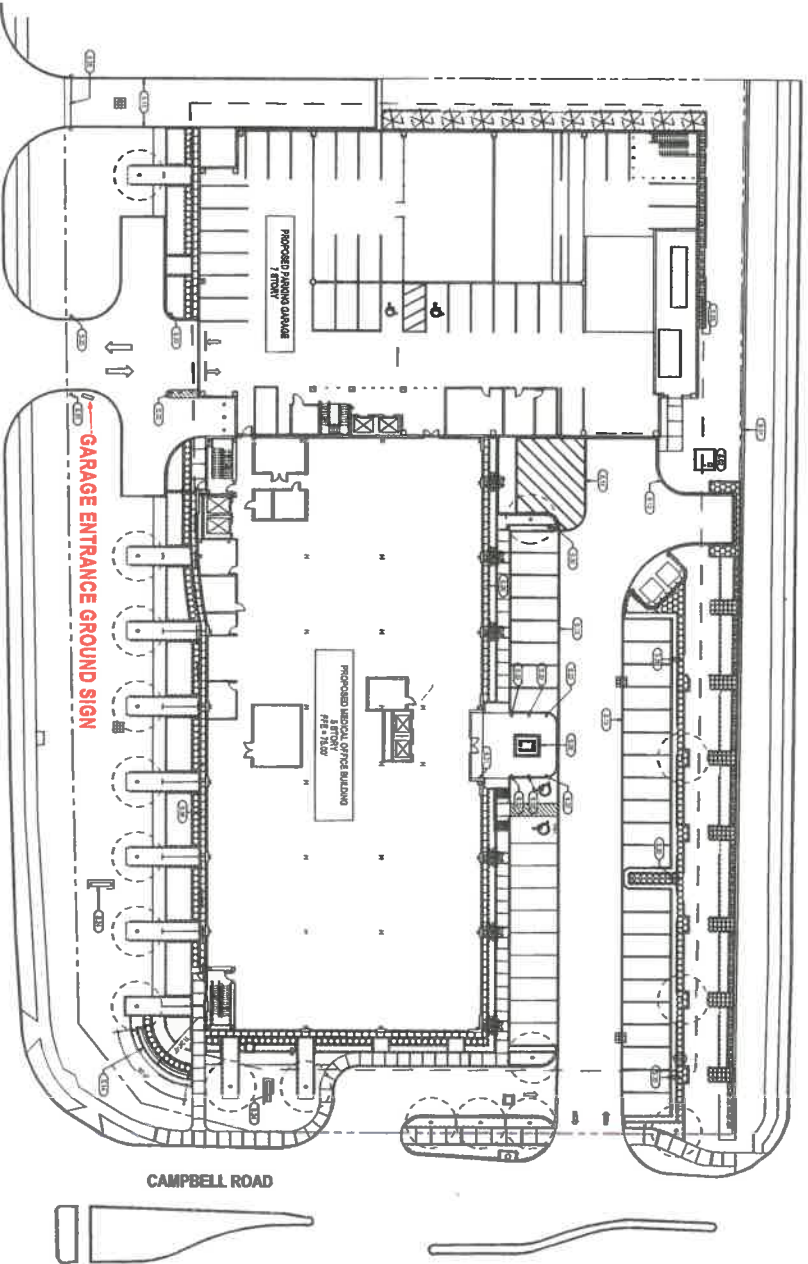


**SIGN  
SERVICE, INC.**

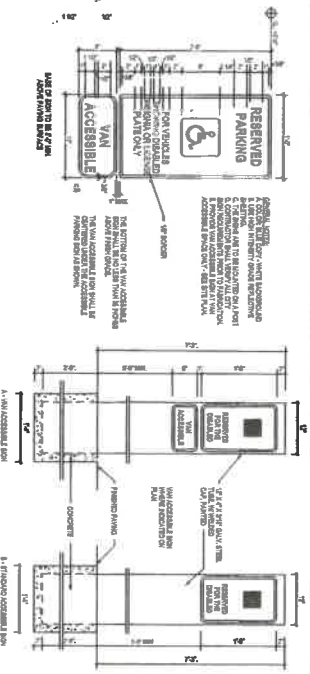
13123 MULA COURT, STAFFORD, TX. 77477  
281-561-9924 FAX 281-561-9926

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Of Scanlin Sign Service Inc.  
And May Not Be Used /  
Reproduce Or Distributed  
For / By / To Any Competitor  
Without The Written Consent  
Of Scanlin Sign Service, Inc.

|                                                   |            |                                                    |  |
|---------------------------------------------------|------------|----------------------------------------------------|--|
| PROJECT: KELSEY-SEYBOLD CLINIC - MEMORIAL VILLAGE |            |                                                    |  |
| ADDRESS: 1001 CAMPBELL ROAD, HOUSTON, TX 77055    |            |                                                    |  |
| APPROVAL:                                         |            |                                                    |  |
| DATE: 10/17/2022                                  | SCALE:     | FILENAME: KELSEY-SEYBOLD CLINIC - MEMORIAL VILLAGE |  |
| SALES REP: KIRK ROUSE                             | REVISION # | DRAWN BY: KIRK ROUSE                               |  |

**INTERSTATE HIGHWAY 10**

## GENERAL NOTES

[illegible]

PROJECT NAME  
SPRING VALLEY VILLAGE  
MEDICAL OFFICE BUILDING

PROJECT ADDRESS  
1001 CAMPBELL ROAD  
HOUSTON, TX 77055

LABORATORY PRODUCT NO. 2020174



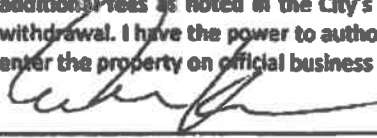
# SHEET TITLE SITE PLAN

A1.20



**Community Development  
City of Spring Valley Village**

**PAD DEVELOPMENT & PAD AMENDMENT APPLICATION**

| PROPERTY INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Type of Application:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/> New Planned Area Development <input checked="" type="checkbox"/> Amendment to Planned Area Development |
| Property Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1001 CAMPBELL RD. HOUSTON, TX 77005                                                                                             |
| Legal Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                 |
| Development Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | KELSEY-SEYBOLD CLINIC    Zoning District:                                                                                       |
| OWNER INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                 |
| Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CBK SS NELLINGHAM M.B. L.L.C.    Phone#: 713.232.4147                                                                           |
| Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1400 Post Oak Blvd. Suite 900 Houston, TX 77056                                                                                 |
| Email:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CKAPPA@CBKENTERPRISES.COM                                                                                                       |
| APPLICANT/AGENT INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                 |
| Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | KELSEY-SEYBOLD CLINIC (STEVE LAMMERS)    Phone#: 713.442.3933                                                                   |
| Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 11511 SHADOW CREEK PKWY #400 PEARLAND, TX 77584                                                                                 |
| Email:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | STEVEN.LAMMERS@KELSEY-SEYBOLD.COM                                                                                               |
| **If applicant is different than property owner a Notarized Letter of Authorization must be attached to the application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                 |
| PROPERTY OWNER/AGENT AUTHORIZATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                 |
| <p><b>Property Owner Consent/Agent Authorization:</b> By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Spring Valley Village officials to enter the property on official business as part of the application process.</p> |                                                                                                                                 |
| <br>Signature of Contractor/Authorized Agent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | STEVEN LAMMERS    5/6/23<br>Printed Name    Application Date                                                                    |
| FOR OFFICE USE ONLY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                 |
| Zoning Case Number: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date Submitted: _____                                                                                                           |
| P&Z Meeting Date: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | P&Z Recommendation: <input type="checkbox"/> Approved <input type="checkbox"/> Denied                                           |
| Council Meeting Date: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Council Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied                                             |

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

## Carianne Riley

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**From:** Zachary Meadows  
**Sent:** Friday, March 10, 2023 10:57 AM  
**To:** Carianne Riley  
**Subject:** FW: [External] Kelsey-Seybold Clinic Garage Sign  
**Attachments:** Kelsey-Seybold Clinic Garage Sign Application Packet.pdf

We need to put their email justification in the folder as well.

Zachary Meadows  
Director of Community Development/Acting City Administrator  
City of Spring Valley Village  
1025 Campbell Road | Houston, Texas 77055  
Phone: 832-910-8577  
Mobile: 713-514-7914



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**From:** Steven.Lammers@kelsey-seybold.com <Steven.Lammers@kelsey-seybold.com>  
**Sent:** Thursday, March 9, 2023 12:03 PM  
**To:** Zachary Meadows <zmeadows@springvalleytx.com>  
**Cc:** krouse@scanlinsigns.com; Steven.Lammers@kelsey-seybold.com  
**Subject:** FW: [External] Kelsey-Seybold Clinic Garage Sign

Hi Zach,  
From the KSC perspective the small valet wayfinding sign is needed to better direct patients to access the garage from the I-10 feeder road.

Since opening in September 2022, we have received substantial negative comments regarding the access from Campbell Rd. I believe our Facility Manager Cherri Dozier who offices at this location reached out to you on this.

We are re-emphasizing to all patients to use the I-10 entry and follow the posted No U turn sign in the median. From our perspective we want to be as good a neighbor as possible to the residential neighborhood behind the building.

Let us know if you need anything else in this presentation package. Appreciate your support.

Thank you Zach.

Steven H. Lammers  
Director - Facilities Management  
1511 Shadow Creek Parkway  
Pearland, TX 77584  
P. 713.442.7521 C. 713.502.4771  
[steven.lammers@kelsey-seybold.com](mailto:steven.lammers@kelsey-seybold.com)

**From:** Kirk Rouse <[krouse@scanlinsigns.com](mailto:krouse@scanlinsigns.com)>  
**Sent:** Thursday, March 9, 2023 11:39 AM  
**To:** [zmeadows@springvalleytx.com](mailto:zmeadows@springvalleytx.com)  
**Cc:** Lammers, Steven H <[Steven.Lammers@kelsey-seybold.com](mailto:Steven.Lammers@kelsey-seybold.com)>  
**Subject:** [External] Kelsey-Seybold Clinic Garage Sign

Attached are the Sign Design, Site Plan and the Pad Development and Pad Amendment Application.

Drivers traveling on the access road, that aren't familiar with the main entrance on Campbell, will be able to determine that this drive is an entrance to the garage.

It will also inform the patients that valet services are available.

