

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



Patrick Johnson
Jerry Kent
Brad Jones
Nathan Carroll, Alternate

Notice is Hereby Given of a Regular Meeting of the Planning and Zoning Commission of Spring Valley Village, Texas, 1025 Campbell Road, Spring Valley Village, Texas, in the Council Chambers, June 10, 2025, beginning at 7:00 PM. For the Purpose of Considering and Acting upon the Following Items of Business:

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

The video link to this meeting is <https://us02web.zoom.us/j/83937462345>

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: 839 3746 2345 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

2.1 Minutes for Planning and Zoning Meeting on January 14, 2025.

3. NEW BUSINESS

3.1 CONDUCT A PUBLIC HEARING CONCERNING:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING CHAPTER 12, PLANNING AND ZONING, SECTION SIX-PAD, PLANNED AREA DEVELOPMENT DISTRICT, 06P:08.05, PERMITTED USE LIST, TO ADD THE PERMITTED USE OF OFF-SIGHT SURFACE PARKING AND OFF-SITE ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

1. Presentation of Proposed Amendment
2. Those In Favor

- 3. Those Opposed
- 4. Adjourn Public Hearing

3.2 CONSIDERATION AND POSSIBLE ACTION CONCERNING:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING CHAPTER 12, PLANNING AND ZONING, SECTION SIX-PAD, PLANNED AREA DEVELOPMENT DISTRICT, 06P:08.05, PERMITTED USE LIST, TO ADD THE PERMITTED USE OF OFF-SIGHT SURFACE PARKING AND OFF-SITE ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

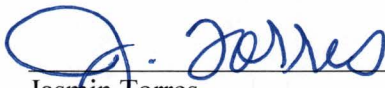
3.3 INPUT AND DISCUSSION CONCERNING:

Possible amendments to the City of Spring Valley Village Code of Ordinances; Chapter 3, Building and Construction; Article 3.1000, Building and Construction, Urban Forest Preservation and Protection.

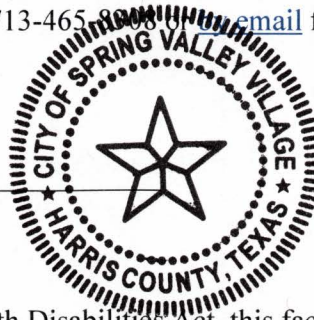
4. ADJOURNMENT

In compliance with the Americans with Disabilities Act, this facility is wheelchair-accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or [email](#) for further information.

Attest:



Jasmin Torres
City Secretary



In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308, Fax 713-461-7969, or [Email Jasmin Torres](#) for further information.

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, January 14, 2025

1. The Planning & Zoning Commission meeting was called to order by Chairman 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, Chairman
- Anne-Marie McMichael, Vice-Chair
- Patrick Johnson
- Jerry Kent
- Brad Jones
- Jarrad Bourger
- Nathan Carroll

A quorum was present.

City Officials present:

- John McDonald, City Administrator
- Jasmin Torres, City Secretary
- Abbey Anderson, Assistant to the City Administrator
- Philip J. Boedeker, City Attorney
- Jose Gomez, Development Services Manager

2. Approval of meeting minutes for the regular Planning and Zoning meeting on November 12, 2024

Mr. Kent made the motion to approve the minutes. Mr. Bourger seconded the motion.

The motion carried 7 to 0.

3. OLD BUSINESS

3.1 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance No. 25-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD’S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS AND REBUILDING OF THE SAME; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE.

Justin Chapman, of 1409 Bracher Street and President of the Board of Directors for Dad’s Club Swim Team, addressed the Commission. He provided background on the club’s need to rebuild following storm-related damage. Dustin Heitmann, also of the Dad’s Club board, joined the discussion and provided supporting details.

Site plans for the proposed temporary structure were presented and reviewed. Key elements discussed included building placement, appearance, and compliance conditions.

Commissioner McMichael made a motion recommending that City Council approve the ordinance with the following amendments:

1. The reference to “two buildings” be changed to “one building.”
2. The approval be limited to a term of three (3) years, beginning upon City Council approval.
3. Landscaping be required on three sides of the structure and deck, with plantings a minimum of 30 inches in height, placed 36 inches on center.
4. The exterior be painted in earth-tone colors.
5. No sanitary/sewer service shall be connected to the facility.
6. The structure be placed on cinder blocks, with wheels removed and skirting installed on three sides.

Mr. Bourger seconded the motion. The motion was unanimously approved.

4. NEW BUSINESS

4.1 CONDUCT A PUBLIC HEARING CONCERNING: Proposed Amendments to the City of Spring Valley Village Code of Ordinances; Chapter 12, Planning and Zoning:

- a. Section 3, Definitions, Gates
- b. Section 11 Fences
- c. Section 5, Building Use Restrictions in Dwelling District “A.” 5:02.13, Placement of Free-Standing Mechanical Equipment
- d. Section 8 Non-Conforming Buildings and Structures, Lots, and Uses 08:01.06 Non-Conforming Buildings and Structures, and 08:01.08 Determination of replacement value.

Presentation of Proposed Amendments

Mr. Gomez provided comments regarding the proposed amendments and outlined the purpose of each code section addressed.

Chairman Hoffman opened and immediately closed the public hearing at 7:48 p.m., as no members of the public were present.

4.2 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Proposed Amendments to the City of Spring Valley Village Code of Ordinances; Chapter 12, Planning and Zoning:

- a. Section 3, Definitions, Gates
- b. Section 11 Fences
- c. Section 5, Building Use Restrictions in Dwelling District “A.” 5:02.13, Placement of Free-Standing Mechanical Equipment
- d. Section 8 Non-Conforming Buildings and Structures, Lots, and Uses 08:01.06 Non-Conforming Buildings and Structures, and 08:01.08 Determination of replacement value.

Following the close of the public hearing, the Commission discussed the proposed amendments for Sections 4.2 a and 4.2 b and made modifications, including adjustments to how the amendments were grouped.

Ms. McMichael made a motion to approve the proposed amendments for Sections 4.2 a and 4.2 b as modified. Mr. Kent seconded the motion.

The motion carried unanimously.

The Commission then proceeded to consider Section 4.2 c.

Mr. Kent made a motion to accept the amendment to Section 4.2 c as written. Mr. Bourger seconded the motion.

The motion carried 7 to 0.

The Commission next deliberated on the proposed amendments to Section 4.2 d regarding Section 8 of the Code.

Ms. McMichael made a motion to approve the amendments to Section 8 with the following changes: that Section 04.01 be substituted with new language suggested by the Commission, and that a new provision be included to fully strike Section 5:02.03.09.03.05. Mr. Bourger seconded the motion.

Mr. Jones recused himself from the vote.

The motion carried with a vote of 6 in favor and 1 abstention.

4.3 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Election of a Commission Secretary.

The Commission discussed the responsibilities of the Commission Secretary role and what the position requires in terms of meeting preparation and minute-taking.

Ms. McMichael made a motion to nominate Mr. Bourger for the role of Commission Secretary. Mr. Jones seconded the motion.

The motion carried unanimously. Mr. Bourger was elected as Commission Secretary.

5. ADJOURNMENT

Mr. Kent made a motion to adjourn. Mr. Bourger seconded the motion.

The motion carried unanimously. The meeting was adjourned at 9:13 p.m.

