



CITY COUNCIL
PLANNING & ZONING COMMISSION
JOINT WORKSHOP
AGENDA

Notice is Hereby Given of a Joint Workshop of the Spring Valley Village City Council and the Planning & Zoning Commission to be held on Tuesday, April 12, 2016, beginning at 6:00 p.m. in the Council Chambers of Spring Valley Village City Hall, located at 1025 Campbell Road.

1. **CALL TO ORDER**
2. **INTRODUCTIONS**
3. **BINGLE WEST PADD REVIEW**
 - 3.1 DISCUSSION IN REGARDS TO PURPOSE AND INTENT OF BINGLE WEST PADD
 - 3.2 PRESENTATION BY ARKK ENGINEERS AND DISCUSSION IN REGARDS TO CURRENT CONDITIONS AND PROPOSALS FOR THE BINGLE WEST PADD
 - 3.3 PUBLIC COMMENTS
 - 3.4 DISCUSSION IN REGARDS TO FUTURE OF BINGLE WEST PADD
4. **ADJOURNMENT**

I certify that a copy of the April 12, 2016 City Council Planning & Zoning Commission Joint Workshop agenda was posted this 8th day of April, 2016 at 9:00 a.m. pursuant to the Open Meetings Act, Chapter 551 of the Texas Government Code.

Attest:


Roxanne Benitez, TRMC, CCC II
City Secretary

In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must 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 secretary@springvalleytx.com for further information.

ORDINANCE NO. 2007-25

AN ORDINANCE AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, SAID CHAPTER 12 BEING THE ZONING ORDINANCE OF THE CITY, BY ADDING TO SECTION 04:03 A NEW SUBSECTION 04:03.05, AND BY ADDING TO SECTION SIX-PAD THEREOF A NEW SECTION 06P:07; PROVIDING FOR THE CREATION OF THE BINGLE WEST PLANNED AREA DEVELOPMENT DISTRICT (“BWPADD”); PROVIDING RULES AND REGULATIONS GOVERNING THE USE OF PROPERTY WITHIN THE BWPADD; MAKING CERTAIN FINDINGS; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the City Council has received the written recommendation and report from the Planning and Zoning Commission with regard to the proposed amendments contained herein; and

WHEREAS, the Planning and Zoning Commission and the City Council have conducted hearings in the time and manner required by law and the zoning ordinance of the City; and

WHEREAS, the City Council hereby finds and determines that such proposed amendments are in accordance with and further the purposes of the comprehensive development plan for redevelopment of the affected areas; now therefore,

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

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

Section 2. Chapter 12 of the Code of Ordinances of the City of Spring Valley, Texas, said Chapter 12 being the Zoning Ordinance of the City, is hereby amended as set forth below. Words being deleted are indicated by strike through, as follows: “~~deleted.~~” Words being added are indicated by underline, as follows: “underline.” Additions to words or phrases underscored in the existing ordinance text are indicated by a double underline, as follows: “ordinances.”

A. Section 04:03 of said Chapter 12 is hereby amended by adding a new Subsection 04.03.05 to provide as follows:

“04:03.05 Bingle West Planned Area Development District. The “Bingle West Planned Area Development District” (“BWPADD”) is hereby established to be and include that part of the City of Spring Valley described as follows:

(SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF)”

B. Said Chapter 12 is hereby further amended by adding to Section Six-Pad thereof a new Section 06P:07 to provide as follows:

“06P:07 BINGLE WEST PLANNED AREA DEVELOPMENT DISTRICT (‘BWPADD’): The BWPADD is hereby established. The territory comprising such BWPADD is as set forth in Section 04:03.05 of this Chapter 12. The terms, conditions, rules, regulations, and procedures for development of a PAD within the BWPADD shall be as set forth in this Section.

06P:07.01 Purpose and Intent: The purpose and intent of the BWPADD is to provide for a unified development scheme that creates a unique streetscape pedestrian shopping and living environment, featuring boutique window front retail uses located at ground level, with a mixture of office, residential, and professional/personal services on upper levels. The concept of the streetscape environment is enhanced with pedestrian access ways that feature art, fountains, plazas, and landscaping. The concept also encourages the use of joint parking facilities to reduce vehicular traffic along store fronts, the consolidation of tracts for unity of development, architectural consistency, and site use efficiency. Of utmost importance is the creation of an environment that facilitates a cohesive mix of retail, office, residential and professional/personal service uses that is compatible with adjacent single family residential neighborhoods and that will preserve the property’s unique environment. To such end, special consideration shall be given to the development’s impact on adjacent residential areas and the area’s natural elements, which include an urban forest and Briar Branch Creek, and the measures necessary to protect the integrity of such adjacent residential areas and natural elements.

06P:07.02 Eligibility: Compliance with the purpose and intent of the BWPADD set forth above, the comprehensive plan for the I-10 corridor, and the standards and performance criteria provided herein shall guide in determination of eligibility and approval of a PAD within the BWPADD.

06P:07.03 Development Site Plan: A Development Site Plan shall be required, which shall comply with the development site plan requirements set forth in Subsection 06P:02.03 above, except where clearly inapplicable due to conflicts with standards applicable to the BWPADD. In addition, the Development Site Plan shall include the following:

.01 Location, height, and number of stories all proposed buildings and structures;

.02 Location and layout of proposed parking facilities; and

.03 Proposed buffering and screening areas and devices pertinent to adjacent residential areas.

06P:07.04 Concept Plan: The Concept Plan shall comply with the concept plan requirements set forth in Subsection 06P:02.04 above except where clearly inapplicable due to conflicts with standards applicable to the BWPADD. In addition, the Concept Plan shall include the following:

.01 Architectural elevations for all buildings and structures.

06P:07.05 Development Schedule. The Development Schedule requirements contained in Subsection 06P:02.05 above shall be applicable to proposed PADs in the BWPADD.

06P:07.06 Procedures for BWPADD Development Site Plan Approval. Procedures for the approval of a Development Site Plan for a PAD within the BWPADD shall be as set forth in Subsection 06P:02.06 above.

06P:07.07. General Regulations for the BWPADD

.01 Buildings: Regulations contained in this Chapter 12 applicable to the location and height of buildings and structures located in Commercial District "C" shall be applicable to buildings and structures within the BWPADD except where in conflict with a regulatory standard contained in this Section 06P:06.

