

**CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION**

Agenda Request

Agenda Date: June 7, 2022

Agenda Item No: III

Subject/Proceeding: REVIEW AND DISCUSS THE CITY'S SPECIFIC USE PERMIT PURPOSE, PROCESS, AND PROCEDURES

Exhibits: N/A

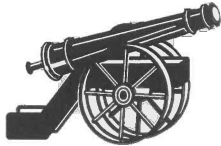
Clearance: Steve Smith, Director of Public Works/Building Official
Karen Glynn, City Administrator

Executive Summary

There have been a number of Specific Use Permit Applications under review, discussion, and recommendation to the City Council over the past few years. Staff continues to field questions regarding recent discussions.

The purpose of the SUP regulations is to allow within the city the proper integration of uses which may be suitable only in specific locations within the city's two (2) zoning districts. Each site is reviewed on a case-by-case basis.

This item will give Staff and the Commission an opportunity to discuss the purpose; clarify the process and procedures; and share comments and concerns.



**CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION**

Agenda Request

Agenda Date: June 7, 2022

Agenda Item No: IV

Subject/Proceeding: REVIEW, DISCUSSION AND DIRECTION ON AN APPLICATION FOR AN AMENDMENT TO THE SPECIFIC USE PERMIT FOR FROSTWOOD ELEMENTARY SCHOOL LOCATED AT 12214 MEMORIAL DRIVE TO ADD LIGHTING TO THE EXISTING ATHLETIC FIELDS

Exhibits: Specific Use Permit Application, Site Plan, and Details
Ordinance No. 12-413 Specific Use Permit for Frostwood Elementary School

Clearance: Steve Smith, Director of Public Works/Building Official
Karen Glynn, City Administrator

Executive Summary

A Specific Use Permit for Frostwood Elementary School, a public school located at 12214 Memorial Drive, was approved by the City Council (as recommended by the Planning and Zoning Commission) on April 17, 2012 as Ordinance No. 12 - 413.

Spring Branch Independent School District submitted an application to amend the Specific Use Permit to add lighting to the existing athletic fields located on the northeastern area of the property. The request requires an amendment to the existing Specific Use Permit to update the site plan.

SUP/Amendment Process

The purpose of the SUP process and regulations is to allow the proper integration of uses which may be suitable in specific locations within the City. Any future requests by the applicant must meet the existing Specific Use Permit or an amendment is required.

All Specific Use Permits and Amendments must be processed through the Planning and Zoning Commission that makes a recommendation to the City Council for approval or denial. The recommendation includes, but need not be limited to, the impact of the use and/or amendment on items such as:

- *Ingress and egress:* Ingress and egress to the property and proposed structures thereon, with particular reference to automobile and pedestrian safety and convenience, traffic flow and control, and access in the event of fire or other catastrophe.
- *Screening and buffering:* Screening and buffering, either or both, with reference to type, dimensions, and character.
- *Trees, yards and open spaces:* Landscaping and required yards, open spaces, and building setback lines.
- *Compatibility:* General compatibility with adjacent properties and other properties in the district and city.
- *Conformity:* The conformity of the proposed use with the requirements and intent of this ordinance and the comprehensive plan of the city.

The purpose of the SUP Process is to look at individual sites on a case-by-case basis and determine if the proposal would negatively impact adjacent properties and the City as a whole.

The SUP Process provides for conditions to be included to ensure specific concerns are addressed for the various factors.

Amendment Application:

As indicated on the submitted Specific Use Permit Application, S.B.I.S.D. has requested an amendment to the existing S.U.P. for Frostwood Elementary School to add lighting for the existing athletic fields.

Staff has reviewed the City’s adopted ordinances for exterior lighting allowed in the City. The ordinances are listed below:

Sec. 4-201. Not to disturb others.

It shall be unlawful for any person to cause or permit to be energized on property under his possession or control any outdoor lighting including, but not limited to, spotlights, floodlights or similar illuminating devices which project a glare or brightness, directly or indirectly, upon any lot, tract, or parcel of land, other than that upon which such outdoor lighting is situated, which shall annoy, disturb, injure or endanger the comfort, repose, health, peace or safety of others, within the limits of the city.

(Ord. No. 14-444, § 8, 10-21-14)

Sec. 4-202. Indirect illumination.

All outdoor lighting in the city consisting of spotlights, floodlights, or similar illuminating devices shall be installed, hooded, regulated and maintained by the owner or person in control thereof in such a manner that the direct beam of any such light shall be cast downward so that it will not glare upon any lot, tract, or parcel of land other than that upon which it is situated and so that it will not cause or permit any illumination from indirect lighting in excess of one-half (½) footcandle in, on, or over the ground at or beyond the boundary of the lot, parcel, or tract.

(Ord. No. 14-444, § 8, 10-21-14)

Sec. 4-203. Location at game courts.

Notwithstanding any other provision of this article, it shall be unlawful for any person to construct or install any outdoor lighting designed or used for the illumination of a tennis court, paddle ball court or other type game court unless all of the area occupied by such court is at least twenty-five (25) feet from all boundary lines of the property upon which such court is situated.

(Ord. No. 14-444, § 8, 10-21-14)

Sec. 4-205. Hours of operation at game courts.

All outdoor lighting designed or used for the purpose of illuminating tennis courts, paddle ball courts, or other type game courts shall be extinguished not later than 10:00 p.m. and shall not be turned on again until after 8:00 a.m. of the following day.

(Ord. No. 14-444, § 8, 10-21-14)

Review of the submitted site plan and lighting specifications indicates the following:

- The proposed lighting will be more than 25 feet from any property line.
- All proposed lighting will be directed inward onto the athletic fields/school property.
- All proposed lighting will be hooded/shielded as the ordinance requires. Light shields should be configured so that no direct line of sight is possible from the nearest property lines and the actual L.E.D. bulbs.
- The photometric analysis indicates that ambient or spill over lighting from the proposed lighting will be ½ foot candle or less at the property line. Please note that the area east of the athletic fields are public street ROWs and are currently illuminated by streetlights which exceed ½ foot candle.
- The proposed lighting would be controlled by a programmable timer to allow conformance to the City's sports court illumination hours which include no illumination between 10:00 p.m. and 8:00 a.m.

Summary

The purpose of this meeting is to review and discuss the proposed amendment with the Planning and Zoning Commission and gain direction prior to beginning the process for notifications and public hearings.



CITY OF BUNKER HILL VILLAGE
APPLICATION FOR
SPECIFIC USE PERMIT

Entity Making Application Spring Branch Independent School District

Representative's Name: Travis T. Stanford, Associate Superintendent of Operations

Mailing Address: 1066 Gessner Dr., Houston, TX Zip: 77055

Property Address (If Different): 12214 Memorial Dr, Houston, TX 77024

Phone: 713-251-1008 Email: travis.stanford@springbranchisd.com

Category of Project (See 8.02 Below) Educational Facility Zoning District A B

Description of Project Frostwood Elementary School will construct, install, and operate time-controlled, hooded field lights for the two athletic fields at the northeast section of the school grounds. The Project includes erecting two 60 foot gray steel light poles attached to two concrete footings and bases and recessed, hooded LED bulbs facing away from Plaintiff and down onto the athletic fields.
(This description may be used for all meeting and public notices)

Comments for Consideration of the Application: Recessed and hooded lights will prevent glare.