Signed: _____

Trey Hoffman, Chairman

Attest: _____

Jarrad Bourger, Secretary



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

MEETING DATE: June 10, 2025
SUBMITTING STAFF: Jose Gomez, Development Services Manager
SUBJECT: CONDUCT A PUBLIC HEARING CONCERNING:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING CHAPTER 12, PLANNING AND ZONING, SECTION SIX-PAD, PLANNED AREA DEVELOPMENT DISTRICT, 06P:08.05, PERMITTED USE LIST, TO ADD THE PERMITTED USE OF OFF-SIGHT SURFACE PARKING AND OFF-SITE ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

1. Presentation of Proposed Amendment
2. Those In Favor
3. Those Opposed
4. Adjourn Public Hearing

BACKGROUND:

ATTACHMENTS: None

FUNDING:					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION:



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

MEETING DATE: June 10, 2025
SUBMITTING STAFF: Jose Gomez, Development Services Manager
SUBJECT: CONSIDERATION AND POSSIBLE ACTION CONCERNING:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING CHAPTER 12, PLANNING AND ZONING, SECTION SIX-PAD, PLANNED AREA DEVELOPMENT DISTRICT, 06P:08.05, PERMITTED USE LIST, TO ADD THE PERMITTED USE OF OFF-SIGHT SURFACE PARKING AND OFF-SITE ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

BACKGROUND: On March 31, 2025, Mr. Frost Murphy, owner of Elite MMA, located at 1010 Bade Street, submitted a formal request to the City to amend the Code of Ordinances, Chapter 12 – Planning and Zoning, specifically Section 6 – PAD (Planned Area Development) District, Section 06P:08.05 – Permitted Use List.

The proposed amendment seeks to add off-site surface parking and off-site advertising as permitted uses within the PAD District. By amending Chapter 12 Planning and Zoning Section 6 PAD, 06P:08.05 – Permitted Use List, which controls both BPADD and FPADD. If the proposed ordinance is granted, the amendment would allow the use of off-site surface parking and off-site advertising in both BPADD and FPADD. Under the current ordinance, Chapter 12, Section 06P:08.05 and Chapter 12, Section Ten: Signs 10:08.01, these uses are not currently permitted.

As part of the proposed amendment, Elite MMA plans to install a 12-space surface parking lot, including drainage infrastructure, and required landscaping in accordance with

all applicable City of Spring Valley Village development regulations.

In accordance with notification requirements, staff mailed notices of the public hearing to all property and business owners located within 250 feet of the subject property under consideration for the proposed PAD amendment.

ATTACHMENTS: SVV - ORD -- Amending PADD Permitted Uses 06 10, City of SV PAD, PAD Doc., 9100-9200 Katy Fwy survey, Parking-to-Walking, Public Hearing Notice , 9200 Old Katy Notice, Notice Labels

FUNDING:					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION: Staff recommends denial of the proposed ordinance as the proposed amendment impacts both BPADD and FPADD, encompassing the majority of the city's commercial districts.

CITY OF SPRING VALLEY VILLAGE
HARRIS COUNTY, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING CHAPTER 12, PLANNING AND ZONING, SECTION SIX-PAD, PLANNED AREA DEVELOPMENT DISTRICT, 06P:08.05, PERMITTED USE LIST, TO ADD THE PERMITTED USE OF OFF-SIGHT SURFACE PARKING AND OFF-SITE ADVERTISEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

SECTION 1. Section 06P:08.05, Permitted Use List, Section Six-PAD, Planned Area Development District, of Chapter 12, Planning and Zoning, shall be amended by adding the below underlined as follows:

“06P:08.05 – Permitted Use List:

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

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

Beer, Wine, and Liquor Stores	445310; provided that (1) such stores contain at least 15,000 square feet enclosed space; and (2) such stores retail other specialized lines of food {NAICS Sector 4452}	P ₁ , P ₂
Health and Personal Care Stores	446	P ₁ , P ₂
Clothing and Clothing Accessories Stores	448	P ₁ , P ₂
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P ₁ , P ₂
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P ₁ , P ₂
Transportation and Warehousing	48-49	O ₂
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O ₂
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	P ₂
Real Estate and Rental and Leasing	53	O ₂
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	P ₂
Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P ₂
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P ₂
Management of Companies and Enterprises	55	P ₂
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710	P ₂

	{Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	
Educational Services	61	O ₂
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P ₂
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O ₂
Accommodation and Food Services	72	O ₂
Full-Service Restaurants	722511	P ₁ , P ₂
Limited-Service Restaurants	722513	P ₁ , P ₂
Snack and Nonalcoholic Beverage Bars	722515	P ₁ , P ₂
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O ₂
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P ₂
Barber Shops	812111	P ₂
Beauty Salons	812112	P ₂
Nail Salons	812113	P ₂
Diet and Weight Reducing Centers	812191	P ₂
Funeral Homes and Funeral Services	812210	P ₂
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P ₂
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on	P ₁ , P ₂

	located on the same land as the accessory use	
Business Associations	813910	P ₂
Professional Organizations	813920	P ₂
Private Households	814110	P ₁ , P ₂
Public Administration	92	P ₂
<u>Off-Site Surface Parking</u>	<u>Provided that such use is incidental and accessory to a use, building or structure located within the PADD and owned by one individual or corporation</u>	<u>P₁, P₂</u>
<u>Off-Site Advertising</u>	<u>Provided that such use is incidental and accessory to a use, building or structure located within the PADD and owned by one individual or corporation</u>	<u>P₁, P₂</u>

SECTION 2. 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 3. 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.

PASSED, APPROVED, AND ORDAINED this the _____ day of _____, 20__.

FOR THE CITY

MARCUS VAJDOS, MAYOR

ATTEST:

JASMIN TORRES, CITY SECRETARY

March 31, 2025

Planning and Zoning Commission City of Spring Valley Village, Texas

Subject: Amendment request to section 6 planning and development F Pad and B Pad.

I am requesting an amendment of section 6 to allow for outside surface parking and advertisement for a property for the 0.1441 acre tract located at the western corner of Bade Street and Interstate 10, being a tract located in the City of Spring Valley Village (herein referred to as "City") Freeway Planned Area Development District. Background The subject tract is located at the western corner of Bade Street and the westbound frontage road for Interstate 10 (Katy Freeway). It is a portion of Lot 1 of the West Park subdivision which was recorded in 1946. This tract was previously subject to a right-of-way acquisition by the Texas Department of Transportation (TxDOT) to expand Interstate 10 in the early 2000's. Because of this, the existing two-story commercial building was removed, and the tract was substantially reduced in size from approximately 0.35 acres to 0.14 acres. This has deterred redevelopment of the site, and it has remained vacant for the last 20+ years since. What I am currently seeking is an amendment to section 6 to allow surface parking and off-sight advertisement for the neighboring business (Elite MMA). Currently as the city ordinances read, off-site surface parking and signage is not allowed in BPADD and FPADD.

In 2020 'Callaghan Middle' acquired the land and was granted approval to build a coffee shop on the property with surface property with advertisement. They spent 2+ years trying to find a coffee shop that was a fit for the property. There was no interest and they were unsuccessful in finding a business to go into that space, largely because the space is so small and the costs of construction so great that it is not possible for a business to be profitable in that space with so little parking. Because of this Callaghan Middle decided to divest from the venture and sell the property to 1010 Bade LLC (Frost Murphy/Elite MMA).

Elite MMA would like to build the parking lot the exact same way the City of Spring Valley Village previously approved it for the Coffee Shop, just without the building, adding additional parking spots instead of the building. Ramji Law Firm, The Y Factor, AOK Orthopedic and Elite MMA all have a good working relationship with one another. We currently help one another out with parking in a neighborly fashion and from time to time some of the business have special events where overflow parking would be useful, we would like to offer free parking to the neighboring business as they need it.