Regards,  
Kirk

Kirk Rouse  
Scanlin Sign Service, Inc.  
281-561-9924

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or intended recipient's authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

DIVIDER PAGE

## ORDINANCE NO. 2018-28

**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 2018-11 PROVIDING FOR 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 BY PERMITTING A FIVE (5) STORY PROFESSIONAL BUILDING WITH A SEVEN (7) LEVEL PARKING GARAGE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.**

\* \* \* \* \*

WHEREAS, Wellington Fidelis Campbell I LP (the "owner"), owns a 2.5511 acre tract of land, more or less, being identified as the property at the northwest corner of the intersection of I-10 and Campbell Road (the "property") within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the property is presently zoned Freeway Planned Area Development District ("FPADD") and is a property within the "FPADD Overlay District" ("overlay district") pursuant to the City's Zoning Ordinance, as amended; and

WHEREAS, the City Council adopted Ordinance 2018-11, which approved a planned area development ("PAD") within the FPADD in order to allow for the construction, operation and use of two (2) retail/professional buildings; and

WHEREAS, the owner of the property, through its duly authorized representative, has presented an application for the City to amend Ordinance 2018-11 to allow one (1) five (5) story professional building with a seven (7) level parking garage ; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the 2.5511 acre tract at the northwest corner of I-10 and Campbell Road; and

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

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

**NOW, THEREFORE,**

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

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

**Section 2.** The application of the owner of the 2.5511 acre tract at the northwest corner of I-10 and Campbell Road for amendments to Ordinance 2018-11 adopting a planned area development is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

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

**Section 4.** Ordinance 2018-11 adopting the planned area development use is hereby amended by deleting therefrom the language struck through below and adding the language underscored below as follows:

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

A. Compliance with application and site plans. The granting of the PAD shall be, and is hereby, conditioned upon the property being used and the proposed improvements being located, constructed, and conducted upon the property in substantial compliance with the application dated ~~February 4, 2009, July 30, 2013, and February 6, 2018~~August 25, 2018, as amended by the owner prior to the adoption of this ordinance, including the description of the proposed use, the elevation plan and site plans, that are attached hereto as Exhibit “B” and made a part hereof for all purposes.

B. Buildings; setbacks, and elevations.:

1. The development within the PAD shall consist of a professional building up to five (5) stories~~two single story retail and professional buildings~~ with approximately 24,000 gross 130,000 square feet, a seven (7) level parking garage, and surface parking.

2. Setbacks. All structures shall be set back at least 40 feet from Campbell Road right-of-way and at least 50 feet from I-10 right-of-way, and all buildings shall be setback at least 30 feet from any property in Residential District A. Except as provided by the site plan approved by this ordinance, no structure may be located within 10 feet of any property line.

3. Number of stories; height limitations. The building, including anything attached thereto, or anything constructed for use in conjunction therewith, and other structure or device of any sort, shall not exceed 85 ~~32~~ feet in height, exclusive of such appurtenances as antennae, water cooling towers, and mechanical equipment enclosures, and parapets to the extent the parapet is serving as a screen for such antennae, water cooling towers, and mechanical equipment which shall not exceed ~~ten~~ six feet (406') in height above the roof, as permitted by the "FPADD Overlay District" ("overlay district"). The building and structures within the PAD shall be constructed and maintained in substantial compliance with the application amendments, attached hereto.

4. Windows; sight lines. Window sills of rear facing (i.e., north facing) windows located on the third floor of the building and above shall be located at least 60 inches above the finished floor level; provided, however, that the owner may locate such window sills without restrictions, if the structure is located at least 100 feet from the rear property line and the owner installs and maintains a landscape buffer to screen adjacent residential properties from view from the third floor level of the building and above in substantial compliance with the application.

45. Elevations. The building shall be constructed and maintained in substantial compliance with the architectural elevations contained in the application.

56. Fire sprinklers. The building shall be constructed with fire sprinklers as required by the City's ordinances.

C. Access; parking facilities. Parking and access at the property shall comply with applicable City ordinances except as modified, amended or superseded by this ordinance.

1. Driveways. The property shall be accessed by driveways at least approximately 28 feet wide on Campbell Road and the I-10 frontage road as shown in the application, subject to approval by the Texas Department of Transportation. Signage shall be placed at the driveways exiting the property onto Campbell Road stating "Right Turn Only 7:00 a.m. to 7:00 p.m.".

2. On-site parking. The owner shall provide a minimum of 40 surface parking spaces and a maximum of 472 parking spaces in the structured parking as shown on the application. ~~3.5 spaces per 100 square feet of building area, and 8 spaces per square foot of building area being used for restaurant purposes.~~ As applicable, owner shall provide 8 parking spaces per 1,000 square feet of building area being used for restaurant purposes. Parking on the property on any surface other than a paved surface is prohibited.

3. Off-site parking on streets adjacent to the property by persons attending activities on the property is prohibited.

4. Overnight parking. Overnight parking is prohibited except for tenant's delivery vans or trucks in designated parking spaces only and patient parking in designated spaces which shall be restricted to the third floor of the structured parking garage and below. Overnight parking above

the third level of the garage is prohibited. Signs shall be posted and maintained prohibiting overnight parking.

5. Structured Parking Garage. The site shall provide a seven (7) level story structured parking garage in addition to surface parking. The parking garage or other accessory structure shall comply with the overlay district and is not to exceed 67 feet in height with an allowance of ten feet for the elevator or stair tower. No parking shall be permitted on the roof of the parking structure unless screened from view at ground level. The north side of the structured parking garage shall be screened in a manner sufficient to prevent viewing and light spillage onto adjoining properties from the parking garage.

D. Occupancy/Use.

1. General uses. The property may be used without restriction, except as otherwise provided in the permitted use table attached hereto as Exhibit C. No drive-through facilities are permitted.

2. General hours of operation. Except as otherwise provided herein, the operating hours shall be 6:00 a.m. to 11:00 p.m. Monday through Sunday. ~~Restaurants and mercantile uses, if any, shall be permitted to operate from 6:00 a.m. to 2:00 a.m.~~

3. Initial Construction activity. Construction activity is permitted between 7:00 am and 7:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday – Sunday.

4. Outdoor uses restricted. Outdoor storage and outdoor displays are prohibited.

E. Landscape/Screening/Lighting.

1. Landscaping required for property. The owner shall provide landscaping in substantial compliance with the application. The landscaping and irrigation for the property will meet or exceed City ordinance requirements.

2. Landscaping required on north side of sound wall on West Tex Drive. The owner shall plant and maintain High Rise Live Oak trees with a caliper of 4 ¾ inch to 5 ½ inch trunk, 19 to 21 ½ feet in height, and 8 ½ to 9 ½ foot spread spaced 2025 feet apart at a location to be determined by the city north of the existing sound wall. Owner shall install an irrigation system on the north side of the existing sound wall to provide irrigation to the trees. Wax myrtles are prohibited.

23. Landscape maintenance. Landscape maintenance shall be permitted between the hours of 7:00 a.m. and 76:00 p.m. Monday – Friday and between 9:00 a.m. and 6:00 p.m. Saturday - Sunday.

34. Outdoor lighting. Outdoor lighting. Lighting shall be provided in substantial compliance with the application. No outdoor lighting shall be permitted to directly shine on any adjacent property. Lighting shall be placed and oriented to minimize indirect or reflected lighting onto adjacent properties. Lighting levels in the parking lot shall average no more than eight foot candles; provided, however, lighting levels in the parking areas on the north side of the building shall average no more than four foot candles in drive aisles during business hours. Lighting shall be reduced to average two foot candles after operation

hours. All lighting shall be “white” metal halide or other color corrected lighting. Light poles not exceeding 16 feet in height and in compliance with the National Electric Code (2005) will be utilized on the north side of the buildings. No high pressure sodium lighting is permitted.

F. Refuse; building maintenance; deliveries.

1. Location. The property will have ~~two (2)~~one (1) dumpster locations as shown on the application. The dumpsters shall be enclosed and located in the service/loading dock area designated on the site plan attached hereto.

2. Pickup. The refuse/dumpster container shall only be picked up between 7:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on weekends.

3. Maintenance. Parking lot areas shall be cleaned at least four days each calendar month between 7:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on weekends. Building maintenance is permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and 9:00 a.m. to 6:00 p.m. Saturday – Sunday.

4. Deliveries. Deliveries are permitted 7:00 a.m. to 7:00 p.m. Monday – Friday and 9:00 a.m. – 6:00 p.m. Saturday – Sunday.

G. Drainage systems. The owner shall design and construct storm water drainage improvements in compliance with all applicable City ordinances and in substantial compliance with the application, as approved by the City’s Floodplain Administrator.

H. Signs.

1. ~~The property may have no more than two (2) signs on the property adjacent to Interstate 10 with a total face area of 300 square feet including base and a maximum height of 20 feet and one sign on the property adjacent to Campbell Road with a total face area of 125 square feet and a maximum height of 12 feet.~~ The Property will have monument signs on both Campbell Road and Interstate Highway 10 at the locations shown on the site plan attached hereto. All signs shall comply with the City's sign regulations. Property may have building wall signage in accordance with City signage regulations.

2. The monument signs shall be located as shown in the application.

3. Owner shall construct and install, at its expense, a City of Spring Valley Village entry way monument sign on the property designed by owner with the approval of the City Council of the City of Spring Valley Village.

~~34.~~ All signage shall comply with the other ordinances of the City applicable to signage.

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

J. Owner shall pursue all possible options to relocate the power lines and poles to the north and west sides of the property.

K. Owner shall begin construction within eight (8) months of the approval of this Ordinance by the City Council of the City of Spring Valley Village; however, such eight (8) month period shall be extended to the extent Owner is delayed by reason of labor shortages, inability to procure materials, inability to procure utilities, adverse weather conditions, extraordinary adverse conditions in the capital or debt markets, war, terrorism, any act of God, or other reasons of a similar or dissimilar nature which are beyond the reasonable control of Owner.

L. Owner shall pursue all possible options to include a restaurant and restaurant patio of up to 1000 square feet on the north or east side of the building. Any restaurant patio shall not operate past 11:00 p.m. any day of the week.

M. On-site security shall be provided at all times."

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

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

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

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

ADOPTED this 23<sup>rd</sup> day of October, 2018.

  
\_\_\_\_\_  
Tom Ramsey, Mayor  
City of Spring Valley Village, Texas

ATTEST:

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

## **EXHIBIT “A” – LEGAL DESCRIPTION**

METES AND BOUNDS DESCRIPTION  
2.5511 ACRES BEING ALL OF BLOCK 1, RESERVE "A"  
CHURCH OF THE NAZARENE  
HARRIS COUNTY, TEXAS

All that certain 2.5511 acres of land being all of Block 1, Reserve "A", Church of the Nazarene according to the plat thereof filed at Film Code Number 605203 Harris Count Map Records and being the remainder of that certain called 5 acre tract of land described in a deed dated 08-29-1966 from Samuel Martin Jones and Camille Jones Madeley, Trustees to Spring Branch Church of the Nazarene, of Houston, Inc. filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number C371131, Film Code Number 059-38-0429 and being more particularly described by metes and bounds as follows, all coordinates and bearings being referred to the Texas Plane Coordinate System, South Central Zone, all distances shown are surface and may be converted to grid by multiplying by a combined scale factor of .99987002.

COMMENCING at a found  $\frac{1}{2}$ " iron rod in the west right-of-way line of Campbell Road (width varies) at its intersection with the south line of Pecan Trail according to the plat thereof filed at film code number 351068, Harris County Map Records, having Texas State Plane Coordinates of Y=13851585.59, X=3074471.97.