The light will not exceed 0.5 lumens anywhere along the Frostwood Elementary School property line. The field lights will be connected to a stand-alone meter, may operate 7 days a week throughout the year, and will be controlled by an on/off switch and an automatic timer that will shut off the lights no later than 10:00 p.m. Following typical construction traffic and noise, the Project will simply extend into early evening hours permitted traffic, noise, and activities already associated with the athletic fields.


Signature of Applicant

05/20/2022
Date

Attachments as applicable:

- Site Plan
- Any Additional Information

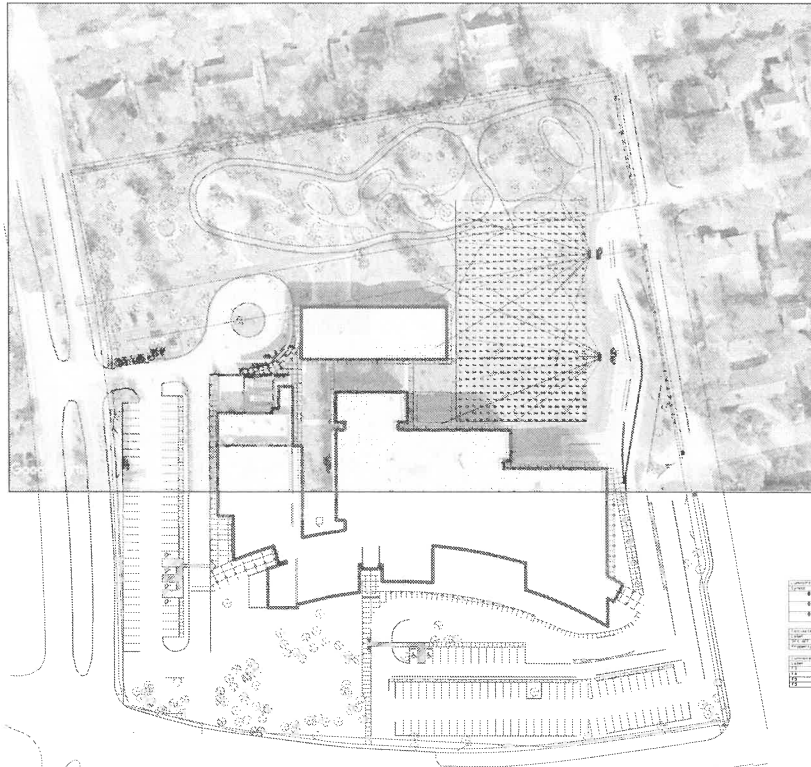
A fee of \$1,000.00 is required for processing



Job Name:
FROSTWOOD ELEMENTARY

Notes:

PSA21-145486



Luminaire data is obtained according to IES procedures under laboratory conditions. Field results may differ from computer model due to many factors, including ambient temperature, line voltage variations, lamp performance, installation, reflectances, and other site specific conditions.

Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	1000	1000	1000	1000	1000	1000	1000
2	1000	1000	1000	1000	1000	1000	1000
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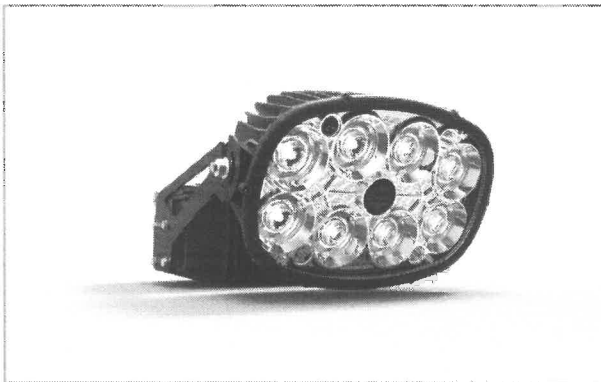


**DRAWINGS FOR REVIEW ONLY
DO NOT USE AS CONSTRUCTION DOCUMENTS**

Putterman, Scharck, & Associates, Inc.
 10000 Pine Hill Road
 Houston, TX 77036
 (281) 416-1000
 www.putterscharck.com

XXX
 XXX
 P. Scharck
 Project Manager
 12/15/2021
 RU

Project	Catalog #	Type
Prepared by	Notes	Date



Ephesus

LUMASPORT 8

White LED Sports & Entertainment Luminaire

Typical Applications

Pro Arenas • University & Collegiate Arenas • University & Collegiate Stadiums • Multi-Event & Convention Centers • Gymnasiums & Field Houses

Interactive Menu

- Dimensional Details [page 1](#)
- Ordering Information [page 2](#)
- Dimensional and Mounting Details [page 3](#)
- Visor (VHE) Configuration [page 4](#)
- Performance Data [page 5](#)
- Optical Performance Data [page 6](#)
- Ordering Information for Accessories [page 8](#)
- Accessory Dimensions and Part Details [page 9](#)
- Example System Topology [page 12](#)

Product Certification

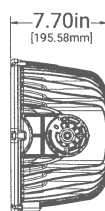


Top Product Features

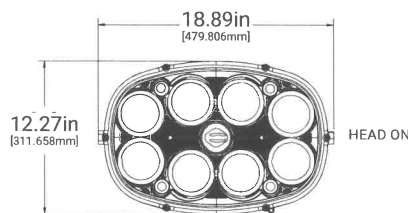
- 55,000 or 90,000 lumen output options
- Glare and cutoff control via Hybrid Reflector and TIR Optical System
- Reduce install time with pre-aimable two-piece assembly
- Virtually eliminate maintenance with power redundancy
- Industry leading light source reliability with Chip-on-Board LEDs
- Greater than 92% lumen maintenance at 55,000 hours
- Wireless AirMesh, Wired DMX or sACN controls options to suit your needs