The 6,277SF lot (0 Old Katy) can hold a dozen parking spaces. We would like to make the area nicer by landscaping the parking lot with nice trees and shrubs. The ground on site has a caliche/gravel base that is overgrown with grass and is an eyesore for the neighborhood. We would like to build a concrete parking lot with proper lighting and signage for the businesses next door at 1010 Bade St. If this is approved we will follow the city's requirement for lighting, signage and drainage.

We look forward to working with the City of Spring Valley Village and the opportunity to do finally develop this track so that it can be useful to our fellow community members in Spring Valley.

Regards, Frost Murphy, 832-465-7468 Frost@Elite-MMA.com



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: 0 old Katy / 1010 Bade		
Legal Description: RES A BLK 1 BADE STREET RESERVE		
Development Name: 1010 Bade	Zoning District: FPADD	
OWNER INFORMATION		
Name: 1010 Bade LLC (Frost Murphy)	Phone#: 832-465-7468	
Address: 1010 Bade, Houston TX 77055		
Email: Frost@Elite-mma.com		
APPLICANT/AGENT INFORMATION		
Name:	Phone#:	
Address:		
Email:		
**If applicant is different than property owner a <i>Notarized Letter of Authorization</i> must be attached to the application		
PROPERTY OWNER/AGENT AUTHORIZATION		
<p>Property Owner Consent/Agent Authorization: By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Spring Valley Village officials to enter the property on official business as part of the application process.</p>		
 Signature of Contractor/Authorized Agent	Frost Murphy Printed Name	3/31/2025 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.

Revised: 06/04/2020



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
- Proof of ownership
- Metes and bounds of the site and county slide number of plat (if recorded)
- Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- A pdf of the entire packet submitted to secretary@springvalleytx.com

Subdivision / Development Name: _____

Geographical Location: _____

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

Is the location listed belong to a Homeowner's Association (HOA)? Yes / No (Circle One)

Name of Homeowner's Association: N/A

Have you received approval from the Homeowner's Association? Yes / No (Circle One)

Survey/Abstract No.: _____

Reason for Replat or Amending Plat: N/A

- Submittal Type:**
- Preliminary Plat
 - Final Plat
 - Amending Plat
 - Preliminary Replat
 - Final Replat
 - Specific Use Permit
 - Specific Use Permit Amendment

- 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: 6,277 SF Typical Lot Size: N/A

Number Lots: 1 Number of Streets: 1

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

Zoning District: FPADD

Applicant: Frost Murphy (1010 Bade LLC)

Contact Name: Frost Murphy

Address: 1010 Bade St, Houston, TX 77055

Phone: 832-465-7468 Fax: _____

Email: Frost@Elite-mmA.com

Owner: SAME

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Engineer or Planner: N/A

Contact Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Authorization:

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

[Signature]
Applicant's Signature

3/31/2025
Date

06P:08.05 Permitted Use List:

The uses listed below are permitted in the FPADD and the BPADD (excluding interior Pads 1, 2, and 5), except as otherwise limited herein. Ground floor or first floor only—Up to forty (40) percent of the ground floor of any building(s) within a PAD may be used for any use otherwise permitted above the ground floor (e.g., O₂ or P₂). The symbol "P₁" in the right column means the use is permitted on the ground floor. The symbol "P₂" in the right column means the use is permitted above the ground floor. The symbol "O" means the use is permitted only for business office purposes. For instance, a manufacturing establishment would not be authorized to use a tract for manufacturing purposes, but the corporate offices for the manufacturing business would be authorized above the ground floor if indicated by the symbol "O₂."

Use Description	NAICS Sector No.	
Agriculture, Forestry, Fishing and Hunting	11	O ₂
Mining, Quarrying, and Oil and Gas Extraction	21	O ₂
Utilities	22	O ₂
Construction	23	O ₂
Manufacturing	31-33	O ₂
Wholesale Trade	42	O ₂
Retail Trade	44-45	O ₂
Furniture and Home Furnishings Stores	442	P ₁ , P ₂
Electronics and Appliance Stores	443	P ₁ , P ₂
Building Material and Garden Equipment and Supplies Dealers	444	P ₁ , P ₂
Supermarkets and Other Grocery (except Convenience) Stores	445110	P ₁ , P ₂
Specialty Food Stores	4452	P ₁ , P ₂
Beer, Wine, and Liquor Stores	445310; provided that (1) such stores contain at least 15,000 square feet enclosed space; and (2) such stores retail other specialized lines of food {NAICS Sector 4452}	P ₁ , P ₂
Health and Personal Care Stores	446	P ₁ , P ₂
Clothing and Clothing Accessories Stores	448	P ₁ , P ₂
Sporting Goods, Hobby, Musical Instrument, and Book Stores	451; but excluding 4511023 {Gun Shops} and 451212 {News Dealers and Newsstands}	P ₁ , P ₂
General Merchandise Stores	452; but excluding 452112 {Discount Department Stores} and 452990 {All Other General Merchandise Stores}	P ₁ , P ₂
Transportation and Warehousing	48-49	O ₂
Information	51; but excluding 5121 {Motion Picture and Video Industries}	O ₂
Finance and Insurance	52; but excluding 522390 {Other Activities Related to Credit Intermediation}	P ₂
Real Estate and Rental and Leasing	53	O ₂
Rental and Leasing Services	532; but excluding 5321 {Automotive Equipment Rental and Leasing} and 5323 {General Rental Centers}	P ₂

Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	533	P 2
Professional, Scientific, and Technical Services	54; but excluding 541380 {Testing Laboratories}, 541711 {Research and Development in Biotechnology}, 5419 {Other Professional, Scientific, and Technical Services}, and 54712 {Research and Development in Physical, Engineering, and Life Sciences}	P 2
Management of Companies and Enterprises	55	P 2
Administrative and Support Services	56; but excluding 561210 {Facilities Support Services}, 561320 {Temporary Help Services}, 561491 {Repossession Services}, 561612 {Security Guards and Patrol Services}, 561520 {Tour Operators}, 561710 {Exterminating and Pest Control Services}, 5419 {Other Professional, Scientific, and Technical Services}, and 562 {Waste Management and Remediation Services}	P 2
Educational Services	61	O 2
Health Care and Social Assistance	62; but excluding 62141 {Family Planning Centers}, 62142 {Outpatient Mental Health and Substance Abuse Centers}, 62221 {Psychiatric and Substance Abuse Hospitals}, 623 {Nursing and Residential Care Facilities}, 624 {Social Assistance}	P 2
Arts, Entertainment, and Recreation	71; but excluding 711212 {Racetracks}, 713290 {Gambling Industries}, and 713990 {All Other Amusement and Recreation Industries}	O 2
Accommodation and Food Services	72	O 2
Full-Service Restaurants	722511	P 1, P 2
Limited-Service Restaurants	722513	P 1, P 2
Snack and Nonalcoholic Beverage Bars	722515	P 1, P 2
Other Services (except Public Administration)	81; but excluding 81299 {All Other Personal Services}	O 2
Repair and Maintenance	811; but excluding 8111 {Automotive Repair and Maintenance} and 8113 {Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance}	P 2
Barber Shops	812111	P 2
Beauty Salons	812112	P 2
Nail Salons	812113	P 2
Diet and Weight Reducing Centers	812191	P 2
Funeral Homes and Funeral Services	812210	P 2
Drycleaning and Laundry Services (except Coin-Operated)	812320; except limited to drop stations only	P 2
Parking Lots and Garages	812930 provided that such use is customarily incidental and accessory to the principal use of the land or to a building or structure on located	P 1, P 2