.02 Access: Access to a PAD shall be from a public street, and streets within a PAD may be either public or private. No access from Voss Road to a PAD shall be authorized except for emergency vehicle purposes. The width and block lengths of streets shall be as determined by the City

Council based on the degree of conformance of the PAD with the comprehensive plan. Pedestrian access and safety within the BWPADD is to be encouraged through limited vehicular access to store fronts and placement of strategically located project parking on an aggregate basis.

.03 Occupancies/Uses: Occupancy on the ground floor level of any building within the BWPADD shall be limited to retail uses only. Permitted retail uses shall be limited to those identified as such in the Permitted Use Table contained in Section 06P:07.08 below. Occupancy on levels other than the ground floor level shall be for office, retail, and professional/personal services only. Permitted office, retail, and professional/personal service uses shall be limited to those identified as such in the Permitted Use Table contained in Section 06P:07.08 below.

.04 Deviation from Standards: Notwithstanding any other provision contained herein to the contrary, in any ordinance granting approval of a PAD, the City Council may impose more stringent standards or conditions than required in this Chapter 12 when necessary for the protection of adjacent properties and public interest. In addition, the City Council may waive certain of such requirements and conditions when it is demonstrated that adequate provisions have been made for space, light and air, that the density of development is compatible with surrounding land uses, that pedestrian and vehicular traffic circulation systems are safe and efficient, that the developer will progress in orderly phases, and that public health, safety, and welfare will be protected.

.05 Large Tract PADs: In order to achieve the goals and purposes of the comprehensive development plan for the BWPADD, to implement the development scheme set forth therein, and to further the efficient use of a development site, creation of larger tract PADs shall be encouraged. Special consideration shall be given with regard to density, set backs, and building height to proposed PADs that are five (5) or more acres in size, subject to and commensurate with the proposed PAD's compliance with the comprehensive development plan..

06P:07:08

Permitted Uses for the BWPADD: The provisions of this Section 06P:07:08 shall apply only to the Bingle West Planned Area

Development District. No use shall be allowed within the BWPADD except as specifically provided in this Section.

01 Use of Land and Buildings: Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted for the Bingle West Planned Area Development District, together with such accessory uses as are customarily incidental to that of the primary permitted use. All permitted uses shall be subject to compliance with applicable requirements of the City, this Chapter 12, and all terms and conditions of this ordinance.

.01 Retail Uses: Except as otherwise specifically provided herein, retail uses only shall be permitted on the ground level within the BWPADD. Retail uses may also be located on levels other than the ground level. Permitted retail uses shall include only those identified and described in the permitted use list set forth below.

.02 Office and Professional/Personal Service Uses: Office and professional/personal service uses shall be permitted on upper levels only within the BWPADD, it being specifically provided that no such use shall be permitted on the ground floor of any building. Permitted office and professional/personal service uses shall include only those identified and described in the permitted use list set forth below.

.03 Residential Uses: Notwithstanding 06P:07:08.03 below, detached single family residential dwelling uses shall be permitted within the BWPADD. Provided further, only detached single family residential dwelling uses shall be permitted within one hundred (100) feet of the northern boundary of the BWPADD.

02 Permitted Uses: Permitted uses in the BWPADD are as shown in the permitted use list set forth in Subsection 06P:08.05 below.

03 Prohibited Uses: The following uses are specifically prohibited.

- .01 Uses Not Listed. Uses not specifically identified as permitted uses in the permitted use list below are not authorized unless a specific use permit is granted therefor by the City Council, following hearing thereon, and a determination that such proposed use is equivalent to a permitted use on the permitted use list.
- .02 Categorical Prohibitions: The following uses are hereby found, determined and declared to be inconsistent and detrimental to the use and development of land within the BWPADD as set forth in the comprehensive development plan and as set forth hereinabove, to wit: industrial uses; warehousing and other commercial or private storage other than the storage of inventory or supplies that are clearly subordinate and incidental to a permitted use; distribution facilities; outdoor commercial recreational facilities; any form of drive-up or drive-thru service; theaters or other places of assembly; storage, display or parking of automobiles, trucks, trailers, boats, motorcycles, or other similar devices relating or incidental to their sales, rentals, service, repair or maintenance, or for use for deliveries of any kind; storage or display of rental equipment; the storage or display of a vehicle fleet used for any purpose; any use not specifically authorized in the permitted use list set forth in Subsection 06P:07.08.05 below unless a specific use permit has been issued by the City Council in accordance with Subsection .01 next above.
- 04 North American Industry Classification System. The North American Industry Classification System, 1997 Edition, as published by the Office of Management and Budget ("NAICS"), a true and correct copy of which is on file in the office of the City Secretary, is hereby adopted and incorporated herein by reference. The group descriptions and classifications shall control in determining the uses permitted hereunder. An identified classification sector or sub-sector in the permitted use list below shall mean and include only that classified use and its subcategories, as described and defined in the NAICS.
- 05 Permitted Use List: The uses listed below are permitted in the BWPADD, 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>	
GROUND OR FIRST FLOOR		
Use Description	NAICS Sector. #	
Retail Trade	44	
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
Cosmetics, Beauty Supplies, and Perfume Stores	446120	P
Optical Goods Stores	446130	P
Food (Health) Supplement Stores	446191	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	
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
Accommodation and Food Services	72	
Full-Service Restaurants	722110	P
Limited-Service Restaurants	722211	P
Snack and Nonalcoholic Beverage Bars	722213	P
Other Services (except Public Administration)	81	
Parking Lots and Garages	812930	P

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	561439	P

Shops)		
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 Specialists)	621111	P
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
Diagnostic Imaging Centers	621512	P
Home Health Care Services	621610	P
Arts, Entertainment, and Recreation	71	O
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

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
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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 Specialists)	621111	P
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
Diagnostic Imaging Centers	621512	P

Home Health Care Services	621610	P
Arts, Entertainment, and Recreation	71	O
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

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 \$2000. Each day of violation shall constitute a separate offense.

Section 4. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances 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 than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2007.