Dimensional Details

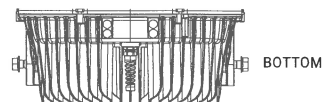
LIGHT HEAD



PROFILE

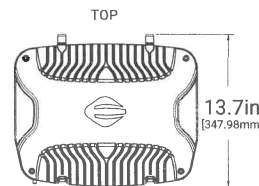


HEAD ON

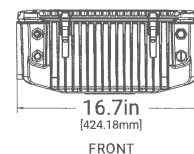


BOTTOM

DRIVER BOX

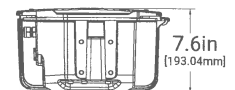


TOP

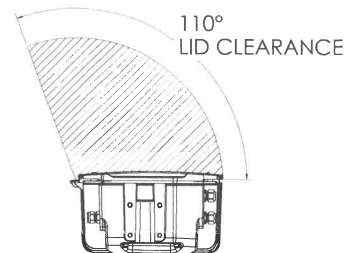


FRONT

PROFILE

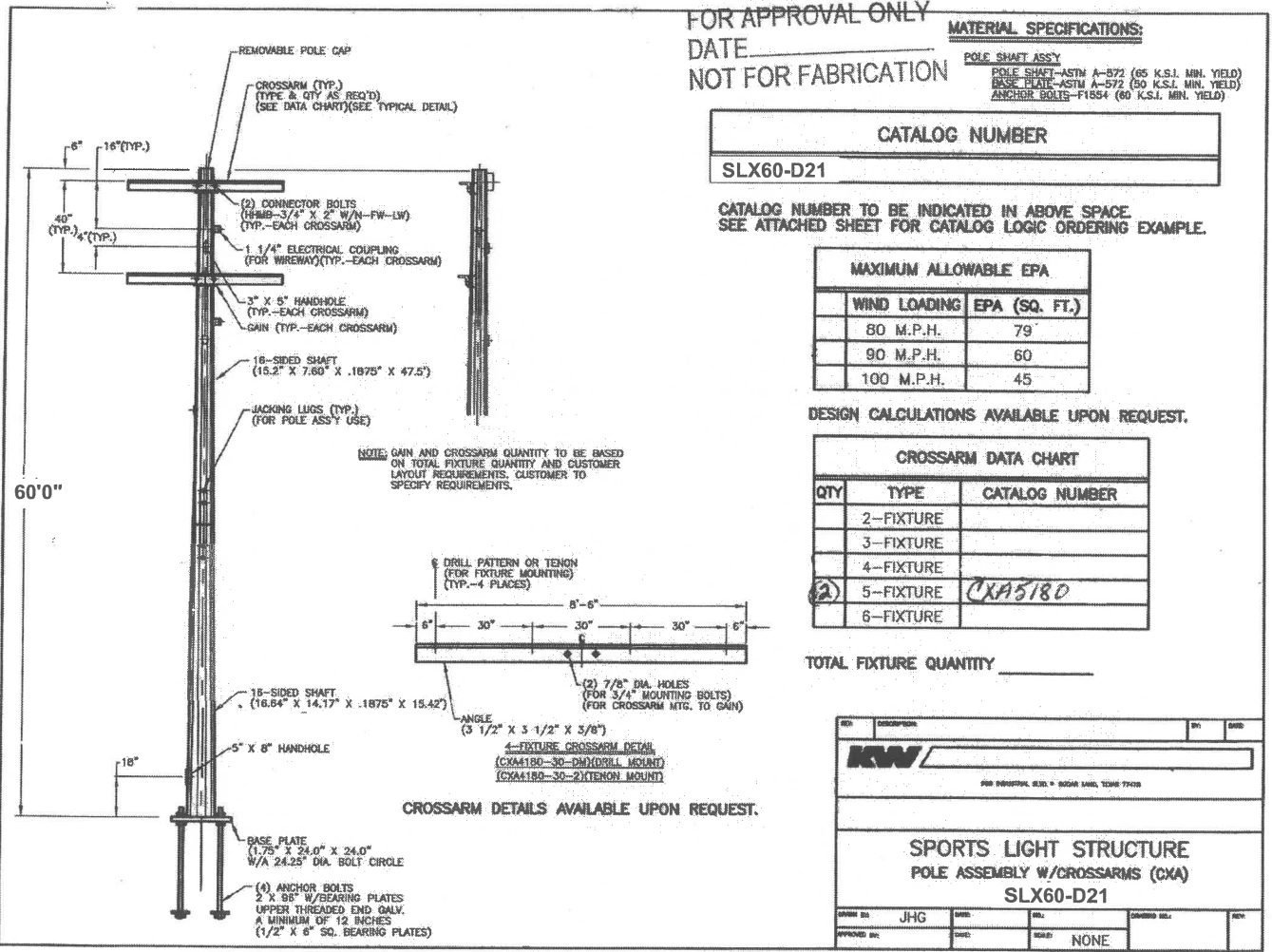


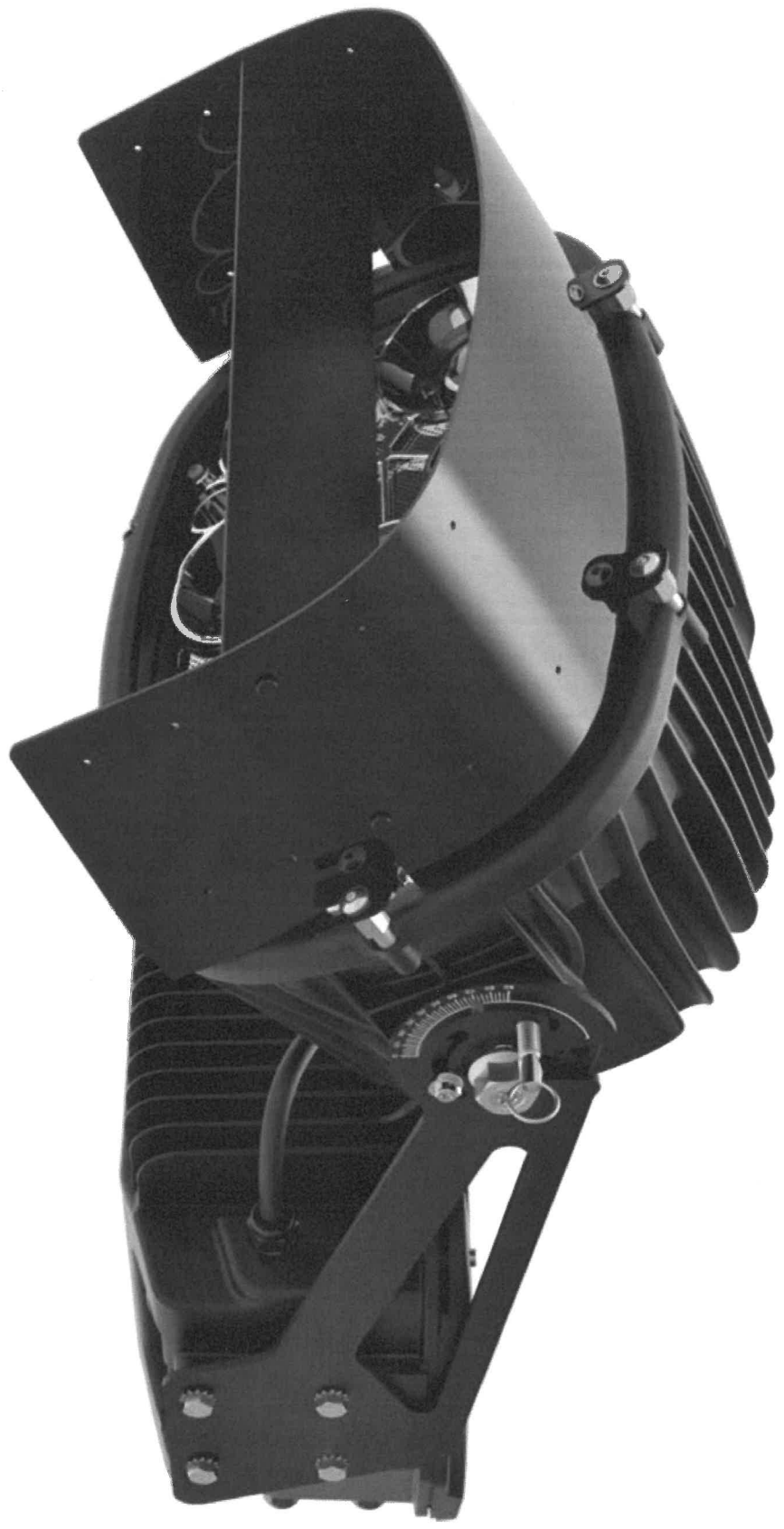
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110° LID CLEARANCE