Thence S 1° 49' 18" E - 60.00', with said west right-of-way line to a set PK nail with shiner marking the POINT OF BEGINNING of the herein described tract;

Thence S 1° 49' 18" E - 191.18', continuing with said west right-of-way line to a found "X" in concrete for angle point;

Thence S 12° 50' 48" W - 46.00', continuing with said west right-of-way line to a found Texas Highway Department monument for angle point;

Thence S 49° 45' 38" W - 39.98', continuing with said west right-of-way line to a found Texas Highway Department monument marking a point on a point on a curve to the right having a central angle of 00° 57' 22", a radius of 22,668.81', a chord which bears S 87° 11' 03" W - 378.27';

Thence with said curve and with the north right-of-way line of Interstate Highway 10 (width varies) for an arc distance of 378.27' to a found PK nail with shiner for corner;

Thence N 1° 54' 01" W - 271.10', with the east line of a called 0.8612 acre tract of land described in a deed dated 10-21-2004 from Kish Komle Partners to Kish Komle, L.P. filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number Y078445, Film Code Number 595-92-0212 to a set PK nail with shiner for corner;

Thence N 88° 43' 26" E - 421.58', with the south line of a called 0.7732 acre tract of land described in a deed dated 06-24-2005 from Spring Branch Church of the Nazarene of Houston, Inc. to State of Texas filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number Y567621, Film Code Number 007-48-2267, to the POINT OF BEGINNING containing 2.5511 acres (111,126 square feet) of land more or less.  
Compiled from survey by:

Prejean & Company, Inc.  
surveying/mapping  
January 19, 2007



## **EXHIBIT “B” – THE APPLICATION**

1. Cover letter dated August 25, 2018;
2. A Plat/General Plan Submittal Application dated August 25, 2018; and
3. Applicants' amendments to those documents all collectively made part of Exhibit “B” hereto.
4. Application to amend PAD dated August 25, 2018.



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](mailto:secretary@springvalleytx.com)

**Subdivision / Development Name:** Spring Valley Medical Office Building

**Geographical Location:** 1001 Campbell Rd. Houston, TX 77055; NW Corner of I-10 and Campbell Rd.  
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

**Survey/Abstract No.:** T.A. Hoskins Survey, Abstract No. 342

**Submittal Type:**

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

**Reason for Replat or Amending Plat:**

\_\_\_\_\_

\_\_\_\_\_

**Type of Plat:**

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

**Plat/PADD Data:**Total Acreage: 2.5511 Typical Lot Size: \_\_\_\_\_

Number Lots: \_\_\_\_\_ Number of Streets: \_\_\_\_\_

Numbers and Types of Reserves: \_\_\_\_\_ Total Acres in Reserve: \_\_\_\_\_

Zoning District: \_\_\_\_\_

**Applicant:** Stream Realty Partners - Houston, LPContact Name: Richard BarblesAddress: 3040 Post Oak Blvd. Suite # 1200 Houston, TX 77056Phone: 713-826-0392 Fax: \_\_\_\_\_Email: richard.barbles@streamrealty.com**Owner:** Wellington Fidelis Campbell I, LPContact Name: Mark SegerAddress: 5599 San Felipe, Suite # 110 Houston, TX 77056Phone: 713-621-2000 Fax: \_\_\_\_\_Email: ms Seger@welldevco.com**Engineer or Planner:** Kirksey ArchitectureContact Name: Bob InabaAddress: 6909 Portwest Drive, Houston, TX 77024Phone: 713-426-7480 Fax: \_\_\_\_\_Email: bob@kirksey.com**Authorization:**

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

  
Applicant's Signature9/21/18  
Date



# Village Medical Place

*1001 Katy Freeway*

Prepared by:  
Rob Choksi, Richard Barbles & Madi Laughlin



September 20, 2018

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

RE: Request for Amendment to PAD Ordinance No. 2018-11

Dear Mrs. Robinson:

Please allow this letter to serve as a formal request by Wellington Fidelis Campbell I, LP and Stream Realty Partners-Houston, LP ("Wellington SRP") to apply for recommendation from the Planning and Zoning Commission and approval from City Council for an amendment to Ordinance No. 2018-11 governing the property located at the northwest corner of Interstate 10 and Campbell Road with a prospective address of 1001 Katy Freeway, Houston, TX 77055 ("Property").

We are requesting that Ordinance 2018-11 be reverted to the scope of the PAD approval granted as of Ordinance 2013-25 approved on December 17, 2013 for the Property with the limited changes in the table below:

| Provision in Approved Ord. 2013-25                         | Approved Regulation in Ord. 2013-25          | Proposed Regulation                                                                                                     |
|------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Size of Building                                           | 114,000 gross sq. ft                         | 130,000 gross sq. ft.                                                                                                   |
| Number of Parking Spaces (minimum)                         | 48 Surface<br>409 Structured Parking         | 48 Surface<br>472 Structured Parking                                                                                    |
| Inclusion of Potential Restaurant                          | No                                           | Yes                                                                                                                     |
| Height of Garage                                           | 5.5 levels<br>Not to exceed 60 ft. in height | 7 levels<br>67 ft. including parapet, but not including the elevator tower.<br>Would screen north wall and install ivy. |
| Landscaping - Tree Spacing on North Side of the Sound Wall | 20 feet                                      | 25 feet                                                                                                                 |
| Overnight Parking                                          | Prohibited                                   | Allowed in garage with owner's approval                                                                                 |
| Restaurant Patio                                           | Not Included                                 | Up to 1,00 square feet on the North or East side of the buiding                                                         |

Wellington SRP agrees that it would be a great amenity for the development to allow for a restaurant. We will use best efforts to bring in a reputable eating establishment that resonates with the local community and culture. We would like the ability to add a patio on the North or East side of the building, not to exceed a total area of 1,000 square feet. The patio will encroach into the setbacks approved in Ordinance 2013-25. We believe this will be a hard requirement to attract a reputable and noteworthy restaurant.

The request for the variance for the parking garage height to allow for a 7 story garage will give us the ability to provide enough parking for a restaurant. It will also keep the entire garage above grade, which will mitigate any issues with potential flooding in the garage. To make the North side of the garage more appealing to the residential neighborhoods, we will plant ivy on the screen wall.

We would like to move the tree spacing on the North side of the sound wall to 25 feet. After discussions with our landscaping consultant, 20 feet is too close to plant trees of this size.

In Ordinance 2013-25, overnight parking was prohibited. Given this building will be a premier medical office building, we may secure a tenant that requires overnight parking. We would like the ability to allow this, only in the garage, with ownership's approval.

The requirements that were approved in Ordinance 2018-11 relating to the relocation of power lines currently on the Property and construction and installation of a City of Spring Valley entry way monument sign on our Property that is designed by Wellington SRP with approval from the City of Spring Valley Village are acceptable. We ask that those provisions be included in any new ordinance granted that amends the current PAD. With this letter and application, we have additionally attached an updated development package containing details regarding the site and building with which we are aiming to be in substantial compliance.

Time is of the essence for this project. The anchor tenant for our development must be in the building by June 2020. To ensure that move-in date, we must commence construction no later than the first quarter of 2019.

Thank you for your consideration of this proposal. We look forward to working with the City of Spring Valley Village on this exciting endeavor.

Kind regards,

A handwritten signature in black ink, appearing to read 'Richard Barbles', with a stylized, cursive script.

Richard Barbles  
Co-Managing Director - Healthcare  
Stream Realty Partners

# Table of Contents

Project Information Letter ..... 1-2

Table of Contents ..... 3

City of Spring Valley Village Zoning Map ..... 4

Architectural Rendering ..... 5

Architectural Site Plan ..... 6

First Floor Plan ..... 7

Typical Floor Plan ..... 8

South Elevation ..... 9

East Elevation..... 10

North Elevation ..... 11

Parking Garage Section ..... 12

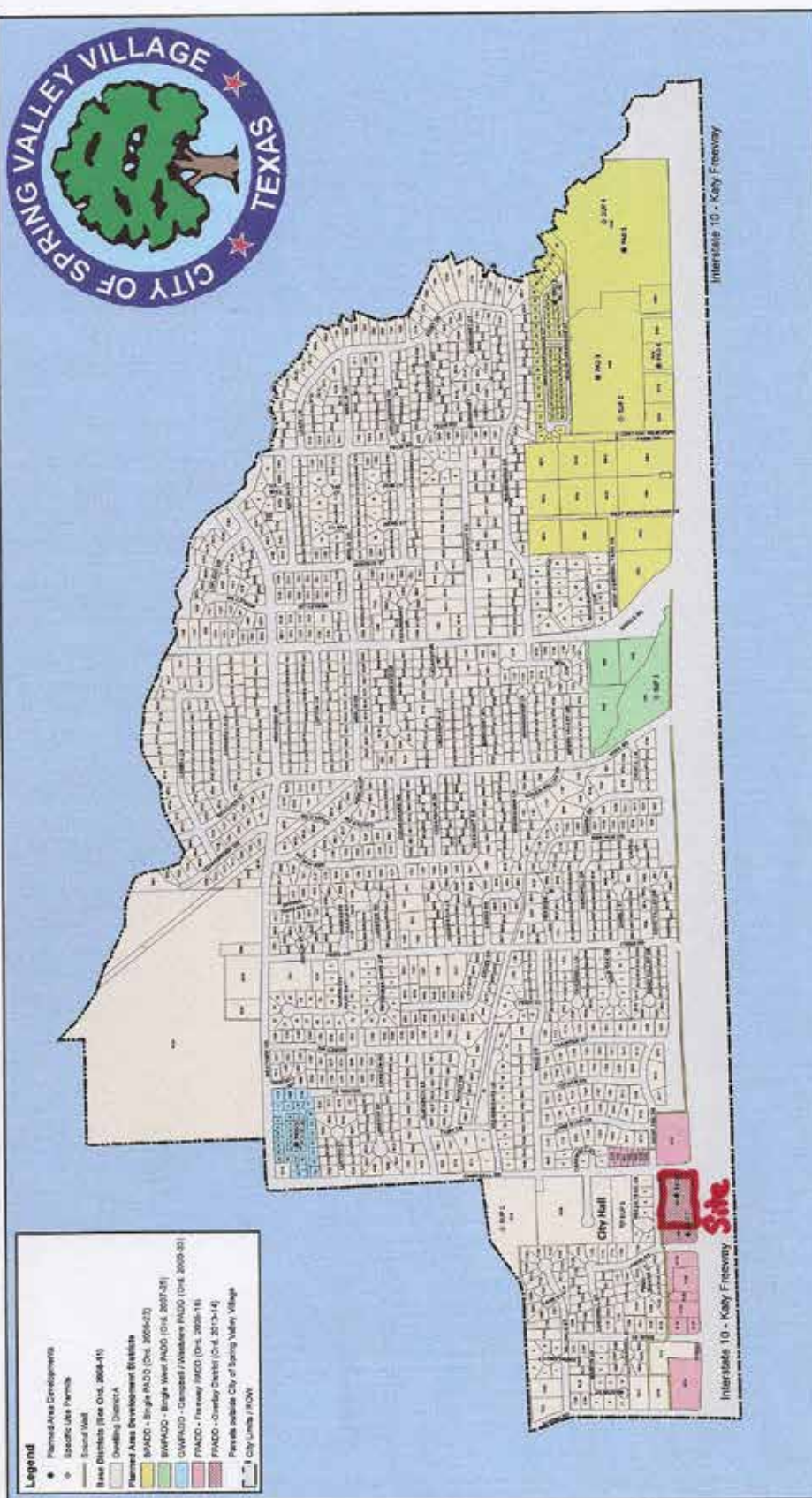
Sight Line Drawing..... 13

Landscaping Plan..... 14

Proposed Landscaping Plant List.....15-25

Photometric Plan..... 26

Residential Neighbor’s Existing Screening Trees Photograph ..... 27



**The City of Spring Valley Village, Texas**  
**Official 2013 Zoning Map**

[illegible]