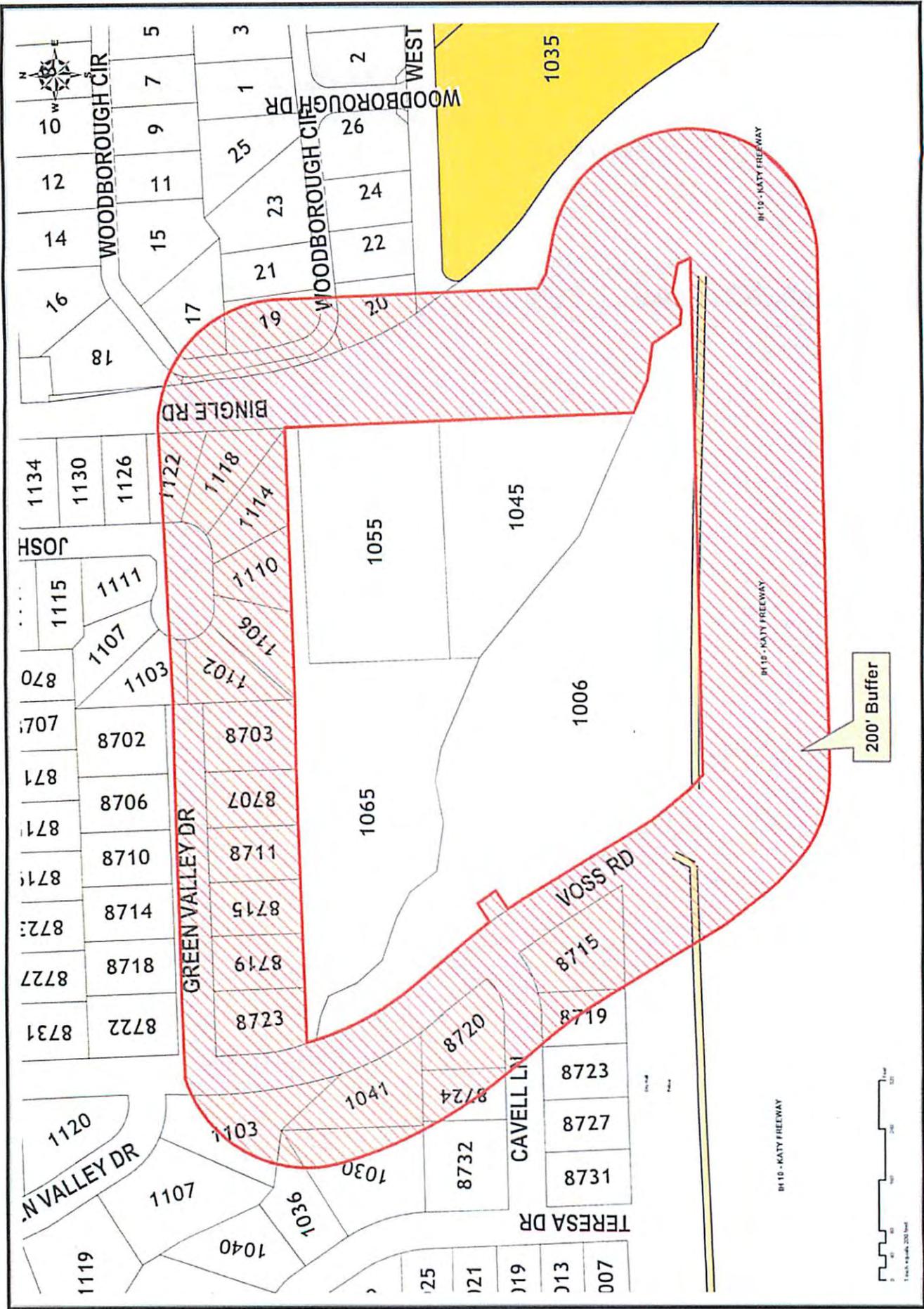


Michael Andrews
Mayor

ATTEST:



Betty Lusk
City Secretary

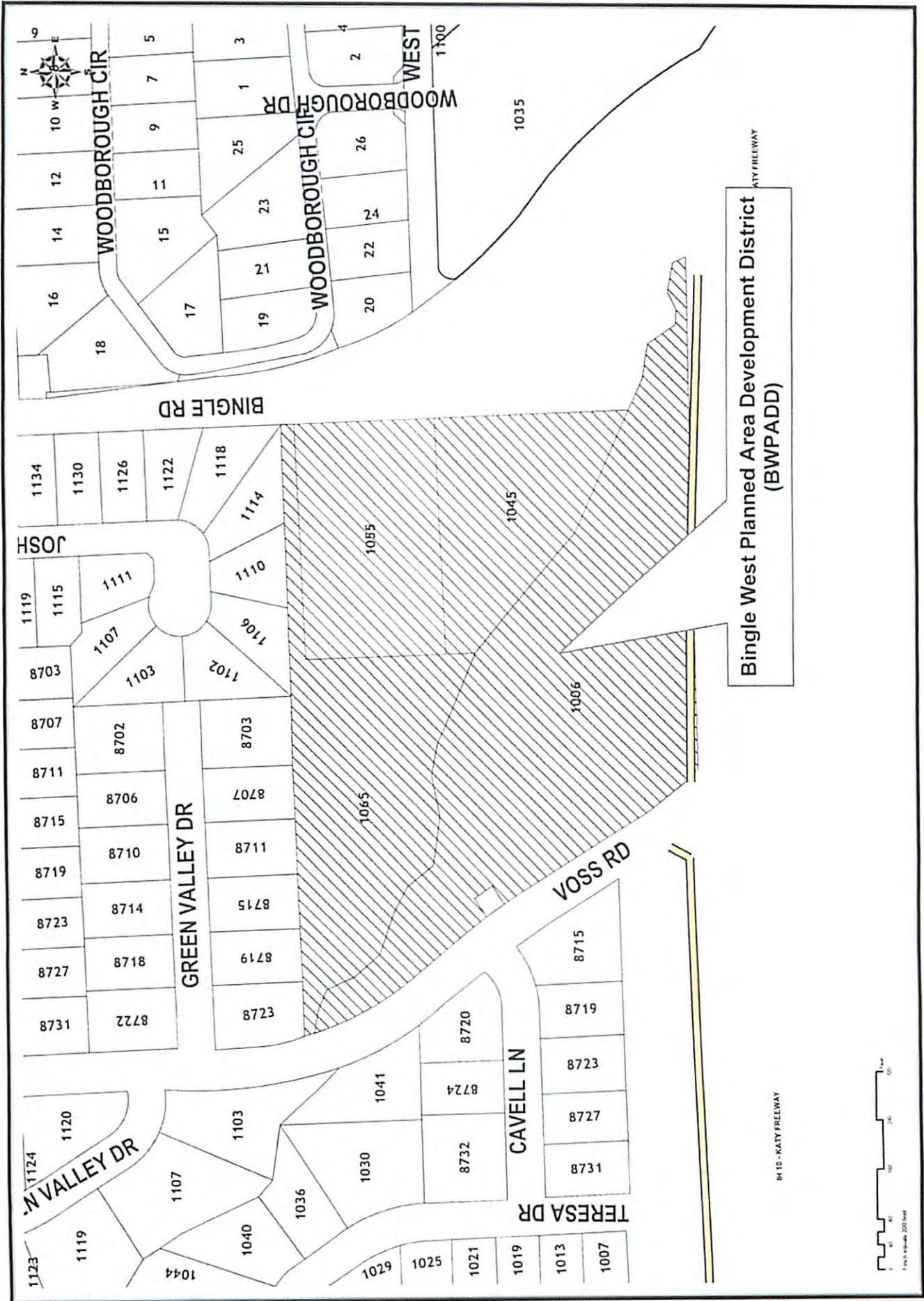


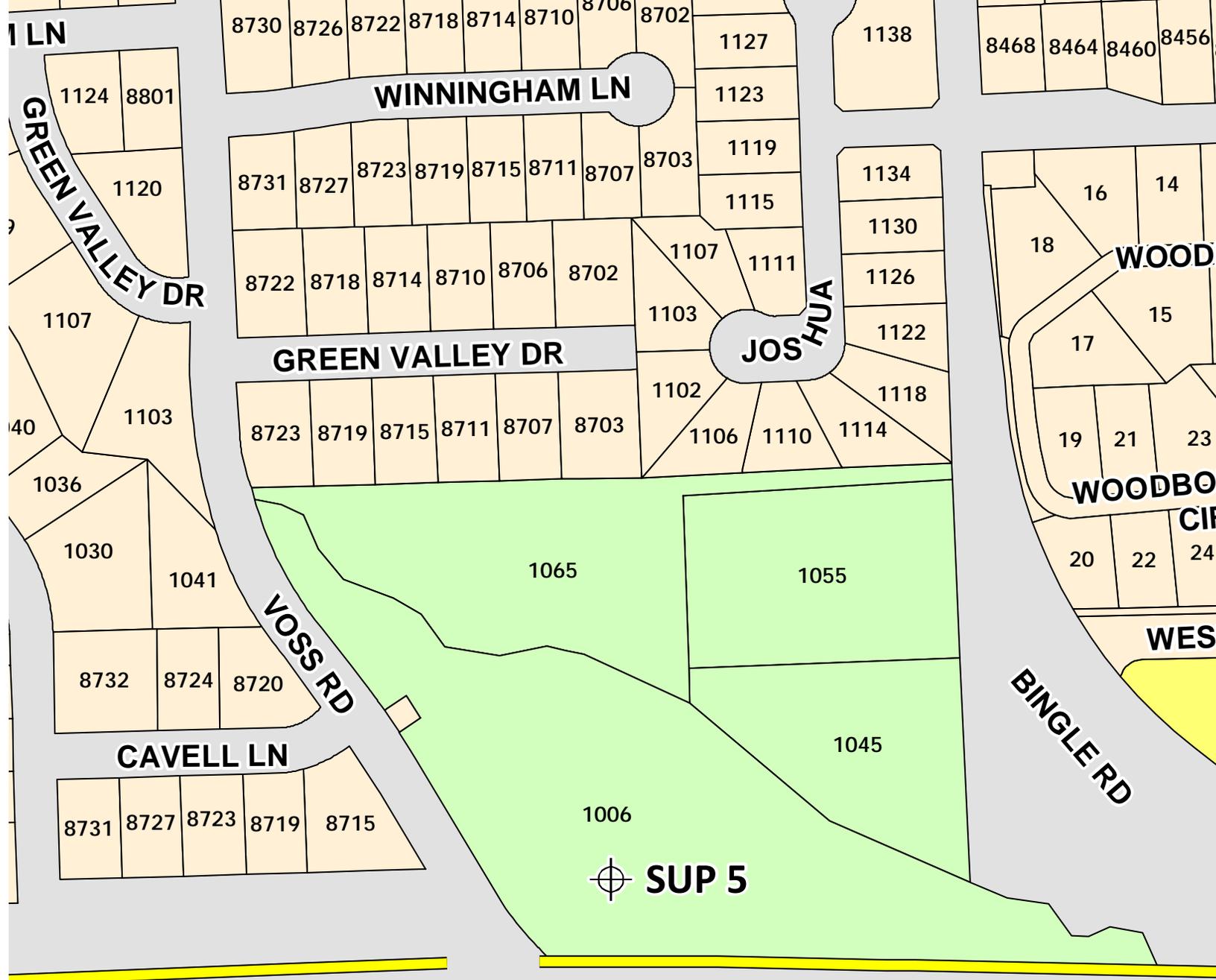
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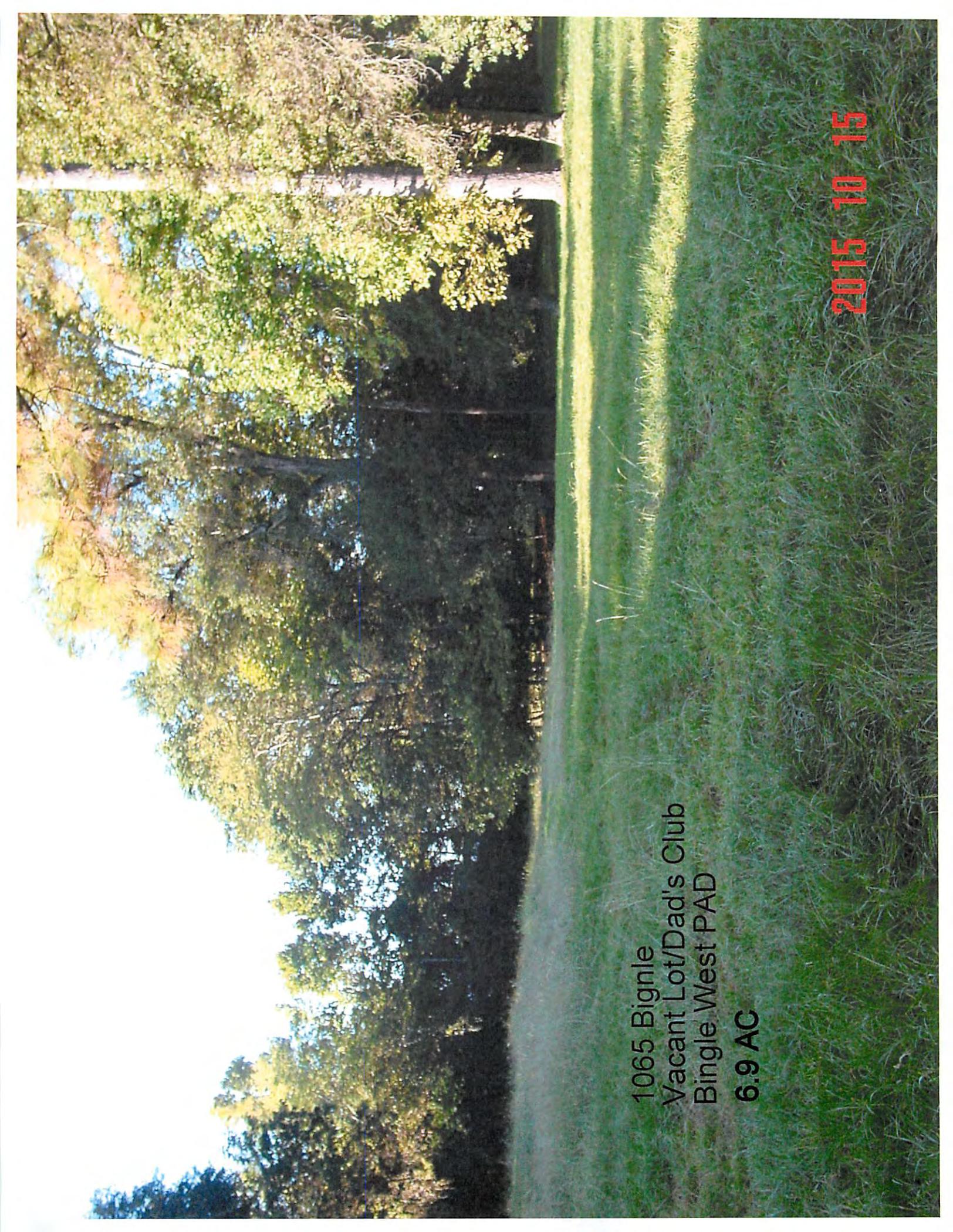
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EXHIBIT "A"