Created: 2025-01-09 14:07:03 [EST]

(Supp. No. 58)

	on the same land as the accessory use or adjacent land as the accessory use to allow offsite surface parking and signage for the adjacent businesses.	
Business Associations	813910	P 2
Professional Organizations	813920	P 2
Private Households	814110	P 1, P 2
Public Administration	92	P 2

(Ordinance 2005-18 adopted 8-4-05; Ordinance 2012-26 adopted 11-14-12)



EST. 1955

SPRING VALLEY
V I L L A G E

CITY OF SPRING VALLEY VILLAGE

ZONING SIGNAGE

CRITERIA

SUBMITTAL PACKET

(Planning & Zoning Commission)

SPRING VALLEY VILLAGE 1025 CAMPBELL ROAD HOUSTON, TEXAS 77055



COMMERCIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

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

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

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

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

PLACEMENT

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

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

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

PROOF OF POSTING

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

REMOVAL OF SIGNS

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

Preparer's Name: Frost Murthy Preparer's Signature: [Signature]

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



AFFIDAVIT OF SIGN POSTING

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: June 10th 2025

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

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on 5/23/2025 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along _____

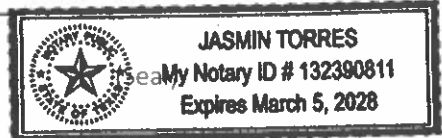
I further certify that this affidavit was filed with the Building Department of the City of Spring Valley Village within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

Executed this date: 5/23/25

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

Signature of Applicant or Authorized Representative for Zoning Case No. [Handwritten Signature]

Sworn and subscribed before me on this date: 5/23/25



Notary Public [Handwritten Signature]

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

STAFF USE ONLY:

Date/Time submitted: 5/23/25 11:30am Verified by: [Handwritten Signature]



AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE

(Re)Zoning Case No. _____

Date of City Council Meeting: June 24th 2025

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

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

I further certify that this affidavit was filed with the Building Department of the City on date 5/23/2025 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

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

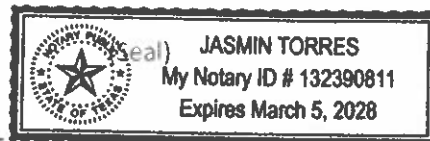
Executed this date: 5/23/25

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

Signature of Applicant or Authorized Representative for Zoning Case No. [Signature]

Sworn and subscribed before me on this date: 5/23/25

Notary Public [Signature]



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

FOR STAFF USE ONLY:

Date/Time submitted: 5/23/25 11:38am Verified by: [Signature]



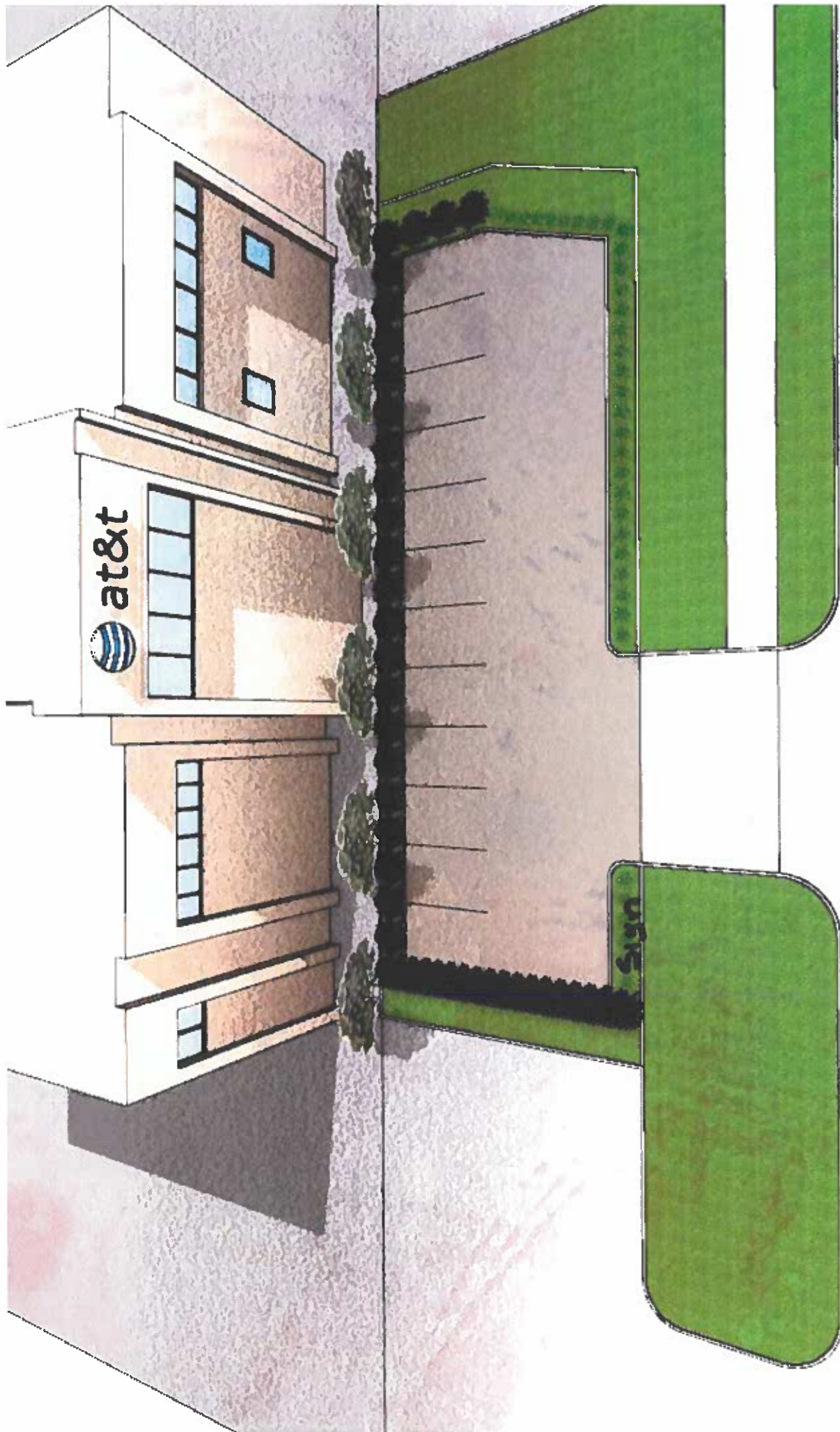
Project: ELITE MMA PARKING LOT
 Location: 9212 I-10 Frontage Road
 Architect: TBD