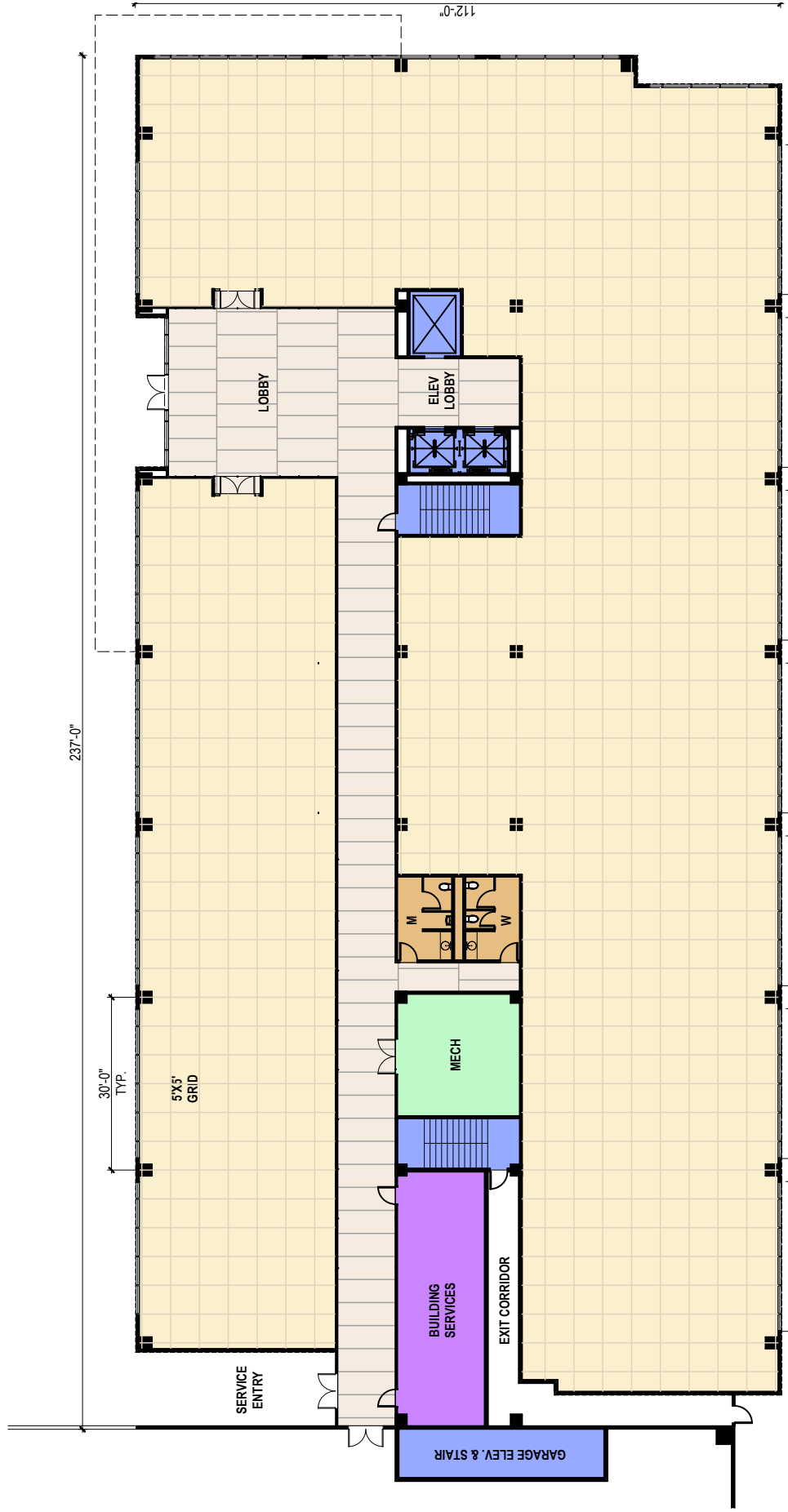
Stream Campbell Office Building @ I-10

**Kirksey**  
ARCHITECTURE

Rendering

5 SEPTEMBER 2018  
© 2018 Kirksey



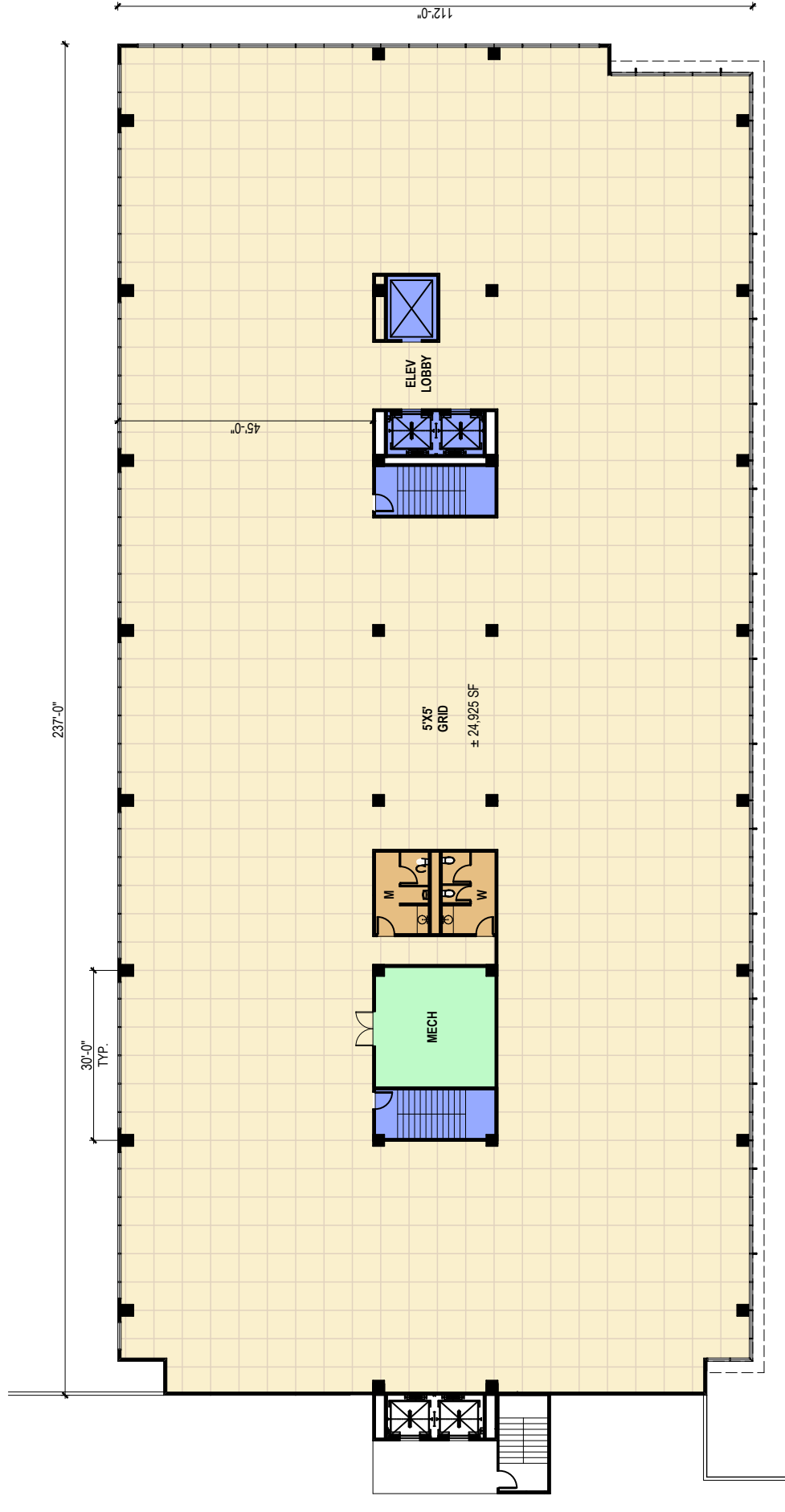


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Stream Campbell Office Building @ I-10

**Kirksey**  
ARCHITECTS

FIRST FLOOR PLAN  
07 SEPTEMBER 2018  
2012282  
© 2018 Kirksey

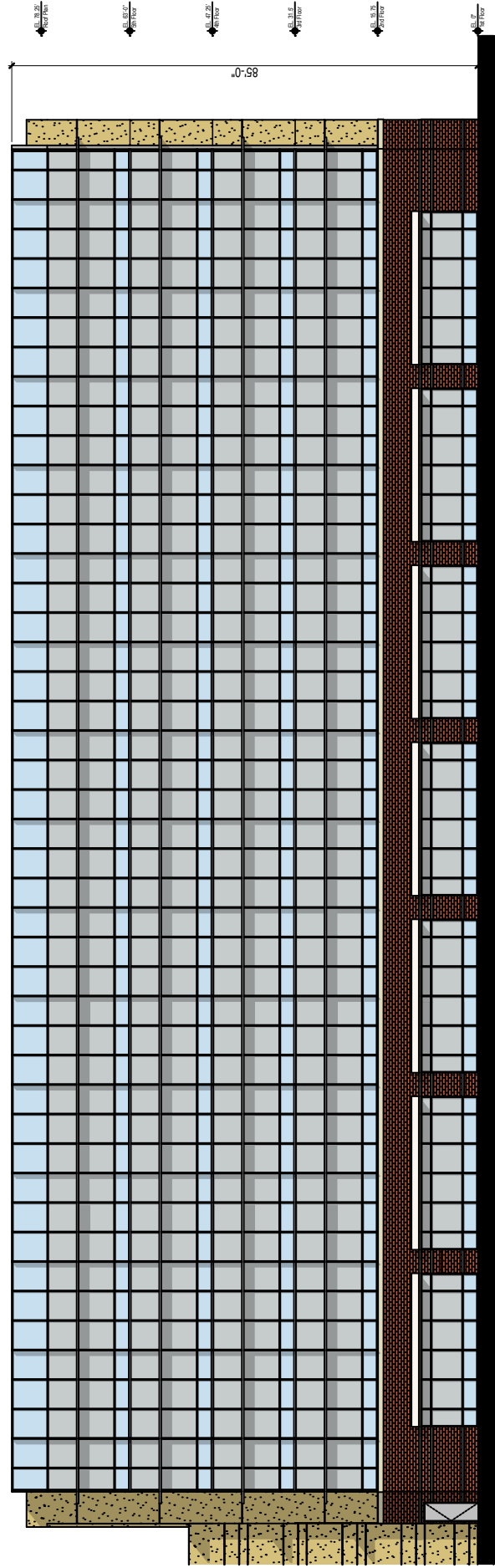


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Stream Campbell Office Building @ I-10