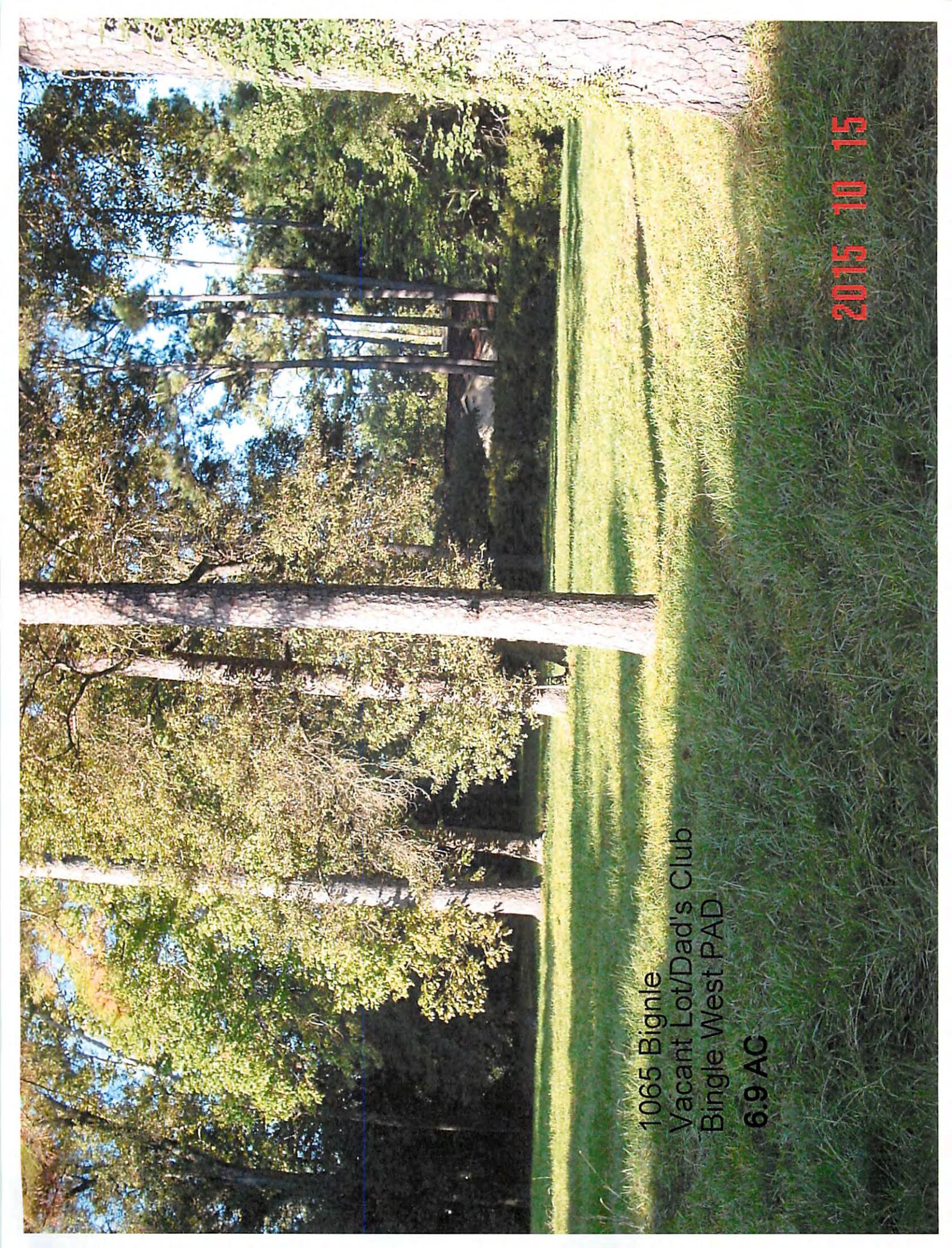


Bingle West PADD

A photograph of a golf course. In the foreground, there is a well-maintained green with a white flag. The green is surrounded by a grassy fairway. In the background, there is a dense line of trees with green and yellow foliage, suggesting an autumn setting. The sky is bright and clear.