Paving SF 4,600

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	COST PER SF OF BLDG	COMMENTS
SURFACE PARKING LOT							
1	GENERAL CONDITIONS	1	LS	10,000.00	\$10,000	\$2.22	
2	PERMIT	1	ALLOW	1,500.00	\$1,500	\$0.33	
3	SILT FENCING AND SWPPP	425	LF	3.85	\$1,636	\$0.36	
4	SURVEY / ENGINEERING	1	ALLOW	8,500.00	\$8,500	\$1.89	
5	STRIP/CLEAR SITE 6". LIME STABILIZE ALL PARKING AREA.	1	LS	41,200.00	\$41,200	\$9.16	
6	DRAINAGE - 2 INLETS TIED + UNDERGROUND TIED TO CITY DRAIN	1	LS	39,750.00	\$39,750	\$8.83	
7	SITE JOINT SEALANTS		None			\$0.00	
8	CONCRETE PAVING & CURBS	1	LS	36,000.00	\$36,000	\$8.00	
9	WHEEL STOPS	12	EA	375.00	\$4,500	\$1.00	
10	SURFACE PAVING MARKINGS	1	LS	750.00	\$750	\$0.17	
11	GRASS REPAIR	1	ALLOW	1,000.00	\$1,000	\$0.22	
12	MONUMENT SIGN BASE	1	ALLOW	3,500.00	\$3,500	\$0.78	
13	LIGHT POLE BASES	4	EA	750.00	\$3,000	\$0.67	
14	ELECTRICAL - 200 AMP SERVICE, LIGHT POLES, PWR TO SIGN	1	LS	22,500.00	\$22,500	\$5.00	
15	SUBTOTAL				\$173,836	\$38.83	
16	BUILDER'S RISK	0.20%			\$ 348	\$0.08	
17	UMBRELLA & GEN LIAB	0.75%			\$ 1,306	\$0.29	
18	FEE	7.50%			\$ 13,162	\$2.92	
19	CONTINGENCY	5.00%			\$ 7,823	\$1.74	
TOTAL BUDGET					\$196,470	\$43.66	



- 6" Paving - 4,440 SF
- Curbs - 6" Extruded - 267 LF
- Light Pole Base - 4 EA
- Monument Sign - 1 EA



HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 1447570010001

Tax Year: 2025



Owner and Property Information										
Owner Name & 1010 BADE LIMITED LIABILITY COMPANY Mailing Address: 1010 BADE ST HOUSTON TX 77055-7402						Legal Description: RES A BLK 1 BADE STREET RESERVE Property Address: 0 OLD KATY RD HOUSTON TX 77055				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map [®]
C2 -- Real, Vacant Commercial	8002 -- Land Neighborhood Section 2	E	0	6,277 SF	0	0	9854.1	394 -- ISD 25 - Memorial Villages North of I-10	5058C	490C

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/21/2025	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
None	025	SPRING BRANCH ISD		Not Certified	1.076400	
	040	HARRIS COUNTY		Not Certified	0.385290	
	041	HARRIS CO FLOOD CNTRL		Not Certified	0.048970	
	042	PORT OF HOUSTON AUTHY		Not Certified	0.006150	
	043	HARRIS CO HOSP DIST		Not Certified	0.163480	
	044	HARRIS CO EDUC DEPT		Not Certified	0.004799	
	080	CITY OF SPRING VALLEY		Not Certified	0.395000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2024				Value as of January 1, 2025			
	Market	Appraised		Market	Appraised		
Land	156,925		Land	156,925			
Improvement	0		Improvement	0			
Total	156,925	156,925	Total	156,925	156,925		

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4300	SF	6,277	1.00	1.00	0.50	Shape or Size	0.50	50.00	25.00	156,925.00

Building

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 804181518 08/06/2021
Document #: 1070475250002
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

1010 Bade Limited Liability Company

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

George Frost Murphy IV

C. The business address of the registered agent and the registered office address is:

Street Address:

12502 Taylorcrest rd Houston TX 77024

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) **PFE Unlimited INC**

Address: **1046 Bayou Island Houston TX, USA 77063**

Manager 2: **George Frost Murphy IV**

Title: **Manager**

Address: **12502 Taylorcrest rd Houston TX, USA 77024**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

George Frost Murphy 12502 Taylorcrest rd

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

George Frost Murphy

Signature of Organizer

FILING OFFICE COPY

CF NO. 2799418-01371 TEXAS AMERICAN TITLE
 ADDRESS: 9200 OLD KATY ROAD
 HOUSTON, TEXAS 77055
 BORROWER: TY MANN

**0.1441 ACRES
 A PORTION OF LOT 1
 WEST PARK SUBDIVISION**

IN THE T.A. HOSKINS SURVEY, A-342
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 23, PAGE 10 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: PUBLIC UTILITY SERVICE EASEMENT SET AS PER
 CF NOS. H590084 AND J183306.
 NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



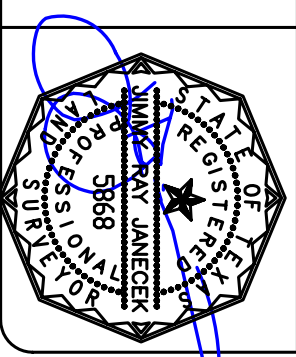
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48201C 0645 L
 MAP REVISION: 06/18/2007
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF TEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

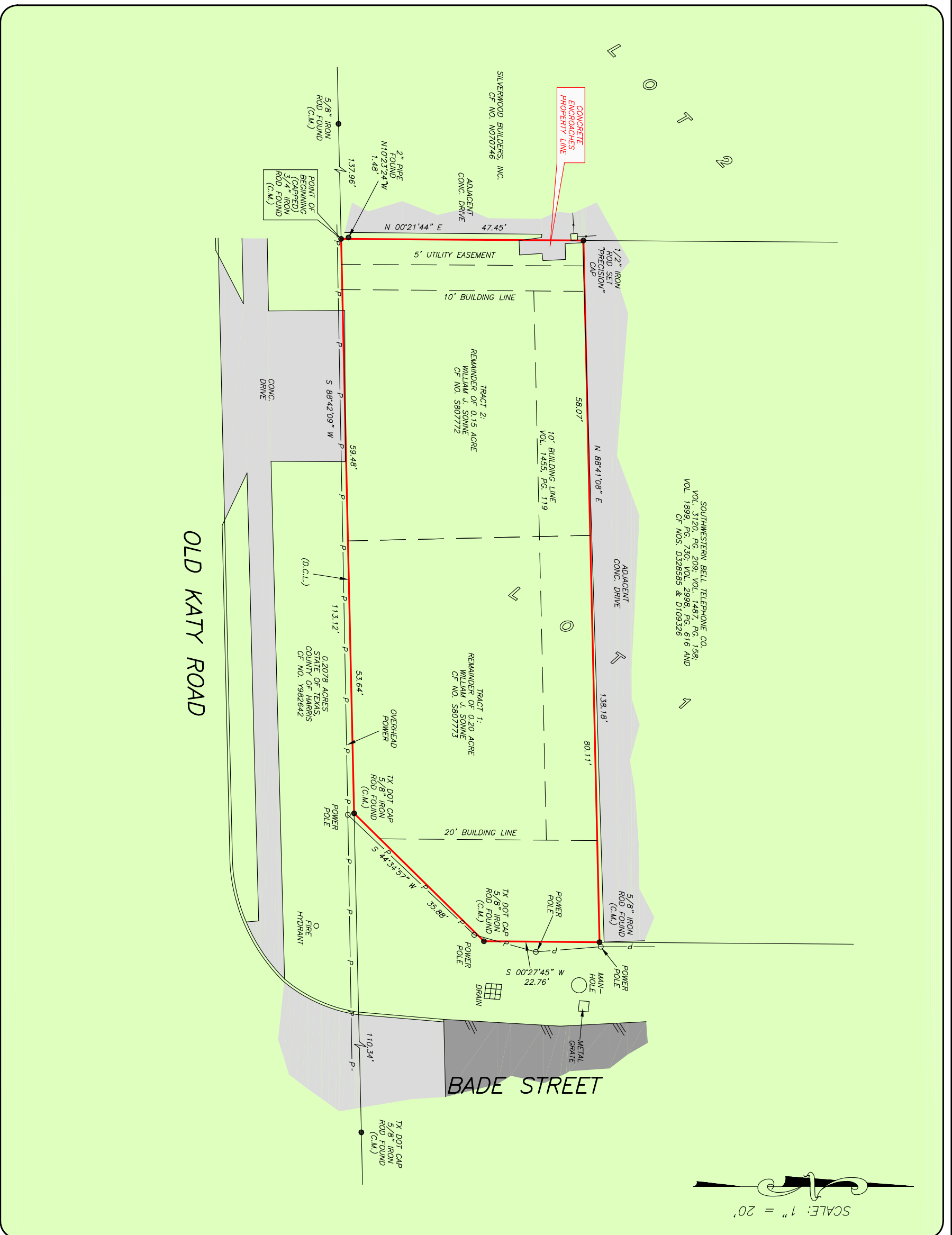
D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: CF NO. Y982642