ORDINANCE NO. 12-413

AN ORDINANCE OF THE CITY OF BUNKER HILL VILLAGE, TEXAS, AMENDING APPENDIX "A" OF THE CODE OF ORDINANCES OF THE CITY, SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY GRANTING A SPECIFIC USE PERMIT TO THE SPRING BRANCH INDEPENDENT SCHOOL DISTRICT, AUTHORIZING CONSTRUCTION OF FROSTWOOD ELEMENTARY SCHOOL, 12214 MEMORIAL DRIVE; PROVIDING FOR REPEAL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Section 8.02 of Appendix "A: of the Code of Ordinances of the City of Bunker Hill Village, Texas, said Appendix "A" being the comprehensive zoning ordinance of said City, permits the construction and use of educational facilities only pursuant to a specific use permit granted in accordance with Article VIII of said Appendix "A"; and

WHEREAS, The Spring Branch Independent School District has applied for a specific use permit for the construction and use of educational facilities on its premises located within said City, in accordance with the plan attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, the Planning & Zoning Commission of said City, after notice and hearings as required by law, has recommended that the City Council grant the specific use permit; and

WHEREAS, the City Council, following notice and hearing as required by law, concurs with the recommendation of the Planning & Zoning Commission that such specific use permit should be granted; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BUNKER HILL VILLAGE, TEXAS:

Section 1. A specific use permit authorizing construction and use of an educational facility, to be located on the premises of the Spring Branch Independent School District, 12214 Memorial Drive, Bunker Hill Village, Texas, is hereby granted in accordance with the plans attached hereto as Exhibit "A" and in accordance with and

subject to the special terms and conditions set forth in Section 2 of this Ordinance. Said Exhibit "A" is made a part of this Ordinance for all purposes.

Section 2. The granting of the Specific Use Permit as set forth in Section 1 above is subject to the following additional terms and conditions:

- a. The sign lighting grid being a monochromatic, subdued color, such as amber or other color approved by the city engineer, and to be turned on only from dawn to dusk.

Section 3. Repeal. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4. Penalty. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2000. Each day of violation shall constitute a separate offense.

Section 5. Severability. 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 than the part declared to be invalid or unconstitutional; and the City Council of the City of Bunker Hill Village, 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, or whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this 17th day of April, 2012.


DERRY D. ESSARY, Mayor

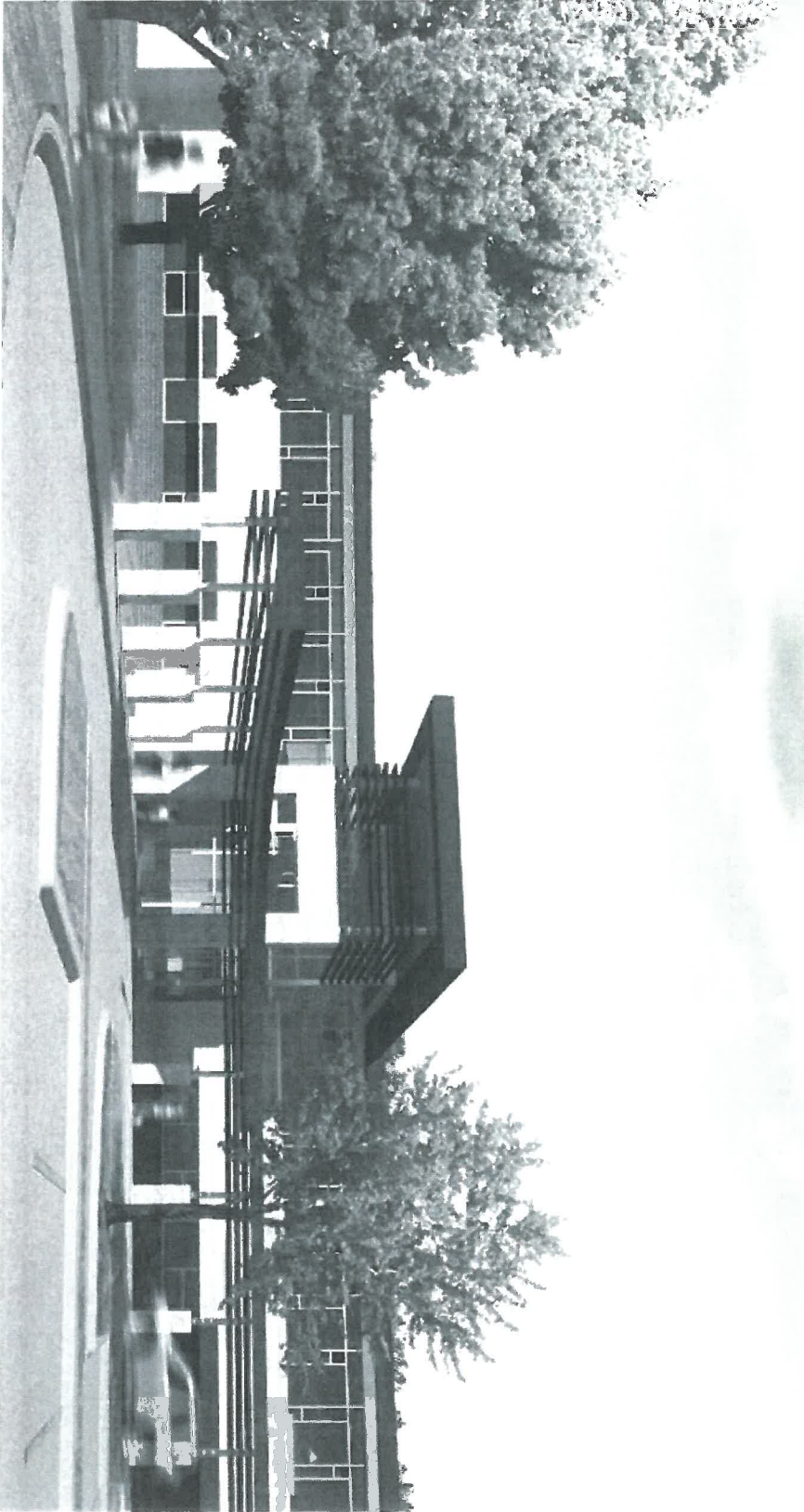

Kelly Johnson, City Secretary

Frostwood Elementary School

Spring Branch Independent School District

12214 Memorial Dr.
Houston, TX 77024

CONSTRUCTION DOCUMENTS



ARCHITECT
Pfluger Associates Architects
1816 West Loop West, Suite 100
Houston, TX 77027
PH: 713.222.1141
FAX: 713.222.1174
www.pflugerarchitects.com

CIVIL ENGINEER
Brooks & Starr
21025 York Road Dr.
Houston, TX 77058
PH: 281.578.9895
FAX: 281.578.9896
www.brooksstarr.com