**Kirksey**  
ARCHITECTS

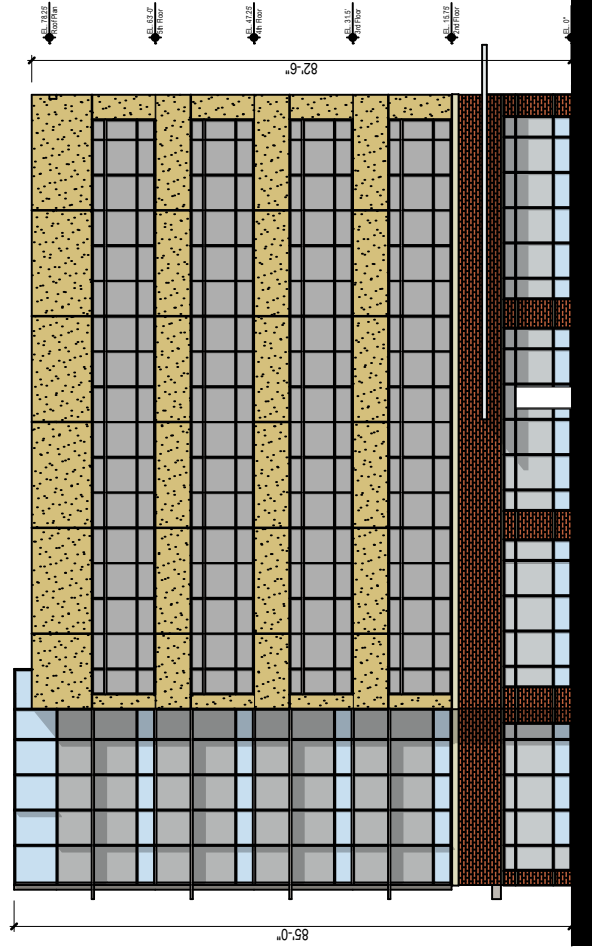
TYPICAL FLOOR PLAN  
05 SEPTEMBER 2018  
2012282  
© 2018 Kirksey



Stream Campbell Office Building @ I-10

**Kirksey**  
ARCHITECTS

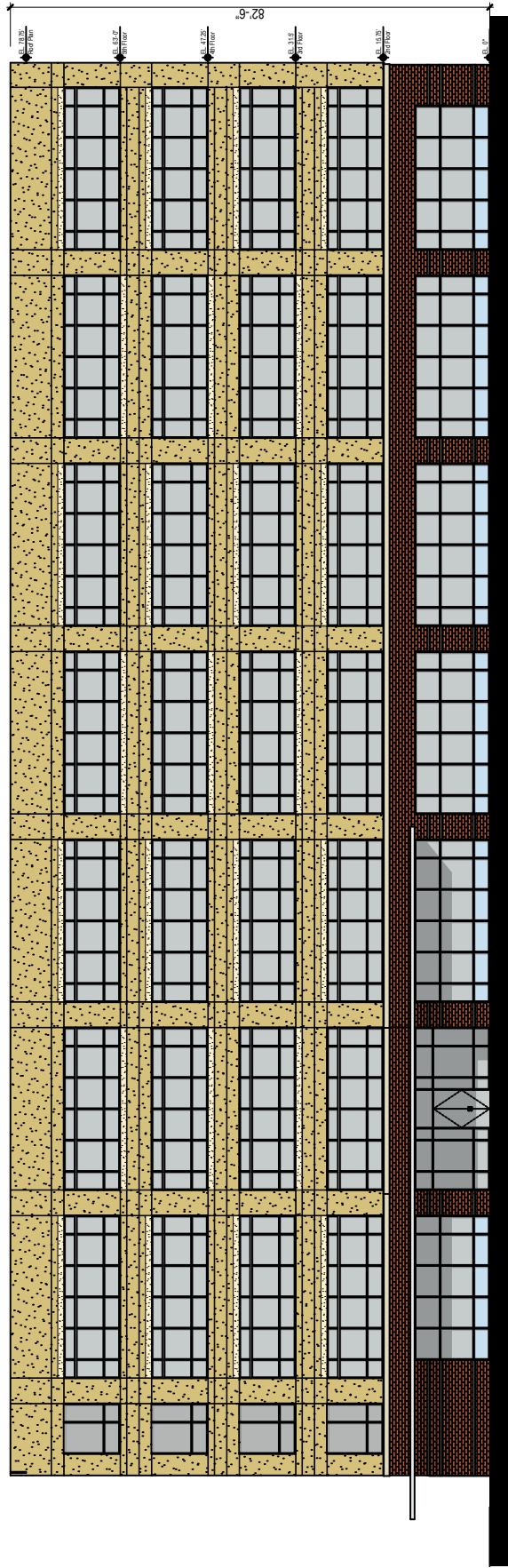
South Elevation  
05 SEPTEMBER 2018  
2012282  
© 2018 Kirksey



Stream Campbell Office Building @ I-10



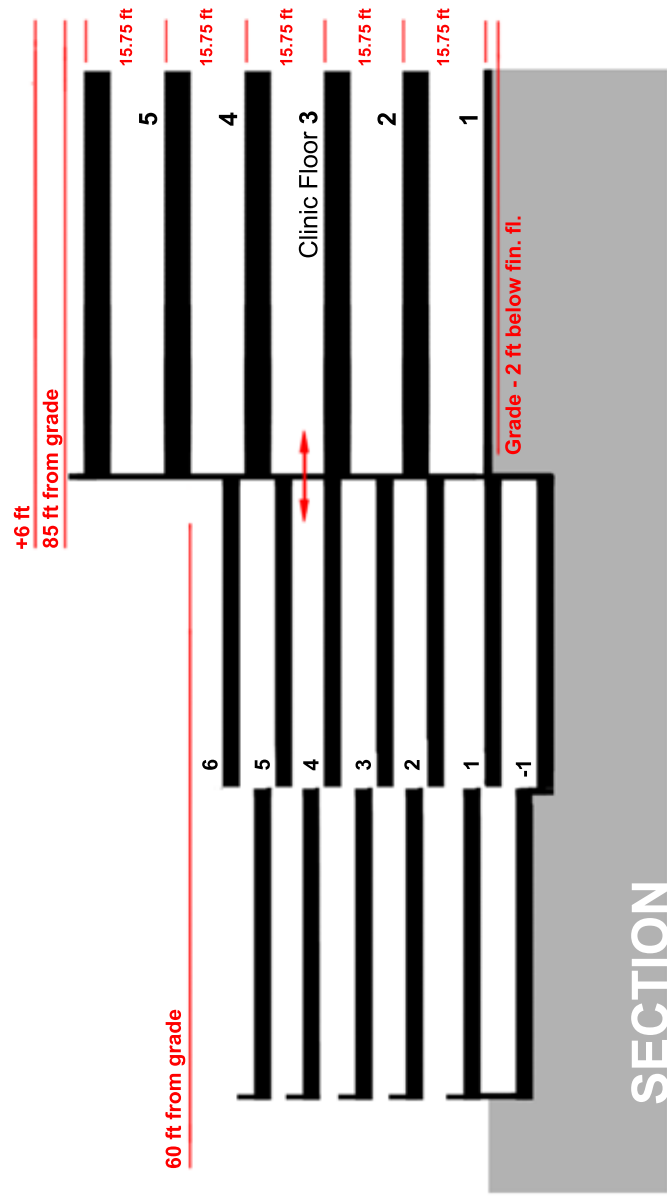
East Elevation  
03 SEPTEMBER 2018  
201202  
© 2018 Kirksey