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE AND IS THAT AT THE NO
 ENCROACHMENTS APPARENT ON THE RECORD
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING TITLE PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK
 PROFESSIONAL LAND SURVEYOR
 NO. 5868
 JOB NO. 18-01469
 FEBRUARY 20, 2018



DRAWN BY: JB



SOUTHWESTERN BELL TELEPHONE CO.
 VOL. 3120, PG. 209; VOL. 1487, PG. 158;
 VOL. 1899, PG. 730; VOL. 2998, PG. 616 AND
 CF NOS. D328585 & D109326

SCALE: 1" = 20'

OLD KATY ROAD

BADE STREET



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867
 950 THREEQUENDELE STREET SUITE 150 HOUSTON, TEXAS 77079 210-829-4941
 1777 NE LOOP# 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700 FAX 210-829-1555



Layers

X Clear search results

Navigation icons: a person icon, a compass icon, a 3D icon, a red location pin icon, and a zoom in (+) and zoom out (-) icon.

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

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

AMENDING CHAPTER 12, PLANNING AND ZONING, SECTION SIX-PAD -PLANNED AREA DEVELOPMENT DISTRICT, 06P:08; PERMITTED USES, 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 NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT TO ALLOW CONSTRUCTION OFF-SIGHT SURFACE PARKING AND SIGN; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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

Date: Tuesday, June 10, 2025
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, June 24, 2025
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

For additional information regarding these public hearings, please contact the Community Development Manager, Jose Gomez at (713) 465-8308.



EST. 1955

SPRING VALLEY VILLAGE

May 14, 2025

Dear Property Owner:

Notice Is Hereby Given To Hear Comments And Testimony Regarding The Following Proposed Amendment To Planned Area Development (PAD):

AMENDING CHAPTER 12, PLANNING AND ZONING, SECTION SIX-PAD -PLANNED AREA DEVELOPMENT DISTRICT, 06P:08.05; PERMITTED USE LIST, TO ADD THE PERMITTED USE OF OFF-SIGHT SURFACE PARKING AND OFF-SITE ADVERTISEMENT; PERTAINING SPECIFICALLY TO A PLANNED AREA DEVELOPMENT (“PAD”) OF APPROXIMATELY 0.1441 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BADE STREET AND INTERSTATE 10, BEING A PORTION OF LOT 1 OF THE WEST PARK SUBDIVISION IN THE THOMAS A. HOSKINS SURVEY, ABSTRACT NO. 342, HARRIS COUNTY, TEXAS, WITHIN THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

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Date: Tuesday, June 24, 2025

Time: 6:00 p.m.

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

This notice is being sent to you as current property records indicate that you own property in close proximity to 0 Old Katy Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact me at (832) 910-8577 or jgomez@springvalleytx.com.

Sincerely,

Development Service Manager

CURRENT OWNER / RESIDENT
9198 OLD KATY ROAD
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
9210 OLD KATY ROAD
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
9200 OLD KATY ROAD
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
1015 BADE STREET
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
9210 OLD KATY ROAD
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
9198 OLD KATY ROAD
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
1010 BADE STREET
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
9198 OLD KATY ROAD
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
1014 BADE STREET
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
9200 OLD KATY ROAD
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
1010 PINE 9E-L-01
SAINT LOUIS, MO 63101

CURRENT OWNER / RESIDENT
9210 OLD KATY ROAD
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
9190 KATY FWY, STE 101
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
17 STONEGATE DR
HOUSTON, TX 77024

CURRENT OWNER / RESIDENT
10000 MEMORIAL DR, STE 450
HOUSTON, TX 77024

CURRENT OWNER / RESIDENT
9230 KATY FWY, STE 500
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
1014 BADE STREET
HOUSTON, TX 77055

CURRENT OWNER / RESIDENT
9190 OLD KATY ROAD
HOUSTON, TX 77055



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

MEETING DATE:	June 10, 2025
SUBMITTING STAFF:	Jose Gomez, Development Services Manager
SUBJECT:	<p>INPUT AND DISCUSSION CONCERNING:</p> <p>Possible amendments to the City of Spring Valley Village Code of Ordinances; Chapter 3, Building and Construction; Article 3.1000, Building and Construction, Urban Forest Preservation and Protection.</p>

BACKGROUND:	<p>a. ARTICLE 3.1000: URBAN FOREST PRESERVATION AND PROTECTION</p> <p>Staff respectfully seeks guidance and input from the Planning and Zoning Commission regarding potential amendments to Chapter 3, Building and Construction, of the Code of Ordinances. A comprehensive discussion is requested to assess whether the existing regulations remain necessary, effective, and aligned with current urban forest preservation goals.</p> <p>Included in your packets are the specific sections of the code to be discussed.</p>
--------------------	---

ATTACHMENTS: ARTICLE_3.1000__URBAN_FOREST_PRESERVATION_AND_PROTECTION

FUNDING:					
Amount Available	Account No.	Additional Appropriation Required	Project No.	Amount Budgeted	Account Description

RECOMMENDATION:

ARTICLE 3.1000 URBAN FOREST PRESERVATION AND PROTECTION¹

§ 3.1000 Purpose; Findings

- (a) The purpose of this article is to preserve and enhance the urban forest of the city.
- (b) The city council has determined that the urban forest is of great value in the maintenance of public health and welfare. The urban forest can aid in the conservation of vital energy resources and natural resources and in the preservation of the city's heritage and quality of life. Trees are a valuable amenity to the urban environment, restoring oxygen to the atmosphere, reducing glare, reducing noise levels, providing an ecological habitat for songbirds and other animal and plant species, providing for more effective transitions between different land uses and breaking the monotony of urbanized development, pre-development, or construction. The urban forest of the city should be preserved and enhanced, to the maximum extent feasible, consistent with the property rights of its citizens.

(Ordinance 2017-06 adopted 2-28-17)

§ 3.1001 Definitions

As used in this article, the following terms shall have the meaning given below.

Building Permit shall mean any building or construction permit issued by the City of Spring Valley, Texas, for the construction, erection, or exterior alteration of any residential or commercial building, structure, or improvement.

Circumference or Diameter of a Tree shall mean circumference or diameter measured at a point on the tree four and one-half feet (4½') above the surrounding ground level. The equivalent tree circumference or diameter may be used for measurement purposes. Tree diameter in inches × 3.14 = tree circumference in inches. (For example: ten inches (10") diameter × 3.14 = 31.4 circumference).

To measure a tree which forks at or below four and one-half feet (4½'), only the circumference or diameter of the larger trunk will be measured.