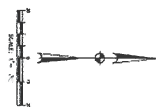
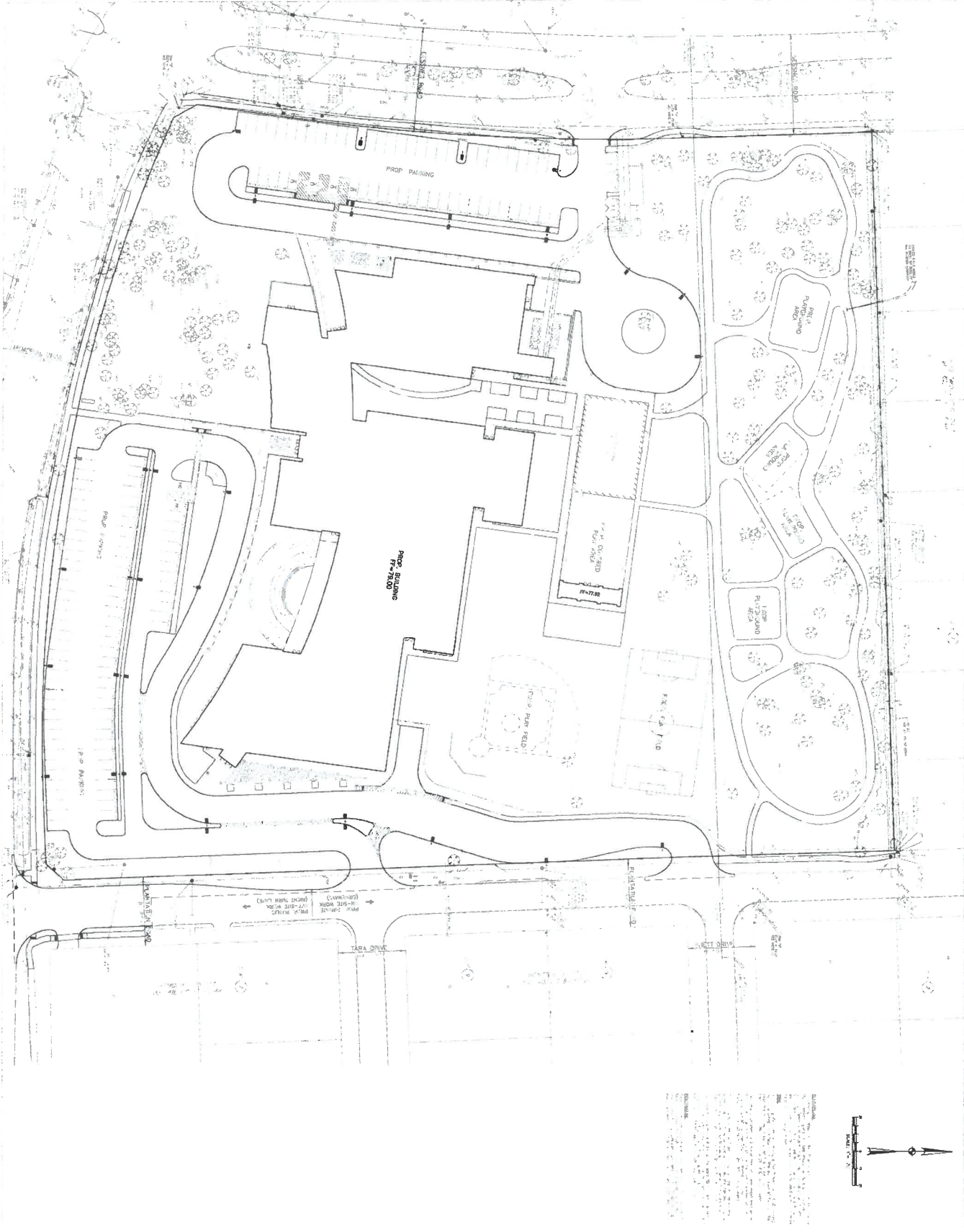
STRUCTURAL ENGINEER
CJG Engineers
3200 West Loop West, Suite 915
Houston, TX 77027
PH: 713.726.3172
www.cjgengineers.com

MEP ENGINEER
DBR Engineers
5940 Richmond Ave., Ste. 300
Houston, TX 77057
PH: 713.914.8888
FAX: 713.914.8886
www.dbrinc.com

LANDSCAPE ARCHITECT
Asa Yun Robinson
1607 West Loop West, Suite A
Houston, TX 77027
PH: 713.822.4788
FAX: 832.244.7188
www.asayunrobinson.com

FOOD SERVICE
Food Design Professionals
28275 Old Ridge Dr. E
The Woodlands, TX 77380
PH: 281.360.5252
FAX: 281.360.5253
www.fooddesignprofessionals.com

11 Nov 2012 2:21:00 PM
 Project: Spring Branch Independent School District
 Drawing: Frostwood Elementary School



REVISIONS

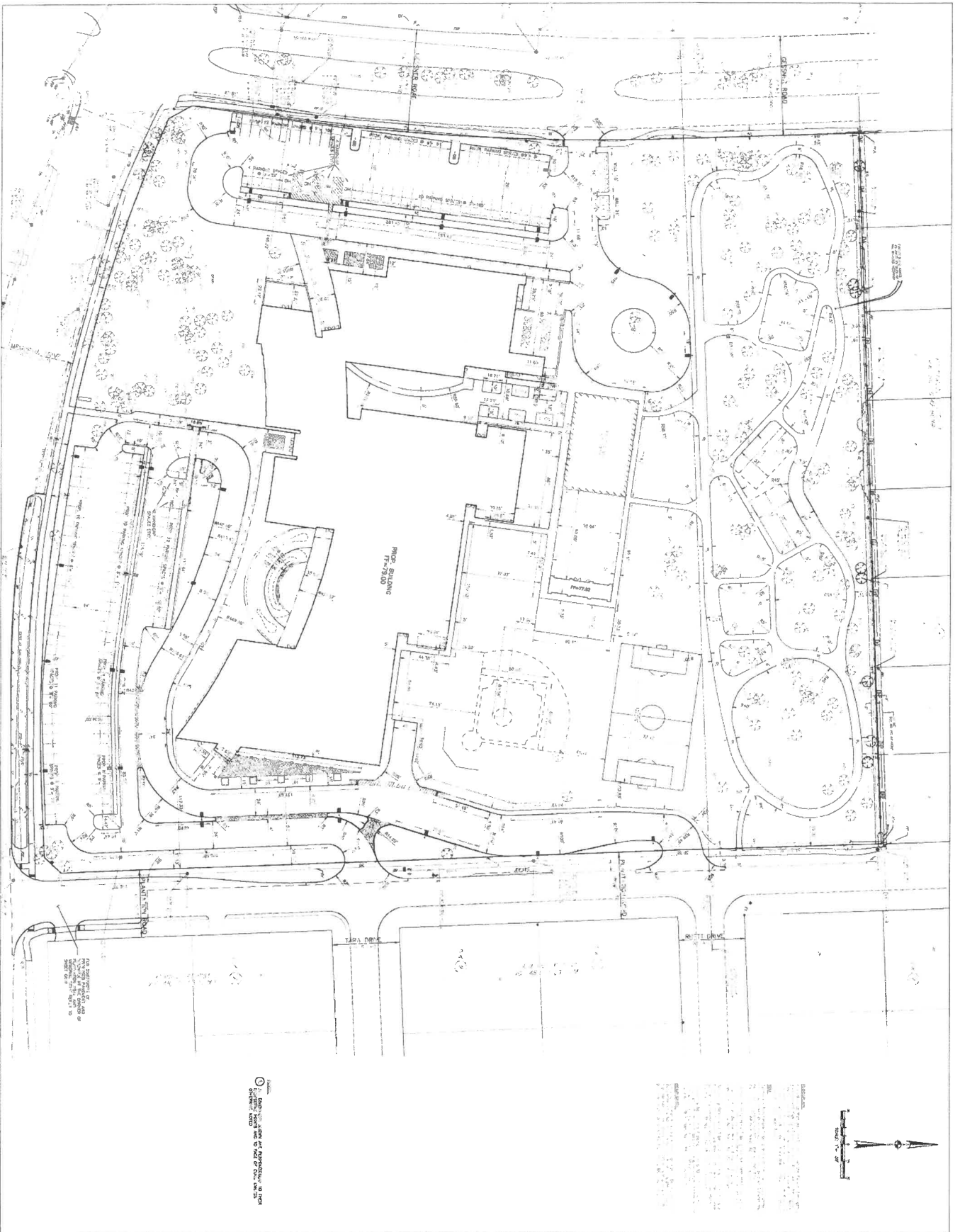
NO.	DATE	DESCRIPTION
1	11/01/12	ISSUED FOR PERMIT
2	11/01/12	ISSUED FOR CONSTRUCTION
3	11/01/12	ISSUED FOR BIDDING
4	11/01/12	ISSUED FOR AWARD
5	11/01/12	ISSUED FOR START OF WORK
6	11/01/12	ISSUED FOR COMPLETION
7	11/01/12	ISSUED FOR AS-BUILT
8	11/01/12	ISSUED FOR FINAL REVIEW
9	11/01/12	ISSUED FOR ARCHIVE