1065 Bignle
Vacant Lot/Dad's Club
Bingle West PAD
6.9 AC

2015 10 15



1065 Bignle
Vacant Lot/Dad's Club
Bingle West PAD
6.9 AC

2015 10 15

1006 Voss 6.9 AC
Dad Club
West Bingle PAD

2015 10 14



1045 Bingle
Bingle West PAD
1.492 AC

2015 10 13

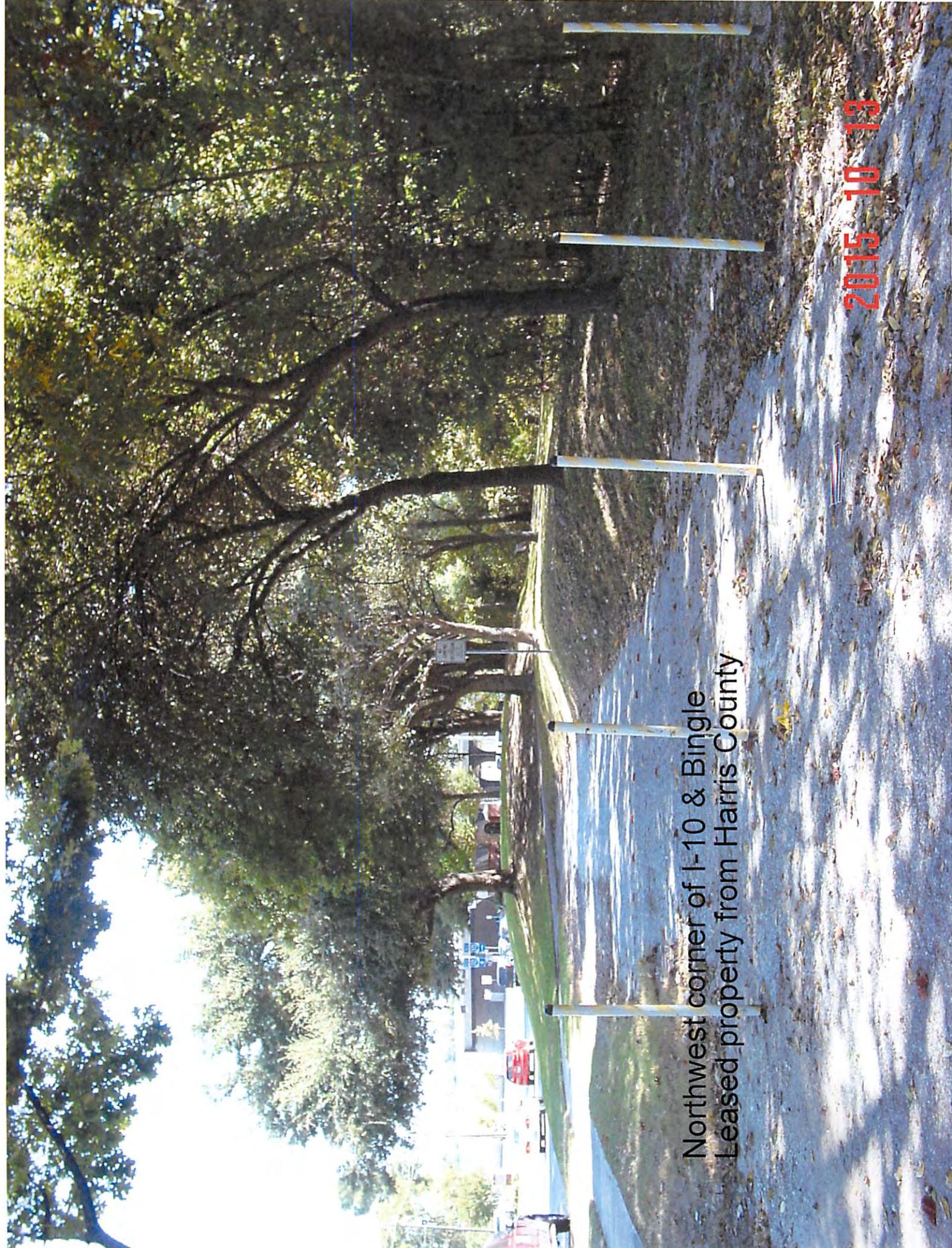


1055 Bingle
Bingle West PAD

1.685 AC

For Sale
713 577 1570
Chris Gandy
Alicia Harty
Liz Harty
CBRE

2015 10 13



Northwest corner of I-10 & Bingle
Leased property from Harris County

2015 10 13



City of Spring Valley Village, Texas

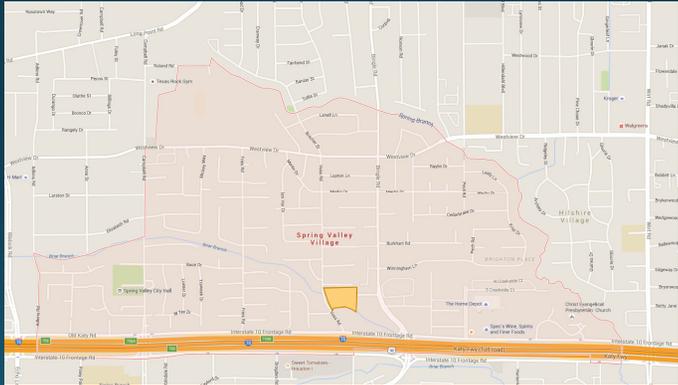
Briar Branch Point Development
 ARKK Engineers, LLC
 April 12, 2016



1



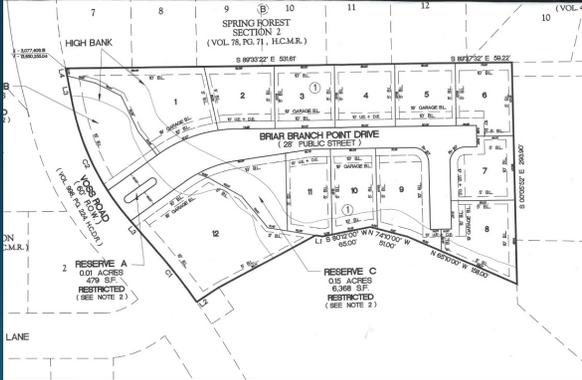
Site Location




2



Briar Branch Point



SPRING FOREST SECTION 2 (VOL. 78, PG. 71, H.C.M.R.)