Critical Root Zone shall mean, for any given tree, the area within a circle centered on the trunk location. The circle's diameter is one-half (½) the sum of the broadest and narrowest dripline diameters.

Landscape or Tree Professional. As defined by certification either by a state agency or by a recognized trade association or alternatively by ten (10) or more years of proven continuous experience in the planting, care, and maintenance of trees.

Protected Tree shall mean a tree which is included on the city's approved planting list and has a diameter of at least thirty inches (30").

Qualified Tree shall mean a tree which is included on the city's approved planting list and has a diameter of at least twenty inches (20").

¹Editor's note(s)—Ord. No. 2017-06, § 2, adopted February 28, 2017, amended article 3.1000 in its entirety to read as herein set out. Former article 3.1000, §§ 3.1000—3.1011, exh. A, pertained to tree survey required as part of building permit application. See Ordinance Disposition Table for complete derivation.

Right-of-Way Area shall mean and area in the right-of-way of a street.

Structure shall mean that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together in some definite manner.

Subject Site shall mean (1) the building site, or other site, upon which construction activity is to occur, and (2) the right-of-way area for that site.

Tree shall mean a long-lived, branching, woody plant, usually with one (1) main stem, which may attain a height of fifty feet (50') or more.

Tree Survey shall mean an on-the-ground survey containing the location of trees, their circumferences, types (species), crown areas (dripline) and other data to accurately describe existing and proposed trees.

Understory Tree shall mean a long-lived, branching, woody plant, which usually obtains a height less than thirty feet (30').

(Ordinance 2017-06 adopted 2-28-17)

§ 3.1002 Tree Survey Required; Exception; Tree Protection Plan Required

Prior to the issuance of any building permit, a tree survey shall be submitted concurrent with, and shall be approved as a part of, the application for a building permit.

- (1) Exceptions. A tree survey is not required as a part of the application for a building permit in the following circumstances only:
 - (A) For a minor or small construction project for which the applicant certifies as true by signature that "No tree ten inches (10") or larger in diameter (thirty-one and four-tenths inches (31.4") or larger in circumference) will be removed or destroyed in connection with the construction of the improvements covered by this building permit application;" and provided, however, the tree protection plan required by this article in the following section shall be required.
 - (B) For a non-residential planned area development ("PAD") in the city's PAD zoning district which as approved by city council includes tree and landscaping plans (an "approved, non-residential PAD"); provided, however, the tree protection plan required by this article in the following section shall be required.
- (2) Components of the Tree Survey. The tree survey shall be accurate and shall be prepared by a person with expertise to prepare such a document: for example, an architect, engineer, landscape or tree professional, or surveyor. The tree survey shall include and contain as a minimum the following information.
 - (A) The actual location (i.e. trunk location) of each tree on the subject lot or tract which is ten inches (10") in diameter (thirty-one and four-tenths inches (31.4") in circumference) or larger, identifying those which are to be removed or destroyed as a result of the building permit being requested.
 - (B) Outlines of existing and proposed buildings or structure, including driveways, parking areas or other paved surfaces, pools, spas, fences, irrigation systems, utilities, drainage, and other improvements and structural features to be constructed.
 - (C) The tree survey shall be accompanied by a tree protection plan, as set out in the following section.
 - (D) The tree survey shall contain a scale, north arrow, name, address, and profession or occupation of the person who prepared it, and the name of the site owner and/or homebuilder/developer.

The tree survey shall also identify the development and provide a description of the subject property and its location. The tree survey shall also depict (a) every qualified tree in the subject site, and (b) every qualified tree located elsewhere which has thirty percent (30%) or more of its critical root zone in the subject site.

(Ordinance 2017-06 adopted 2-28-17)

§ 3.1003 Tree Protection Plan

The tree survey shall be accompanied by a "tree protection plan" which shall be prepared by a landscape or tree professional.

The tree protection plan shall indicate how all trees ten inches (10") in diameter (thirty-one and four-tenths inches (31.4") in circumference) or larger, which are identified by the tree survey, shall be protected, according to the following minimum requirements.

- (1) **Basic Tree Protection.** During construction each tree or group of trees ten inches (10") in diameter (thirty-one and four-tenths inches (31.4") in circumference) or larger shall be completely enclosed within six feet (6') or higher chain link fence, with lateral supports spaced no more than eight feet (8') apart, located outside the drip line of all trees. Each such fence shall have a sign affixed to it as shown on exhibit "C" attached hereto. Such sign shall be weatherproof and affixed securely to the fence such that the sign can be read from the street. The minimum drip line for this purpose is one foot (1') of radial distance from the base of the tree for every inch of tree diameter unless construction of improvements is to occur within this drip line area. In that event, the tree protection fence shall enclose the balance of the drip line or construction area, the area upon which construction activities will take place, must be protected with a wooden grid constructed of two inches (2") by six inches (6") lumber fastened both horizontally and vertically by wood screws on eighteen inches (18") centers on top of a four-inch (4") to six-inch (6") layer of organic mulch.
- (2) **Tree Protection from Concrete Construction.** During construction of concrete improvements to be constructed within the drip line of a tree, in addition to the basic tree protection required by the preceding subsection, the following additional minimum protection measures must be implemented.
 - (A) Plans for feeding, watering, pruning of limbs or roots, and drainage must be prepared and submitted. The plan must be approved by a landscape or tree professional who is retained by the applicant.
 - (B) Forced feeding and watering to assist in tree survival must be done on a schedule recommended in the Tree Protection Plan.
 - (C) A plastic vapor barrier must be installed beneath all concrete construction within the drip line of a tree.
 - (D) Recommended or necessary pruning of limbs or roots must be performed according to the tree protection plan. Pruning of limbs or roots must be accomplished at least two (2) weeks prior to the construction in the drip line, if more than twenty percent (20%) of the construction is within the drip line; unless a landscape or tree professional approved by the city approves of provisions for an alternative plan to protect the tree or trees. No roots larger than one inch (1") in diameter shall be cut.
- (3) It shall be unlawful to pour or dispose of waste concrete, lime, paint, paint thinner, chemicals or other soil contaminants, or place any building or construction materials or topsoil.

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- (4) Drainage Affecting Trees. In the event construction causes or results in standing water or wet soil conditions which are harmful to the species of trees present, drainage must be provided for in the tree protection plan to prevent suffocation and/or root rot of the tree.
 - (5) Physical Damage to be Prevented. In connection with construction activities, no person shall damage any tree trunk or limb with any equipment, or by nailing or bolting into the tree, or by attachment of guy wires or cables. In the event that an existing tree is damaged more than twenty-five percent (25%), the damaged tree shall be replaced with an approved tree not less than three inches (3") in diameter (9.42" in circumference).
 - (6) Fill Placed Within a Tree Drip Line. No fill dirt, soil, or sand, is permitted in excess of two inches (2") under any tree drip line except within the footprint or area of the building or structure constructed.