C102
 CIVIL SITE PLAN

Spring Branch Independent School District
 955 Campbell St.
 Houston, TX 77024
 PH: 713.644.1511

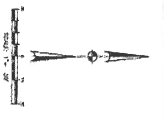
Frostwood Elementary School
 Spring Branch Independent School District
 12214 Memorial Dr.
 Houston, TX 77024
CONSTRUCTION DOCUMENTS

pfluger
 Other: 713.555.5141 | Fax: 713.522.5174
 6115 South Street, Suite 100, Houston, Texas 77002
 pfluger@schbills.com



THE SHOWN PORTION OF THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE: 11/11/2014
DRAWN BY: JGARCIA
CHECKED BY: JGARCIA
SCALE: AS SHOWN



C104
DIMENSIONAL
LAYOUT

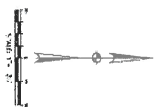
Spring Branch Independent
School District
955 Campbell St.
Houston, TX 77024
PH: 713.644.1511

Frostwood Elementary School
Spring Branch Independent School District
12214 Memorial Dr.
Houston, TX 77024
CONSTRUCTION DOCUMENTS

pfluger
PH: 713.202.1141 | FX: 713.202.1174
4914 West Street, Suite 100, Houston, Texas 77002
pfluger@pfluger.com



- 1. SEE PLAN FOR ALL DIMENSIONS.
- 2. SEE PLAN FOR ALL FINISHES.
- 3. SEE PLAN FOR ALL MATERIALS.
- 4. SEE PLAN FOR ALL EQUIPMENT.
- 5. SEE PLAN FOR ALL UTILITIES.
- 6. SEE PLAN FOR ALL STRUCTURAL DETAILS.
- 7. SEE PLAN FOR ALL MECHANICAL DETAILS.
- 8. SEE PLAN FOR ALL ELECTRICAL DETAILS.
- 9. SEE PLAN FOR ALL PLUMBING DETAILS.
- 10. SEE PLAN FOR ALL FINISH SCHEDULES.
- 11. SEE PLAN FOR ALL MATERIAL SCHEDULES.
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- 49. SEE PLAN FOR ALL PLUMBING SCHEDULES.
- 50. SEE PLAN FOR ALL FINISH SCHEDULES.



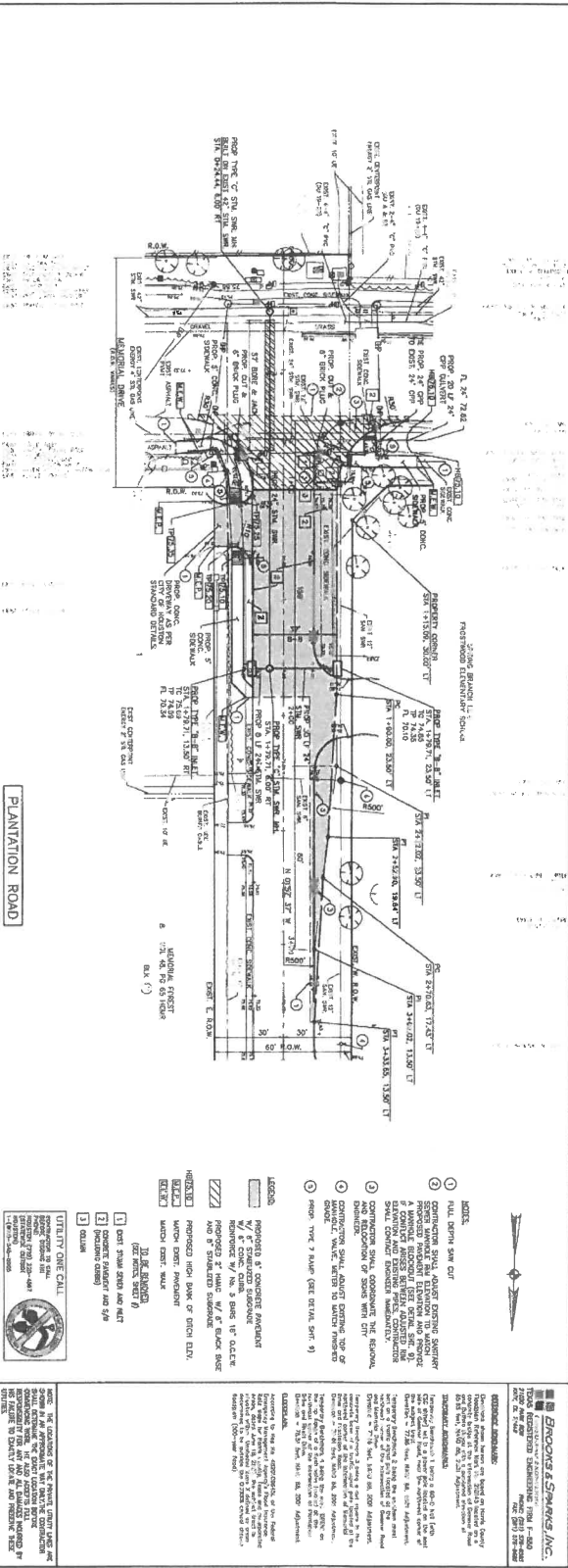
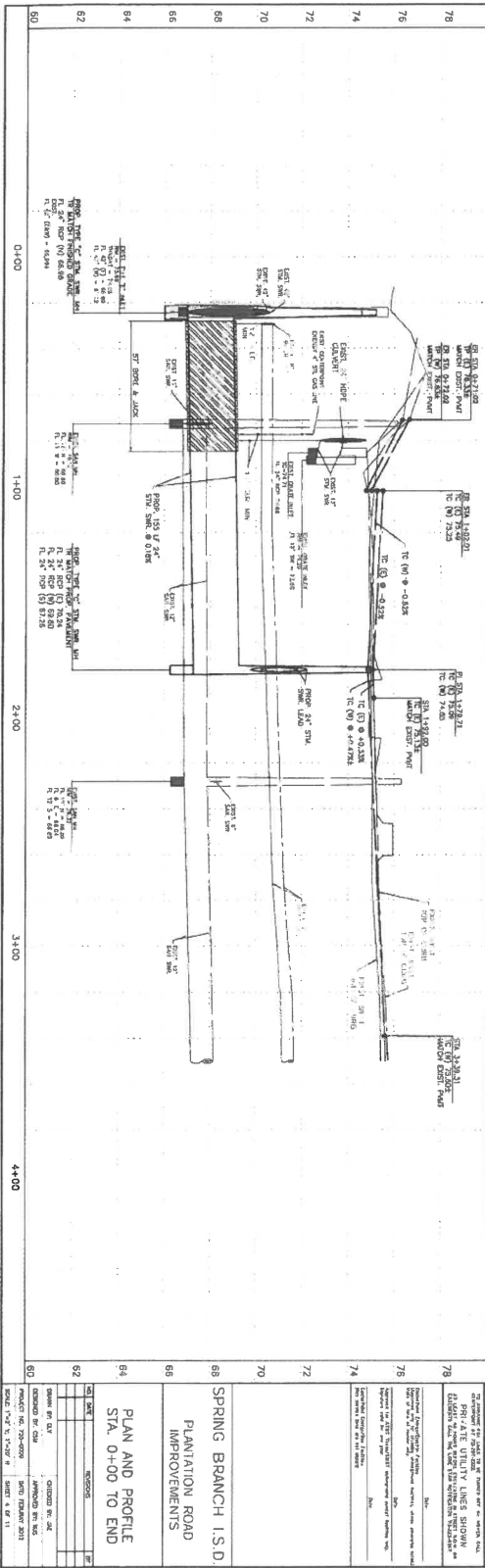
C301
 STORAGE ER
 SHEET 1 OF 3