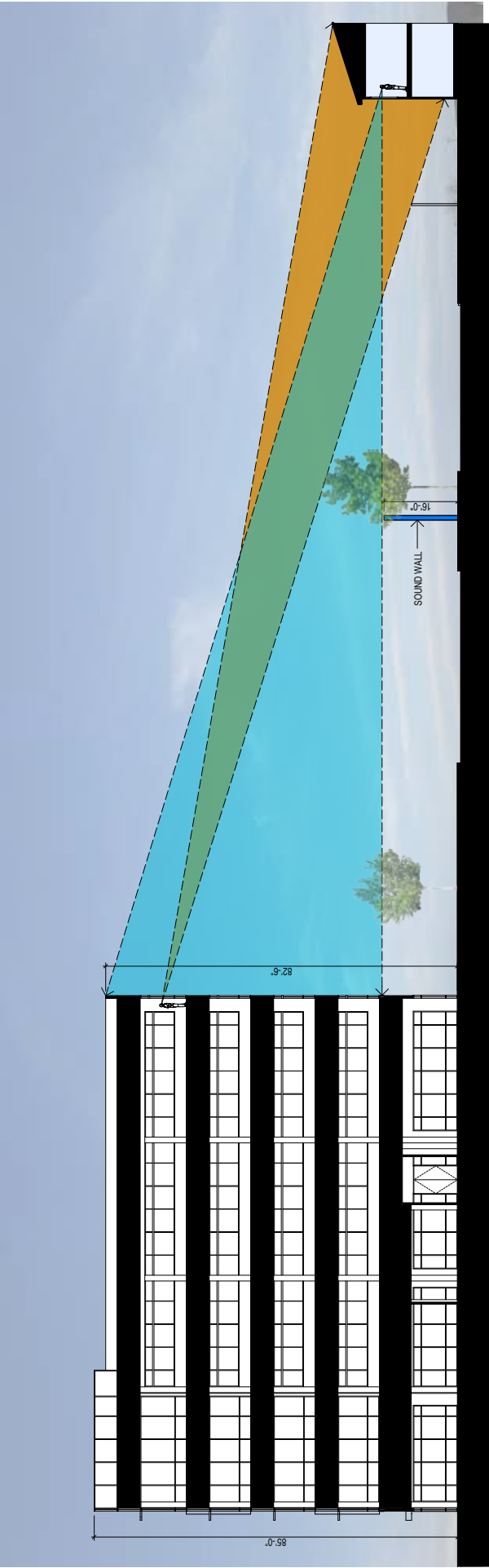


Stream Campbell Office Building @ I-10



North Elevation  
05 SEPTEMBER 2018  
2012282  
© 2018 Kirksey





Stream Campbell Office Building @ I-10



Line of Sight Diagram - 5 Story Building

5 SEPTEMBER 2018  
© 2018 Kirksey



## Proposed Site Planting

Spring Valley Center  
I-10 at Campbell

| Botanical Name               | Common Name         | Size      | Botanical Name       | Common Name          | Size          |     |
|------------------------------|---------------------|-----------|----------------------|----------------------|---------------|-----|
| West Tex Dr. Screening trees |                     |           |                      |                      |               |     |
| Quercus virginiana           | Live Oak            | FIELD DUG |                      |                      |               |     |
| Street and Site Trees        |                     |           |                      |                      |               |     |
| Platanus mexicana            | Mexican Sycamore    | 65 Gal.   | Shrubs               | Wax Leaf Ligustrum   | 5 Gal.        |     |
| Quercus shumardii            | Shumard Oak         | FIELD DUG |                      | Loropetalum chinense | 5 Gal.        |     |
| Quercus virginiana           | Live Oak            | FIELD DUG |                      | Rosa x 'Knockout'    | 5 Gal.        |     |
|                              |                     |           |                      | Rosa x 'Nearly Wild' | 5 Gal.        |     |
|                              |                     |           |                      | Buxux microphylla    | 3 Gal.        |     |
| Parking Lot Trees            |                     |           |                      |                      |               |     |
| Platanus mexicana            | Mexican Sycamore    | 45 Gal.   | Raphiolepis indica   | Indian Hawthorne     | 3 Gal.        |     |
| Quercus virginiana           | Live Oak            | 45 Gal.   |                      |                      |               |     |
| Taxodium distichum           | Bald Cypress        | 45 Gal.   | Groundgrounds        |                      |               |     |
| Courtyard Trees              |                     |           |                      |                      |               |     |
| Betula nigra                 | River Birch         | 45 Gal.   | Agapanthus africanus | Agapanthus           | 3 Gal.        |     |
| Platanus mexicana            | Mexican Sycamore    | 45 Gal.   | Asparagus meyeri     | Foxtail Fern         | 3 Gal.        |     |
| Quercus shumardii            | Shumard Oak         | 45 Gal.   | Bulbine Frutescens   | African Bulbine      | 1 Gal.        |     |
|                              |                     |           | Hemerocallis fulva   | Daylily              | 1 Gal.        |     |
|                              |                     |           | Iris Louisiana       | Louisiana Iris       | 1 Gal.        |     |
|                              |                     |           | Ophiopogon japonicus | Mondo Grass          | 4" Pots       |     |
|                              |                     |           | Seasonal Color       | Annuals              | 4" Pots       |     |
| Screening Trees/Shrubs       |                     |           |                      |                      |               |     |
| Elaeocarpus decipiens        | Japanese Blueberry  | 45 Gal.   | Sod                  |                      |               |     |
| Magnolia virginiana          | Little Gem Magnolia | 45 Gal.   |                      | Cynodon dactylon     | Bermuda Grass | Sod |
| Myrica cerifera              | Wax Myrtle          | 45 Gal.   |                      |                      |               |     |
| Podocarpus macrophyllus      | Japanese Yew        | 15 Gal.   |                      |                      |               |     |
| Ornamental Trees             |                     |           |                      |                      |               |     |
| Cercis canadensis            | Red Bud             | 45 Gal.   |                      |                      |               |     |
| Lagerstroemia indica         | Crape Myrtle        | 45 Gal.   |                      |                      |               |     |



# LIVE OAK - “HIGH RISE”

QUERCUS VIRGINIANA



# BALD CYPRESS

*Taxodium distichum*



# ‘ALLEE’ ELM

*Ulmus parvifolia* 'Emerald Vase (Allee)'



# DRAKE ELM

*Ulmus parvifolia* 'Drake'



# EAST PALATKA HOLLY

*Ilex attenuata* 'East Palatka'



# SAVANNAH HOLLY

*Ilex Attenuata* x 'Savannah'



# YAU PON HOLLY

*Ilex vomitoria*



# DD BLANCHARD MAGNOLIA

Magnolia Grandiflora 'DD Blanchard'



# MEXICAN SYCAMORE

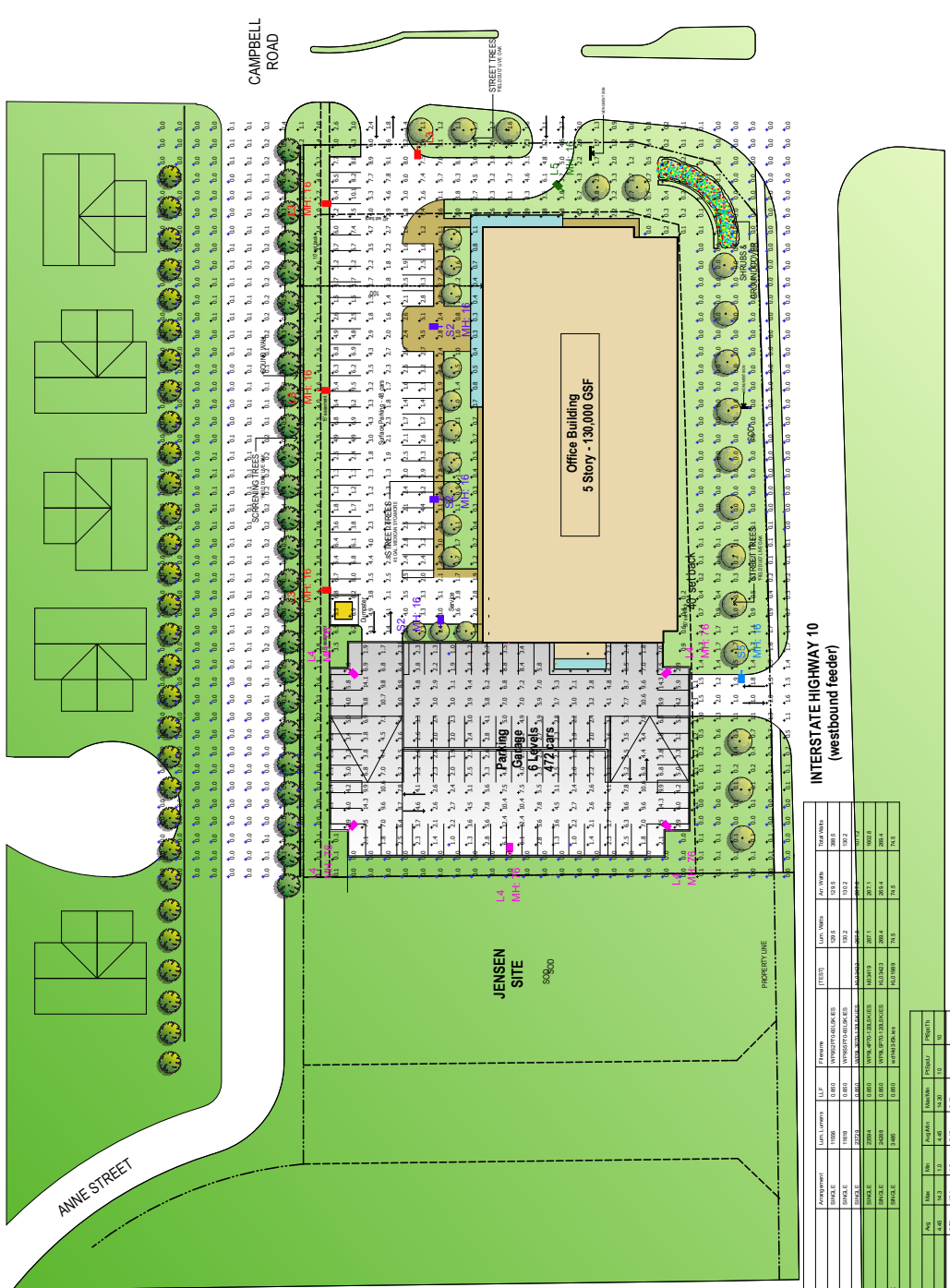
*Platanus mexicana*



# RED OAK

*Quercus falcata*





INTERSTATE HIGHWAY 10  
(westbound feeder)

| Category     | Code | Description  | Area (sq ft) | Volume (cu yd) | Unit Price | Total Price |
|--------------|------|--------------|--------------|----------------|------------|-------------|
| Gravel       | 01   | Gravel       | 1000         | 1000           | 100.0      | 100.0       |
| Asphalt      | 02   | Asphalt      | 1000         | 1000           | 100.0      | 100.0       |
| Concrete     | 03   | Concrete     | 1000         | 1000           | 100.0      | 100.0       |
| Steel        | 04   | Steel        | 1000         | 1000           | 100.0      | 100.0       |
| Wood         | 05   | Wood         | 1000         | 1000           | 100.0      | 100.0       |
| Brick        | 06   | Brick        | 1000         | 1000           | 100.0      | 100.0       |
| Block        | 07   | Block        | 1000         | 1000           | 100.0      | 100.0       |
| Stone        | 08   | Stone        | 1000         | 1000           | 100.0      | 100.0       |
| Grass        | 09   | Grass        | 1000         | 1000           | 100.0      | 100.0       |
| Flowers      | 10   | Flowers      | 1000         | 1000           | 100.0      | 100.0       |
| Shrubs       | 11   | Shrubs       | 1000         | 1000           | 100.0      | 100.0       |
| Trees        | 12   | Trees        | 1000         | 1000           | 100.0      | 100.0       |
| Lighting     | 13   | Lighting     | 1000         | 1000           | 100.0      | 100.0       |
| Security     | 14   | Security     | 1000         | 1000           | 100.0      | 100.0       |
| Signage      | 15   | Signage      | 1000         | 1000           | 100.0      | 100.0       |
| Landscaping  | 16   | Landscaping  | 1000         | 1000           | 100.0      | 100.0       |
| Site Work    | 17   | Site Work    | 1000         | 1000           | 100.0      | 100.0       |
| Construction | 18   | Construction | 1000         | 1000           | 100.0      | 100.0       |
| Utilities    | 19   | Utilities    | 1000         | 1000           | 100.0      | 100.0       |
| Other        | 20   | Other        | 1000         | 1000           | 100.0      | 100.0       |