(Ordinance 2017-06 adopted 2-28-17)

§ 3.1004 Tree Permit Required; Minimum Tree Requirement for Each Lot

- (1) A tree permit shall be required for the removal of any and all trees greater than ten inches (10").
 - (a) Exceptions:
 - (i) Any tree which is dead or in an advanced stage of disease may be removed without a permit; and
 - (ii) Any tree which poses a threat to life or property may be removed without a permit.
- (2) All lots between nine thousand square feet (9,000) and fifteen thousand square feet (15,000) that are not radial or cul-de-sac lots shall be required to have five (5) approved trees, each with a minimum of three inches (3") in diameter (9.42" in circumference), with two (2) of such trees located in the front yard. Any lot which is less than nine thousand square feet (9,000) and is not a radial or cul-de-sac lot shall be required to have four (4) approved trees, each with a minimum of three inches (3") in diameter (9.42" in circumference), with two (2) of such trees located in the front yard. Any cul-de-sac or radial lot shall be required to have four (4) approved trees, each with a minimum of three inches (3") in diameter (9.42" in circumference), with one (1) of such trees located in the front yard. All lots larger than fifteen thousand square feet (15,000) that are not radial or cul-de-sac lots shall be required to have six (6) approved trees, each with a minimum of three inches (3") in diameter (9.42" in circumference), with two (2) of such trees located in the front yard. All trees shall be planted a minimum of ten feet (10') from other trees. In the event that, in the written opinion of a landscape or tree professional, the topography or natural condition of the site, or the location of permitted structures and other improvements to the site, it is not reasonably possible to plant and maintain an otherwise required tree, an understory tree from the approved understory tree list attached hereto and made a part hereof as exhibit "B" may be planted in its place.
- (3) It is the intent of this ordinance to promote the retention of qualified trees and protected trees. Accordingly, an owner and/or homebuilder/developer shall be given credit for retaining qualified trees and protected trees as follows:
 - (a) Each qualified tree shall count as two (2) trees for purposes of determining the number of trees required on a lot; and
 - (b) Each protected tree shall count as three (3) trees for purposes of determining the number of trees required on a lot.

Each qualified tree or protected tree for which the owner and/or homebuilder/developer is given credit pursuant to this subsection shall remain healthy and living for a period of three (3) years following construction. Should such qualified tree or protected tree not survive for that period, the minimum tree requirements shall be

recalculated without the provided tree credits and the owner and/or homebuilder/developer shall comply with the requirements of this section without consideration of the credit(s) for the qualified tree(s) or protected tree(s).

(Ordinance 2017-06 adopted 2-28-17)

§ 3.1005 Timing

Each tree planting required by this article shall be completed within thirty (30) days or, if the season or weather are such that a successful planting is unlikely, no later than the following January after the completion of the improvements, as reflected in the building permit application. In the case of postponed plantings, later than thirty (30) days, tree deposits equivalent to five hundred dollars (\$500.00) per tree shall be made to city to assure performance.

(Ordinance 2017-06 adopted 2-28-17)

§ 3.1006 Destruction of Damage to Trees on Public Property

Nothing in this article shall prevent the City of Spring Valley or any public utility from performing necessary maintenance and repair activities which may affect trees located on or over public property or utility easements.

(Ordinance 2017-06 adopted 2-28-17)

§ 3.1007 Penalty

Any person, firm, partnership, association, corporation, company, or organization of any kind who or which intentionally, knowingly, recklessly, or with criminal negligence violates any of the provisions of this article shall be deemed guilty of a misdemeanor, and, upon conviction thereof, shall be fined in accordance with the general penalty provision found in Section 1.106 of this code. Each day during which such violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this article shall occur, and any agent, contractor, builder, architect, person, association, organization, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense, and, upon conviction thereof, shall be punished as above provided."

(Ordinance 2017-06 adopted 2-28-17)

Exhibit A Approved Tree List

Species	Common Name	Botanical Name
Ash	Green Ash	Fraxinus pennsylvanica
	White Ash	Fraxinus Americana
Birch	River Birch	Betula nigra
Cedar	Eastern Red Cedar	Juniperus virginiana
Cypress	Bald Cypress	Taxodium distichum
	Montezuma Cypress	Taxodium mucranutum
Elm	American Elm	Ulmus Americana
	Cedar Elm	Ulmus crassifolia
	Lacebark Elm	Ulmus parvifolia
	Winged Elm	Ulmus alata
Hickory	Hickory species	Carya varieties

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Magnolia	Southern Magnolia	Magnolia grandiflora
Maple	Drummond Red maple	Acer rubrum var. drummondii
	Trident Maple	Acer buergerianum
Oak	Bur Oak	Quercus macrocarpa
	Chiquapin Oak	Quercus muehlenbergii
	Durrand Oak	Quercus durrandii
	Laurel Oak	Quercus laurifolia
	Live oak	Quercus virginiana
	Mexican White Oak	Quercus polymorpha
	Nuttall Oak	Quercus nuttallii
	Overcup Oak	Quercus lyrata
	Post Oak	Quercus stellata
	Shumard Oak	Quercus shumardii
	Swamp Chestnut Oak	Quercus michauxii
	Water Oak	Quercus nigra
	White Oak	Quercus alba
Pine Tree	Loblolly Pine	Pinus taeda
	Longleaf Pine	Pinus palustris
Pistache	Chinese Pistache	Pistacia chinensis
Sweet Gum	American Sweet Gum	Liquidambar styraciflua
Sycamore	American Sycamore	Platanus occidentalis
	Mexican Sycamore	Platanus mexicana
Walnut	Black Walnut	Juglans nigra
Others	Anacua	Ehertia anacua
	Basswood	Tilia Americana
	Black Tupelo	Nyssa aquatica
	Gum Bumelia	Bumelia lanuginosa
	Red Bay	Persea borbonia

(Ordinance 2017-06 adopted 2-28-17; Ordinance 2020-16 adopted 4-28-20)

Exhibit B
Approved Understory Tree List

Fringe Tree	Chinese Fringe Tree	Chionanthus retusus
	Fringe Tree	Chionanthus spp
Hawthorn	Parsley Hawthorn	Crateagus marshallii
Holly	American Holly (tree form)	Ilex opaca
	Dahoon Holly	Ilex cassine
	East Palatka Holly	Ilex x attenuata "East Palatka"
	Possumhaw Holly	Ilex decidua
	Savannah Holly	Ilex x attenuata "Savannah"
Laurel	Cherry Laurel	Prunus caroliniana
	Mexican Plum	Prunus Mexicana
	Texas Mountain Laurel	Sophora secundiflora
Magnolia	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'
	Saucer Magnolia	Magnolia x soulangiana

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(Supp. No. 59)

	Sweet Bay	Magnolia virginiana
Maple	Chalk Maple	Acer leucoderme
Pistache	Texas Pistache	Pistacia texana
Redbud	Redbud	Cercis canadensis
Viburnum	Rusty Black-Haw	Viburnum rufidulum
Others	Hophornbeam	Carpinus caroliniana
	Flameleaf Sumac	Rhus spp
	Mexican Buckeye	Ungradia speciosa

(Ordinance 2017-06 adopted 2-28-17; Ordinance 2020-16 adopted 4-28-20)

EXHIBIT C

TREE PROTECTION FENCING

Required by Code of Ordinances
City of Spring Valley Village

DO NOT REMOVE!

FINE: \$100 OR MORE, JOB MAY BE SHUTDOWN, FOR PERMISSION FOR TEMPORARY REMOVAL CALL (713) 465-8308. TO REPORT VIOLATIONS, CALL (713) 465-8308.

CERCAS PARA PROTECCION de ARBOLES

Requerido por Código de Ordenanzas

POR FAVOR NO RETIRE EL LETRERO

MULTA DE: \$100 O MÁS, TRABAJO PUEDE SER TERMINADO, PARA PERMISO PARA REMOCION TEMPORAL LLAME: (713) 465-8308. PARA DENUNCIAR UNA INFRACCION LLAME: (713) 465-8308.

(Ordinance 2017-06 adopted 2-28-17)