Spring Branch Independent School District
 956 Campbell St.
 Houston, TX 77024
 PH: 713.844.1511

Frostwood Elementary School
 Spring Branch Independent School District
 12214 Memorial Dr.
 Houston, TX 77024
CONSTRUCTION DOCUMENTS

pfluger
 Office: 713.222.1441 | Fax: 713.222.1174
 4918 Main Street, Suite 100 Houston, Texas 77002
 pfluger@pfluger.com

07 Mar 2012 10:39AM H.y
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PLANITATION ROAD

- NOTES:**
1. FIELD NOTES SHOWN
 2. CONSTRUCTION SHALL MAINTAIN EXISTING SURFACE GRADE UNLESS OTHERWISE NOTED TO BE CHANGED.
 3. A BENTONITE SEAL SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND EXISTING UTILITY LOCATIONS SHALL BE RELOCATED TO MAINTAIN THE EXISTING GRADE UNLESS OTHERWISE NOTED TO BE CHANGED.
 4. CONSTRUCTION SHALL MAINTAIN EXISTING SPREADS AND EXISTING UTILITY LOCATIONS UNLESS OTHERWISE NOTED TO BE CHANGED.
 5. CONSTRUCTION SHALL MAINTAIN EXISTING UTILITY LOCATIONS UNLESS OTHERWISE NOTED TO BE CHANGED.
- LEGEND:**
- 1. EXISTING UTILITY LOCATIONS
 - 2. PROPOSED UTILITY LOCATIONS
 - 3. EXISTING UTILITY LOCATIONS TO BE RELOCATED
 - 4. PROPOSED UTILITY LOCATIONS TO BE RELOCATED
 - 5. EXISTING UTILITY LOCATIONS TO BE DELETED
 - 6. PROPOSED UTILITY LOCATIONS TO BE DELETED
- UTILITY LINE CALL:**
- 1. 1" DIA. WATER MAIN
 - 2. 12" DIA. WATER MAIN
 - 3. 18" DIA. WATER MAIN
 - 4. 24" DIA. WATER MAIN
 - 5. 30" DIA. WATER MAIN
 - 6. 36" DIA. WATER MAIN
 - 7. 42" DIA. WATER MAIN
 - 8. 48" DIA. WATER MAIN
 - 9. 54" DIA. WATER MAIN
 - 10. 60" DIA. WATER MAIN
 - 11. 66" DIA. WATER MAIN
 - 12. 72" DIA. WATER MAIN
 - 13. 78" DIA. WATER MAIN
 - 14. 84" DIA. WATER MAIN
 - 15. 90" DIA. WATER MAIN
 - 16. 96" DIA. WATER MAIN
 - 17. 102" DIA. WATER MAIN
 - 18. 108" DIA. WATER MAIN
 - 19. 114" DIA. WATER MAIN
 - 20. 120" DIA. WATER MAIN
 - 21. 126" DIA. WATER MAIN
 - 22. 132" DIA. WATER MAIN
 - 23. 138" DIA. WATER MAIN
 - 24. 144" DIA. WATER MAIN
 - 25. 150" DIA. WATER MAIN
 - 26. 156" DIA. WATER MAIN
 - 27. 162" DIA. WATER MAIN
 - 28. 168" DIA. WATER MAIN
 - 29. 174" DIA. WATER MAIN
 - 30. 180" DIA. WATER MAIN
 - 31. 186" DIA. WATER MAIN
 - 32. 192" DIA. WATER MAIN
 - 33. 198" DIA. WATER MAIN
 - 34. 204" DIA. WATER MAIN
 - 35. 210" DIA. WATER MAIN
 - 36. 216" DIA. WATER MAIN
 - 37. 222" DIA. WATER MAIN
 - 38. 228" DIA. WATER MAIN
 - 39. 234" DIA. WATER MAIN
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 - 44. 264" DIA. WATER MAIN
 - 45. 270" DIA. WATER MAIN
 - 46. 276" DIA. WATER MAIN
 - 47. 282" DIA. WATER MAIN
 - 48. 288" DIA. WATER MAIN
 - 49. 294" DIA. WATER MAIN
 - 50. 300" DIA. WATER MAIN

BRONCKS & SPANNA INC.
 1400 WEST 14TH STREET
 HOUSTON, TEXAS 77008
 TEL: 713.864.1511
 FAX: 713.864.1512
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Frostwood Elementary School
 Spring Branch Independent School District
 12214 Memorial Dr.
 Houston, TX 77024