Stream Campbell Office Building @ I-10

**Kirksey**  
SCAPE ARCHITECTS

1

SITE PLAN  
05 SEPTEMBER 2018  
2012282  
© 2018 Kirksey



## EXHIBIT “C” – PERMITTED USE LIST

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

| <u>Use Description</u>                          | <u>NAICS</u>    |   |
|-------------------------------------------------|-----------------|---|
| ABOVE GROUND/FIRST FLOOR                        |                 |   |
| Use Description                                 | NAICS Sector. # |   |
| Agriculture, Forestry, Fishing and Hunting      | 11              | O |
| Mining                                          | 21              | O |
| Utilities                                       | 22              | O |
| Construction                                    | 23              | O |
| Manufacturing                                   | 31-33           | O |
| Wholesale Trade                                 | 42              | O |
| Retail Trade                                    | 44              | O |
| Furniture Stores                                | 442110          | P |
| Floor Covering Stores                           | 442210          | P |
| Window Treatment Stores                         | 442291          | P |
| All Other Home Furnishings Stores               | 442299          | P |
| Household Appliance Stores                      | 443111          | P |
| Radio, Television, and Other Electronics Stores | 443112          | P |
| Computer and Software Stores                    | 443120          | P |
| Camera and Photographic Supplies Stores         | 443130          | P |
| Home Centers                                    | 444110          | P |
| Paint and Wallpaper Stores                      | 444120          | P |
| Hardware Stores                                 | 444130          | P |
| Baked Goods Stores                              | 445291          | P |
| Confectionery and Nut Stores                    | 445292          | P |
| All Other Specialty Food Stores                 | 445299          | P |
| Pharmacies and Drug Stores                      | 446110          | P |
| Cosmetics, Beauty Supplies, and Perfume Stores  | 446120          | P |
| Optical Goods Stores                            | 446130          | P |
| Food (Health) Supplement Stores                 | 446191          | P |
| All Other Health and Personal Care Stores       | 446199          | P |
| Men's Clothing Stores                           | 448110          | P |
| Women's Clothing Stores                         | 448120          | P |
| Children's and Infants' Clothing Stores         | 448130          | P |
| Family Clothing Stores                          | 448140          | P |
| Clothing Accessories Stores                     | 448150          | P |
| Shoe Stores                                     | 448210          | P |

|                                                                          |        |   |
|--------------------------------------------------------------------------|--------|---|
| Jewelry Stores                                                           | 448310 | P |
| Luggage and Leather Goods Stores                                         | 448320 | P |
| Retail Trade                                                             | 45     | O |
| Sporting Goods Stores                                                    | 451110 | P |
| Hobby, Toy, and Game Stores                                              | 451120 | P |
| Sewing, Needlework, and Piece Goods Stores                               | 451130 | P |
| Musical Instrument and Supplies Stores                                   | 451140 | P |
| Book Stores                                                              | 451211 | P |
| Prerecorded Tape, Compact Disc, and Record Stores                        | 451220 | P |
| Department Stores (except Discount Department Stores)                    | 452111 | P |
| Florists                                                                 | 453110 | P |
| Office Supplies and Stationery Stores                                    | 453210 | P |
| Gift, Novelty, and Souvenir Stores                                       | 453220 | P |
| Pet and Pet Supplies Stores                                              | 453910 | P |
| Art Dealers                                                              | 453920 | P |
| Transportation and Warehousing                                           | 48-49  | O |
| Warehousing and Storage                                                  | 493    | O |
| Information                                                              | 51     | O |
| Finance and Insurance                                                    | 52     | O |
| Monetary Authorities - Central Bank                                      | 521110 | P |
| Commercial Banking                                                       | 522110 | P |
| Savings Institutions                                                     | 522120 | P |
| Credit Unions                                                            | 522130 | P |
| Other Depository Credit Intermediation                                   | 522190 | P |
| Credit Card Issuing                                                      | 522210 | P |
| Sales Financing                                                          | 522220 | P |
| Consumer Lending                                                         | 522291 | P |
| Real Estate Credit                                                       | 522292 | P |
| International Trade Financing                                            | 522293 | P |
| Secondary Market Financing                                               | 522294 | P |
| Mortgage and Nonmortgage Loan Brokers                                    | 522310 | P |
| Financial Transactions Processing, Reserve, and Clearinghouse Activities | 522320 | P |
| Other Activities Related to Credit Intermediation                        | 522390 | P |
| Investment Banking and Securities Dealing                                | 523110 | P |
| Securities Brokerage                                                     | 523120 | P |
| Commodity Contracts Dealing                                              | 523130 | P |
| Commodity Contracts Brokerage                                            | 523140 | P |
| Securities and Commodity Exchanges                                       | 523210 | P |
| Miscellaneous Intermediation                                             | 523910 | P |
| Portfolio Management                                                     | 523920 | P |
| Investment Advice                                                        | 523930 | P |
| Trust, Fiduciary, and Custody Activities                                 | 523991 | P |
| Miscellaneous Financial Investment Activities                            | 523999 | P |
| Direct Life Insurance Carriers                                           | 524113 | P |
| Direct Health and Medical Insurance Carriers                             | 524114 | P |

|                                                                          |        |   |
|--------------------------------------------------------------------------|--------|---|
| Direct Property and Casualty Insurance Carriers                          | 524126 | P |
| Direct Title Insurance Carriers                                          | 524127 | P |
| Other Direct Insurance (except Life, Health, and Medical) Carriers       | 524128 | P |
| Reinsurance Carriers                                                     | 524130 | P |
| Insurance Agencies and Brokerages                                        | 524210 | P |
| Third Party Administration of Insurance and Pension Funds                | 524292 | P |
| All Other Insurance Related Activities                                   | 524298 | P |
| Pension Funds                                                            | 525110 | P |
| Health and Welfare Funds                                                 | 525120 | P |
| Other Insurance Funds                                                    | 525190 | P |
| Open-End Investment Funds                                                | 525910 | P |
| Trusts, Estates, and Agency Accounts                                     | 525920 | P |
| Real Estate Investment Trusts                                            | 525930 | P |
| Other Financial Vehicles                                                 | 525990 | P |
| Real Estate and Rental and Leasing                                       | 53     | O |
| Lessors of Residential Buildings and Dwellings                           | 531110 | P |
| Lessors of Nonresidential Buildings (except Miniwarehouses)              | 531120 | P |
| Lessors of Other Real Estate Property                                    | 531190 | P |
| Offices of Real Estate Agents and Brokers                                | 531210 | P |
| Residential Property Managers                                            | 531311 | P |
| Nonresidential Property Managers                                         | 531312 | P |
| Offices of Real Estate Appraisers                                        | 531320 | P |
| Other Activities Related to Real Estate                                  | 531390 | P |
| Formal Wear and Costume Rental                                           | 532220 | P |
| Professional, Scientific, and Technical Services                         | 54     | P |
| Management of Companies and Enterprises                                  | 55     | P |
| Administrative and Support and Waste Management and Remediation Services | 56     | O |
| Office Administrative Services                                           | 561110 | P |
| Professional Employer Organizations                                      | 561330 | P |
| Document Preparation Services                                            | 561410 | P |
| Telephone Answering Services                                             | 561421 | P |
| Private Mail Centers                                                     | 561431 | P |
| Other Business Service Centers (including Copy Shops)                    | 561439 | P |
| Credit Bureaus                                                           | 561450 | P |
| Court Reporting and Stenotype Services                                   | 561492 | P |
| Travel Agencies                                                          | 561510 | P |
| Tour Operators                                                           | 561520 | P |
| Convention and Visitors Bureaus                                          | 561591 | P |
| Investigation Services                                                   | 561611 | P |
| Locksmiths                                                               | 561622 | P |
| Convention and Trade Show Organizers                                     | 561920 | P |
| Educational Services                                                     | 61     | O |
| Health Care and Social Assistance                                        | 62     | O |
| Offices of Physicians (except Mental Health                              | 621111 | P |

|                                                                           |               |          |
|---------------------------------------------------------------------------|---------------|----------|
| Specialists)                                                              |               |          |
| Offices of Physicians, Mental Health Specialists                          | 621112        | P        |
| Offices of Dentists                                                       | 621210        | P        |
| Offices of Chiropractors                                                  | 621310        | P        |
| Offices of Optometrists                                                   | 621320        | P        |
| Offices of Mental Health Practitioners (except Physicians)                | 621330        | P        |
| Offices of Physical, Occupational and Speech Therapists, and Audiologists | 621340        | P        |
| Offices of Podiatrists                                                    | 621391        | P        |
| Offices of All Other Miscellaneous Health Practitioners                   | 621399        | P        |
| <u>Freestanding Ambulatory Surgical and Emergency Centers</u>             | <u>621493</u> | <u>P</u> |
| Diagnostic Imaging Centers                                                | 621512        | P        |
| Home Health Care Services                                                 | 621610        | P        |
| Arts, Entertainment, and Recreation                                       | 71            | O        |
| <u>Fitness and Recreational Sports Facilities</u>                         | <u>713940</u> | <u>P</u> |
| Accommodation and Food Services                                           | 72            | O        |
| Full-Service Restaurants                                                  | 722110        | P        |
| Limited-Service Restaurants                                               | 722211        | P        |
| Snack and Nonalcoholic Beverage Bars                                      | 722213        | P        |
| Other Services (except Public Administration)                             | 81            | O        |
| Barber Shops                                                              | 812111        | P        |
| Beauty Salons                                                             | 812112        | P        |
| Nail Salons                                                               | 812113        | P        |
| Diet and Weight Reducing Centers                                          | 812191        | P        |
| Parking Lots and Garages                                                  | 812930        | P        |
| Business Associations                                                     | 813910        | P        |
| Professional Organizations                                                | 813920        | P        |
| Private Households                                                        | 814110        | P        |
| Public Administration                                                     | 92            | O        |
| Executive Offices                                                         | 921110        | P        |
| Legislative Bodies                                                        | 921120        | P        |
| Public Finance Activities                                                 | 921130        | P        |
| Executive and Legislative Offices, Combined                               | 921140        | P        |
| Other General Government Support                                          | 921190        | P        |
| Courts                                                                    | 922110        | P        |
| Police Protection                                                         | 922120        | P        |

DIVIDER PAGE

**ORDINANCE NO. 2023-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 TO ADD AN ADDITIONAL GROUND SIGN FOR THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.**

\* \* \* \* \*

WHEREAS, Campbell Project Partners, LLC (the “owner”), owns a 2.5511 acre tract of land, more or less, being identified as the property at the northwest corner of the intersection of I-10 and Campbell Road (the “property”) within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes; and

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

WHEREAS, the City Council adopted Ordinance 2018-28, which approved a planned area development (“PAD”) within the FPADD in order to allow for the construction, operation and use of a five story office building and associated parking; and

WHEREAS, the City desires to amend Ordinance 2018-28 to allow for an additional ground sign as shown in Exhibit “B” attached hereto and made a part hereof for all purposes; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the 2.5511 acre tract at the northwest corner of I-10 and Campbell Road; and

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

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

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

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

**Section 2.** The application of the City for amendments to Ordinance 2018-28 adopting a planned area development for the 2.5511 acre tract at the northwest corner of I-10 and Campbell Road is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

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

**Section 4.** Ordinance 2018-28 adopting the planned area development use is hereby amended by deleting therefrom the language struck through below and adding the language underscored below as follows:

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

.....

H. Signs.

.....

5. "An Additional Monument sign showing garage parking location shall be allowed as shown in the PADD Amendment Application dated March 6, 2023 and attached hereto in Exhibit B."

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

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

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

Exhibit A: Legal Description;

ADOPTED this \_\_\_\_\_ of \_\_\_\_\_, 2023.