BRIAR BRANCH POINT DRIVE (28' PUBLIC STREET)

RESERVE A 0.01 ACRES 479 S.F. RESTRICTED (SEE NOTE 2)

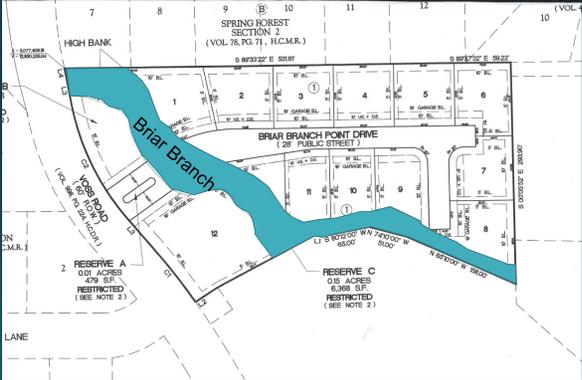
RESERVE C 0.15 ACRES 6,306 S.F. RESTRICTED (SEE NOTE 2)



3



Briar Branch Point



SPRING FOREST SECTION 2 (VOL. 78, PG. 71, H.C.M.R.)

BRIAR BRANCH POINT DRIVE (28' PUBLIC STREET)

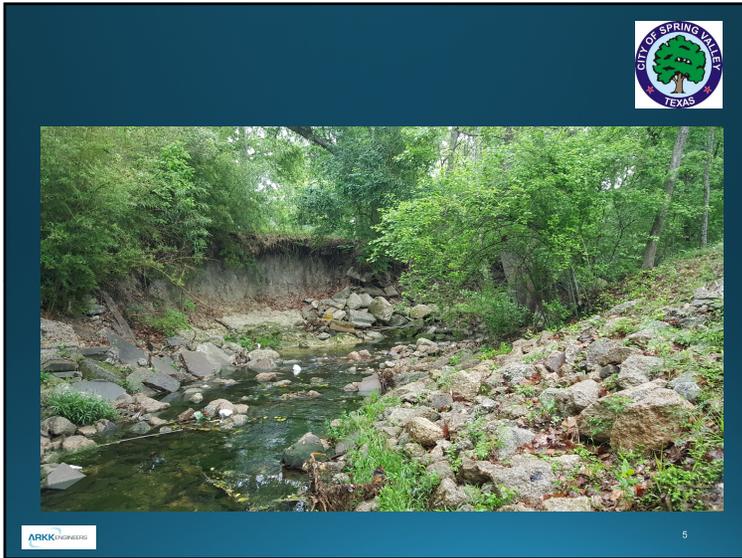
Briar Branch

RESERVE A 0.01 ACRES 479 S.F. RESTRICTED (SEE NOTE 2)

RESERVE C 0.15 ACRES 6,306 S.F. RESTRICTED (SEE NOTE 2)



4



Harris County Flood Control District (HCFCD) Discussion



- No HCFCD ROW in this area of Briar Branch.
- HCFCD regulates this area, but does not maintain.
- Typical channel sections have minimum dimensions and required features.
- Actual dimensions are determined from a hydraulic analysis, geotechnical investigations, and environmental, aesthetic, and multi-use considerations.



HCFCD Criteria



From HCFCD Policy Criteria & Procedure Manual Section 5.4.2 Typical Cross Sections – Trapezoidal Sections

Feature/Item	Grass-Lined	Concrete-Lined
Minimum bottom width	6 feet	6 feet
Bottom configuration	See Section 5.4.3	See Standard Concrete Lining Detail Sheet
Side slopes no steeper than	4:1	2:1
Backslope drainage system	Yes	No
Maintenance access and minimum berm widths	See Section 5.5.3, Minimum Berm Widths	

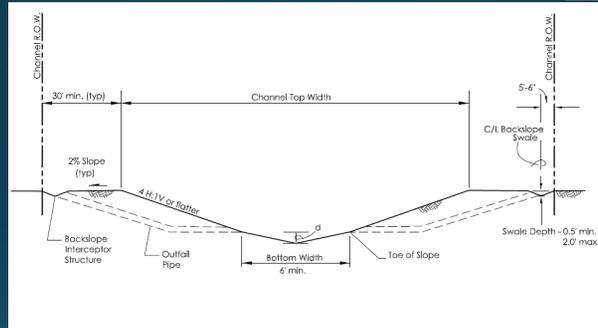
Section 5.5.3 Right-of-Way – Minimum Berm widths

Channels That Are	The Minimum Berm Width Is
Grass-lined ¹ with a top width > 60 feet or a depth > 7 feet	30 feet
Grass-lined ¹ with a top width ≤ 60 feet or a depth ≤ 7 feet	20 feet ²
Grass-lined ³ where side slopes are 8(horizontal):1(vertical) or flatter	10 feet ²
Grass-lined ³ with the 20-foot maintenance access on a bench	10 feet
Lined with riprap or articulated concrete blocks or partially concrete-lined	Same as grass-lined channel
Fully concrete-lined	20 feet one side, 10 feet other side ²

¹ Consider natural channels as grass-lined
² Backslope swale system not needed.
³ Maintenance access is on the side slope.



Typical Grass-Lined Trapezoidal Channel Section

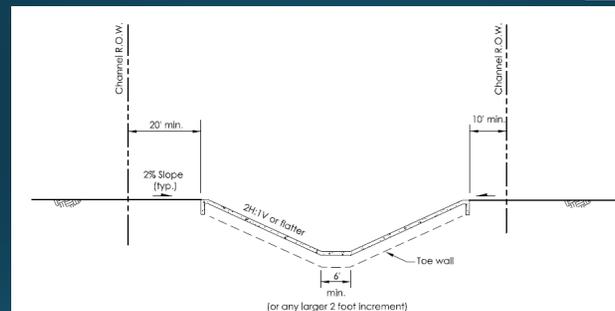


Bottom Width	Center Depression, d	Pipe Inverts
6'-20'	0.5'	1' above bottom
20'-60'	1.0'	at toe
>60'	3% cross slope	at toe

Maintenance berms and backslope drainage systems required on both sides of channel.
 Confirm side slope with geotechnical analysis.