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

ATTEST:

\_\_\_\_\_  
Jasmin Torres, City Secretary  
City of Spring Valley Village, Texas

## **EXHIBIT “A” – LEGAL DESCRIPTION**

RESERVE A BLOCK 1 CHURCH OF NAZARENE

## **EXHIBIT “B” – SIGN APPLICATION**

DIVIDER PAGE

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

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

AN ORDINANCE 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 TO ADD AN ADDITIONAL GROUND SIGN FOR THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

**Date:** Tuesday, May 16, 2023

**Time:** 7:00 p.m.

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

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

**Date:** Tuesday, May 23, 2023

**Time:** 5:00 p.m.

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

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

DIVIDER PAGE



EST. 1955

## SPRING VALLEY VILLAGE

April 27, 2023

Dear Property Owner:

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

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 TO ADD AN ADDITIONAL GROUND SIGN FOR THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

**Date:** Tuesday, May 16, 2023

**Time:** 7:00 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 1001 Campbell Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact me at (832) 910-8577 or [zmeadows@springvalleytx.com](mailto:zmeadows@springvalleytx.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Zachary Meadows', is written over a horizontal line.

Zachary Meadows  
Director of Community Development

Current Resident / Owner  
9801 Westheimer Road, Ste 250  
Houston, TX 77042

Current Resident / Owner  
9180 Katy Fwy, Ste 200  
Houston, TX 77055

Current Resident / Owner  
1400 Post Oak Blvd, Ste 900  
Houston, TX 77056

Current Resident / Owner  
11 Pecan Trail Ln  
Houston, TX 77055

Current Resident / Owner  
16 Pecan Trail Ln  
Houston, TX 77055

Current Resident / Owner  
7 Pecan Trail Ln  
Houston, TX 77055

Current Resident / Owner  
5 Pecan Trail Ln  
Houston, TX 77055

Current Resident / Owner  
3 Pecan Trail Ln  
Houston, TX 77055

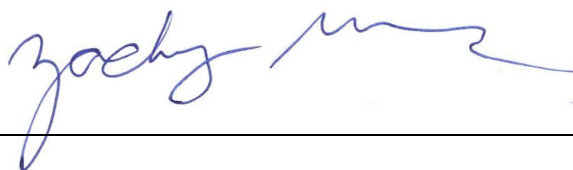
Current Resident / Owner  
1 Pecan Trail Ln  
Houston, TX 77055

Current Resident / Owner  
1102 Anne St  
Houston, TX 77055

Current Resident / Owner  
12335 Kingsride Ln, Ste 426  
Houston, TX 77024

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

**MEETING DATE:** May 16, 2023

|                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b>                                                                                                               | <b>ORDINANCE NO. 2023-XX</b><br><br><b>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 TO ADD AN ADDITIONAL GROUND SIGN FOR THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.</b> |
| <b>BACKGROUND:</b>                                                                                                          | <p>In the previous agenda item, the Planning and Zoning Commission conducted a public hearing on a proposed amendment of the PAD approved for the property at 1001 Campbell Road on the northwest corner of I-10 and Campbell Road.</p> <p>If approved, this Ordinance would implement the amendment of the PAD to allow an additional monument sign near their garage off I-10.</p>                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>RECOMMENDATION:</b>                                                                                                      | Staff recommends approval of the Ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>ATTACHMENTS:</b>                                                                                                         | <ul style="list-style-type: none"><li>• Ordinance No. 2023-XX</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>SUBMITTING STAFF MEMBER:</b><br><br>Zachary Meadows, Director of<br>Community Development / Acting City<br>Administrator | <b>CITY ADMINISTRATOR APPROVAL:</b><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

DIVIDER PAGE

**ORDINANCE NO. 2023-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 TO ADD AN ADDITIONAL GROUND SIGN FOR THE DEVELOPMENT APPROVED BY ORDINANCE NO. 2018-28; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.**

\* \* \* \* \*

WHEREAS, Campbell Project Partners, LLC (the “owner”), owns a 2.5511 acre tract of land, more or less, being identified as the property at the northwest corner of the intersection of I-10 and Campbell Road (the “property”) within the corporate limits of the City of Spring Valley Village, Texas, the tract of land being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes; and

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

WHEREAS, the City Council adopted Ordinance 2018-28, which approved a planned area development (“PAD”) within the FPADD in order to allow for the construction, operation and use of a five story office building and associated parking; and

WHEREAS, the City desires to amend Ordinance 2018-28 to allow for an additional ground sign as shown in Exhibit “B” attached hereto and made a part hereof for all purposes; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposed amendments for the 2.5511 acre tract at the northwest corner of I-10 and Campbell Road; and

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

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

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

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**Section 2.** The application of the City for amendments to Ordinance 2018-28 adopting a planned area development for the 2.5511 acre tract at the northwest corner of I-10 and Campbell Road is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

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

**Section 4.** Ordinance 2018-28 adopting the planned area development use is hereby amended by deleting therefrom the language struck through below and adding the language underscored below as follows:

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

.....

H. Signs.

.....

5. "An Additional Monument sign showing garage parking location shall be allowed as shown in the PADD Amendment Application dated March 6, 2023 and attached hereto in Exhibit B."

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

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

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

Exhibit A: Legal Description;

ADOPTED this \_\_\_\_\_ of \_\_\_\_\_, 2023.

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

ATTEST:

\_\_\_\_\_  
Jasmin Torres, City Secretary  
City of Spring Valley Village, Texas

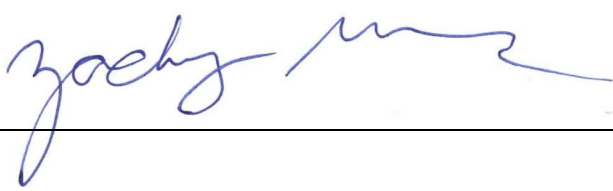
## **EXHIBIT “A” – LEGAL DESCRIPTION**

RESERVE A BLOCK 1 CHURCH OF NAZARENE

## **EXHIBIT “B” – SIGN APPLICATION**

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

**MEETING DATE:** May 16, 2023

|                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TOPIC:</b>                                                                                                               | <b>DISCUSSION AND DIRECTION CONCERNING:</b><br><br><b>AMENDMENTS TO SUBSECTION 11:01, FENCES, OF SECTION 11, SUPPLEMENTAL DISTRICT REGULATIONS, OF CHAPTER 12, PLANNING &amp; ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE.</b>                                                                                                                                                                                                                                                                                                                                                                         |
| <b>BACKGROUND:</b>                                                                                                          | Staff is looking for direction regarding changes to be made to the fencing ordinances currently adopted under subsection 11:01 of the Zoning Ordinance. In the past year, it has been brought to our attention that the fencing regulations may not be all encompassing of the regulations that this Commission would like to have. Staff is happy to provide examples of these situations during the discussion. This discussion is meant to be an initial conversation with the commission to determine what change if any should be made, and those changes can be presented at the next Planning & Zoning Commission meeting. |
| <b>RECOMMENDATION:</b>                                                                                                      | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>ATTACHMENTS:</b>                                                                                                         | <ul style="list-style-type: none"><li>• Copy of subsection 11:01, Fences</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>SUBMITTING STAFF MEMBER:</b><br><br>Zachary Meadows, Acting City<br>Administrator / Director of Community<br>Development | <b>CITY ADMINISTRATOR APPROVAL:</b><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

DIVIDER PAGE

11:01 - FENCES:

11:01.01 - FENCE OR WALL DEFINED:

The term "fence or wall," as used herein, shall be construed to mean any enclosing barrier exceeding twenty-four inches (24") in height, unless otherwise specified in planned area development districts, constructed of ornamental metal, masonry, wood, but excluding those fences as set forth below in paragraph 11:04, PROHIBITED FENCES. The term "fence or wall" shall additionally mean any trees, hedges or other plant material exceeding forty-two inches (42") in height when planted in a continuous manner near the perimeter of the property to form an actual or visual barrier, except when the property line is adjacent to Campbell Road, Westview Drive, or Bingle Road.

(Ordinance 2006-29 adopted 11-14-06; Ordinance 2017-10 adopted 3-28-17)

11:01.02 - HEIGHT-RESIDENTIAL:

Allowable fences or walls in Dwelling District "A" shall not exceed eight feet (8') in height.

(Ordinance 2006-29 adopted 11-14-06)

11:01.03 - HEIGHT-COMMERCIAL:

In Office Building District "B" and Commercial District "C," the minimum fence height shall be eight feet (8'). Further requirements for these fences are set forth in Section Six for Office Building District "B" and in Section Seven for Commercial District "C."

(Ordinance 2006-29 adopted 11-14-06)

11:01.04 - PROHIBITED FENCES:

Barbed wire, electrical, wire mesh, and chain link fences are prohibited in all districts of the city. EXCEPTION: See paragraphs 11:07, 11:08 and 11:09 below.

(Ordinance 2006-29 adopted 11-14-06)

11:01.05 - PERMITTED LOCATIONS:

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. Side lot fences may extend up to a point as close to the front property setback line as the front foundation line of either the associated or neighboring primary structure. For sake of clarification, minor extensions of a primary structure, such as porches, steps or other appendages, are not included in establishing the front foundation line. Front lot fences of a property may not extend beyond its front building foundation line or extend across the front of the primary structure. Additionally, if a lot has no structure, then a front lot fence with a maximum height of six feet (6') may be constructed parallel to a line as close to the front property setback line as the front foundation of the neighboring primary structure on either side. No fence, even if allowed by exception, shall be located in the sight triangle as defined by Section 12:02 of Code of Ordinances.

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:
  - 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.

(Ordinance 2006-29 adopted 11-14-06; Ordinance 2016-11 adopted 9-20-16)

11:01.06 - AESTHETICS:

11:01.06 - AESTHETICS:

- (1) Any fence constructed, which is considered to be "one-sided" (i.e. a wood picket fence), shall have the "preferred" side of the fence face any immediately adjacent public roadways.
- (2) All fences shall be kept in good repair (missing or broken boards are not permitted) and maintained (fences are not permitted to lean from a vertical position) so they comply with the requirements of this ordinance.

(Ordinance 2006-29 adopted 11-14-06)

11:01.07 - CONSTRUCTION FENCES:

Temporary fences allowed during construction and for tree protection shall include chain link and plastic mesh.

(Ordinance 2006-29 adopted 11-14-06)

11:01.08 - SECONDARY FENCES:

Interior site fences which are screened by perimeter walls or fencing may be constructed out of wire mesh or chain link. Secondary fences are limited to a maximum height of six feet (6').

(Ordinance 2006-29 adopted 11-14-06)

11:01.09 - SPORTS COURT FENCES:

Fencing for sport or tennis courts located in Dwelling District "A" shall be constructed out of vinyl clad chain link. Sports court fences are limited to a maximum height of ten feet (10').

(Ordinance 2006-29 adopted 11-14-06)

11:01.10 - OTHER PROVISIONS:

11:01.10.01 - Enforcement:

All of the above provisions are enforceable through those criminal and civil procedures set forth in Section Two.

11:01.10.02 - Non-conformity:

Those lawful uses of land or structures existing at the time of the Effective Date of this Section which are rendered non-conforming by this Section's passage may be continued as a non-conforming use under the provision of Section Eight.

11:01.10.03 - Definitions:

Reference to Section Three should be made for the definition of certain terms used in the above provisions and the definition as set out in Section Three shall be controlling.

(Ordinance 2006-29 adopted 11-14-06)