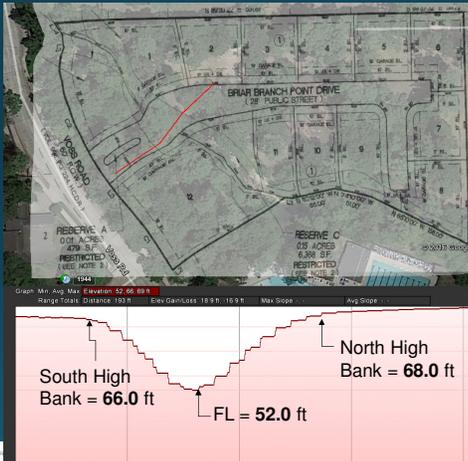
Typical Concrete-Lined Trapezoidal Channel Section



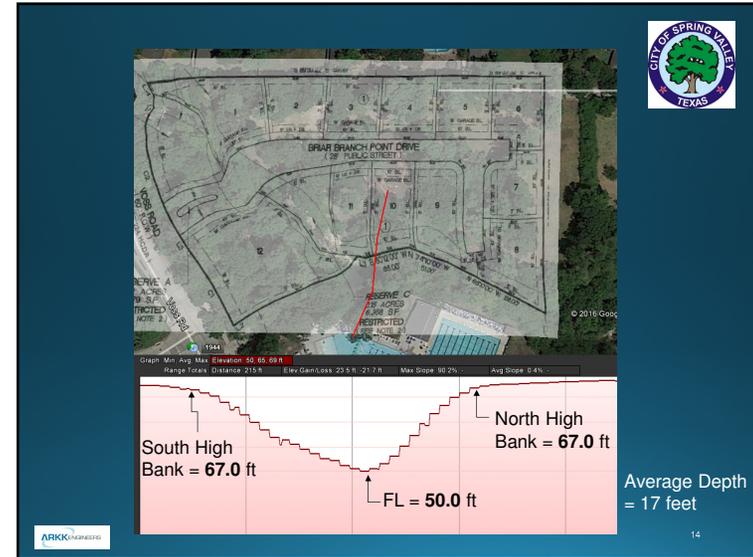
Confirm side slope with geotechnical analysis.
 Narrow maintenance berm - one side only.
 No backslope drainage system.



Existing Conditions



13

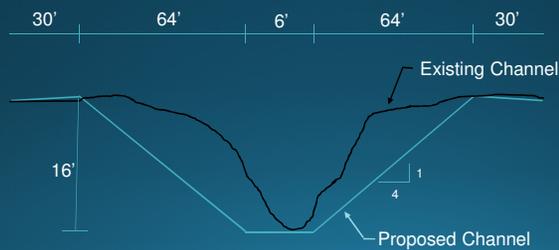


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Proposed Grass – Lined Channel Requirements



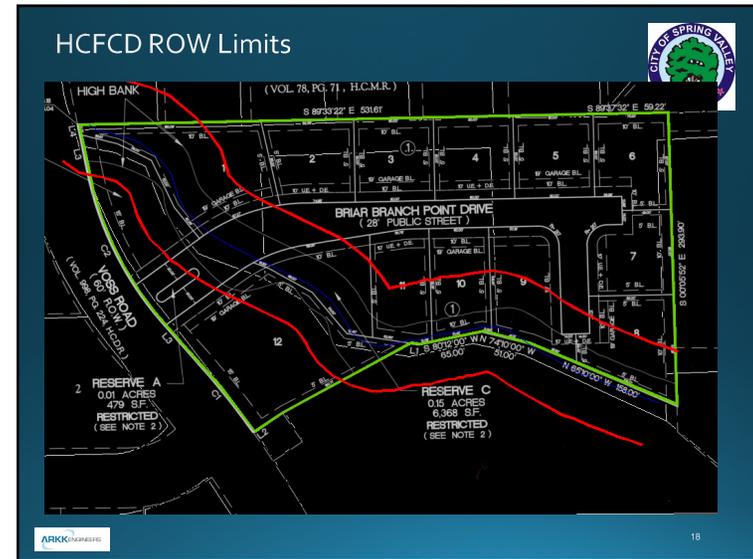
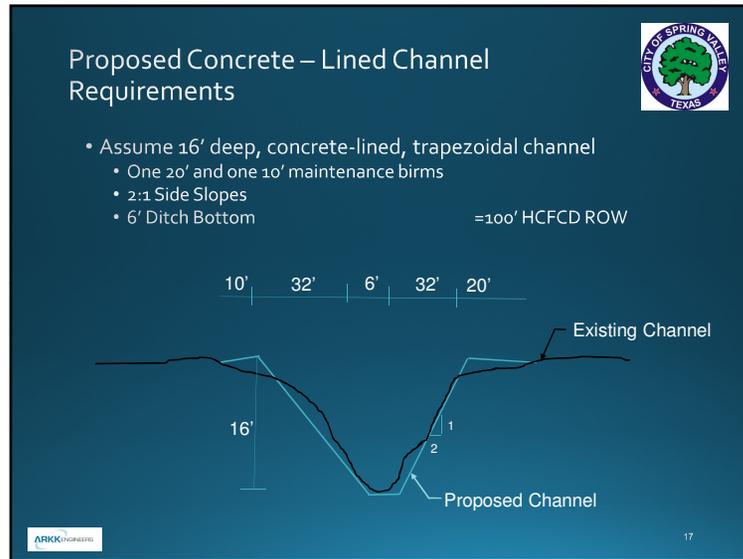
- Assume 16' deep, grass-lined, trapezoidal channel
 - 30' Maintenance Birms
 - 4:1 Side Slopes
 - 6' Ditch Bottom
- =194' HCFCD ROW



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HCFCD ROW Limits





- ### Additional Spring Valley Village Requirements
- Briar Branch floodway shall be delineated by meets and bounds and dedicated as a drainage easement.
 - Briar Branch floodplain shall be delineated.
 - All residential lots shall have a minimum lot area of 10,000 square feet with a minimum of 9,000 square feet exclusive of all easements.
 - Each residential lot shall have a minimum depth of 120 feet
 - Each street with is designated the have curbs and gutters shall have a right-of-way that is no lees than 60 feet in width.
 - Tree Protection Requirements
- ARROW ENGINEERS
- 19