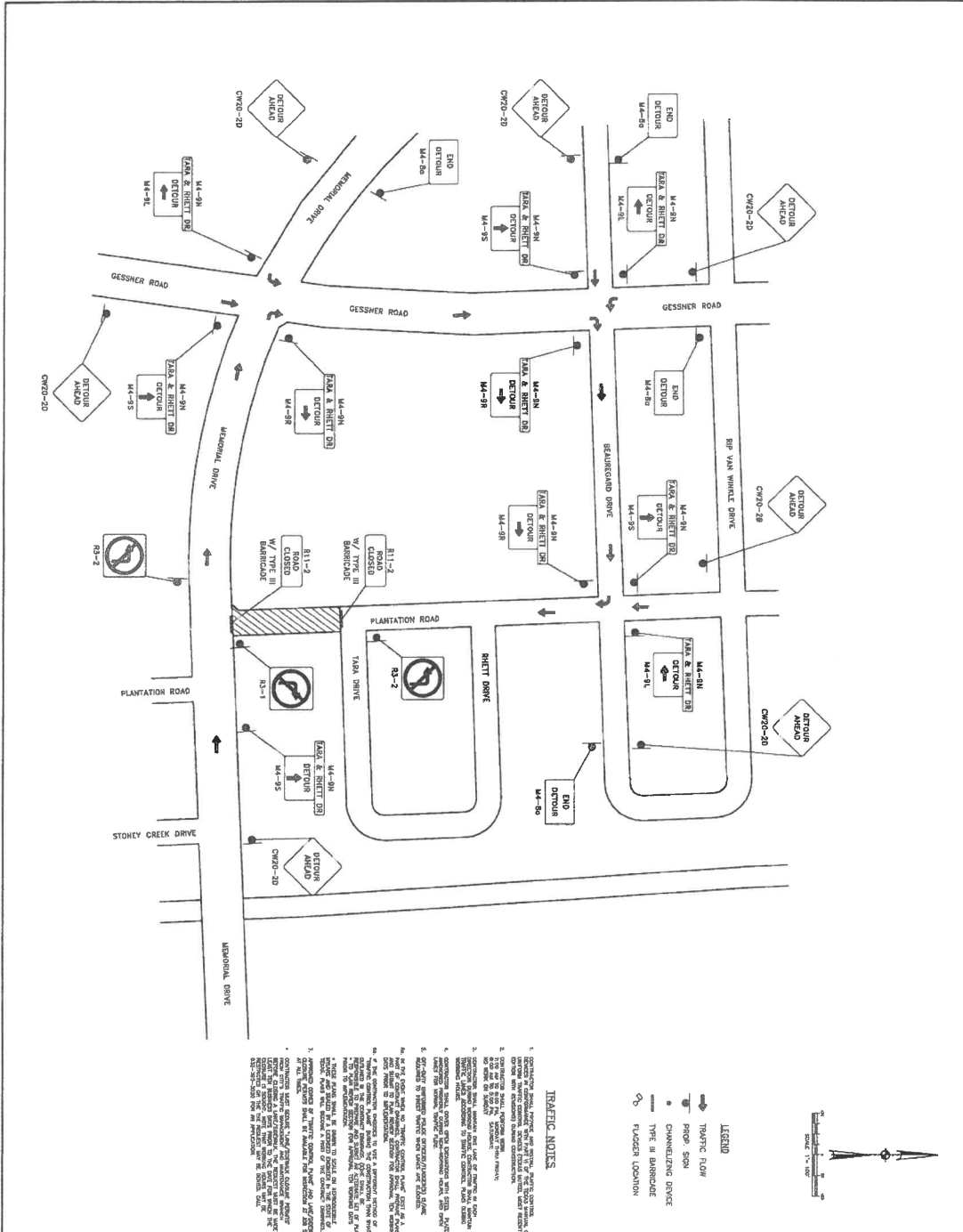
CONSTRUCTION DOCUMENTS

Spring Branch I.S.D.
 PLANITATION ROAD
 IMPROVEMENTS

PLAN AND PROFILE
 STA. 0+00 TO END

DATE: 03/07/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 08-0000
 SHEET NO.: 001
 SHEET TOTAL: 001

C006
 PUBLIC
 PLAN & PROFILE



TRAFFIC NOTES

1. DURING THE CONSTRUCTION OF THE PROJECT, THE FOLLOWING TRAFFIC CONTROL MEASURES WILL BE IMPLEMENTED TO MAINTAIN THE FLOW OF TRAFFIC THROUGH THE PROJECT AREA:
2. TRAFFIC WILL BE DIVERTED TO THE DETOUR ROUTES DURING THE CONSTRUCTION PERIOD.
3. ALL DETOUR ROUTES WILL BE MARKED WITH APPROPRIATE TRAFFIC SIGNS AND BARRICADES TO ENSURE THE SAFETY OF ALL TRAVELERS.
4. THE PROJECT AREA WILL BE CLOSED TO TRAFFIC DURING THE CONSTRUCTION PERIOD.
5. ALL DETOUR ROUTES WILL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.

LEGEND

- TRAFFIC FLOW
- PROB. SIGN
- CHANNELIZING DEVICE
- TYPE III BARRICADE
- FLAGGER LOCATION

<p>FRACK'S & SPARKS, INC. 1000 West Loop South, Suite 100, Houston, TX 77027 Tel: 713-781-1000</p>	
<p>PROJECT INFORMATION</p> <p>PROJECT NAME: SPRING BRANCH I.S.D. PLANTATION ROAD IMPROVEMENTS</p> <p>PROJECT LOCATION: 1000 West Loop South, Suite 100, Houston, TX 77027</p> <p>DATE: 03/07/12</p>	
<p>TRAFFIC CONTROL PLAN</p> <p>PROJECT NAME: SPRING BRANCH I.S.D. PLANTATION ROAD IMPROVEMENTS</p> <p>PROJECT LOCATION: 1000 West Loop South, Suite 100, Houston, TX 77027</p> <p>DATE: 03/07/12</p>	
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C608
 PUBLIC
 TARA DRIVE
 AND RHETT DRIVE
 DETOUR PLAN

Spring Branch Independent School District
 935 Campbell St
 Houston, TX 77024
 PH: 713.644.1511

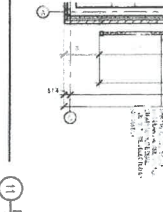
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 1000 West Loop South, Suite 100, Houston, TX 77027
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 www.pfluger.com

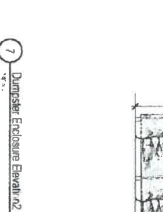
PROPOSED SECTION OF WALL DETAIL



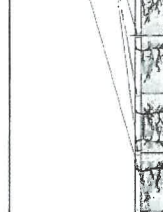
PROPOSED SECTION OF FOUNDATION DETAIL



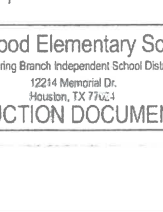
Elevation 5 - a



YARD GATE DETAIL



EDGED SCREEN WALL PLAN



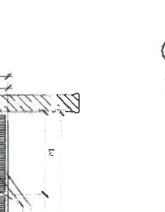
BASED ACTION Bolt Detail



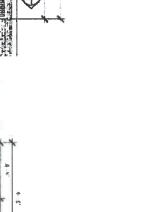
DAMAGED ENCLOSURE GATE DETAIL



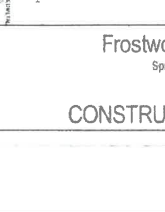
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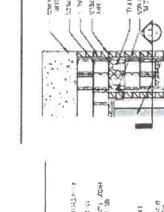
ROLLING GATE SECTION



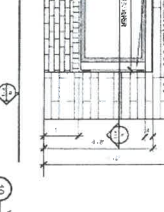
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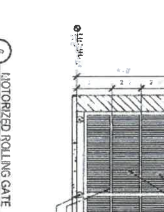
RECOVERED BIN PLAN



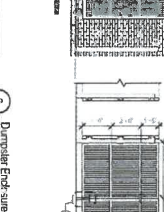
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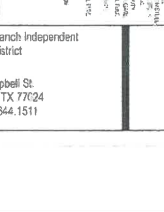
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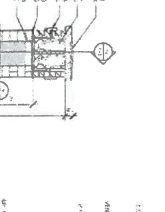
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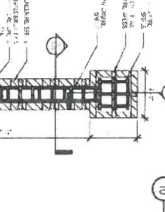
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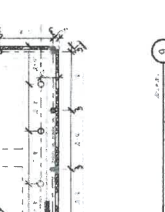
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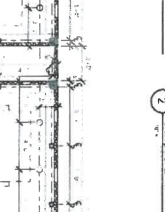
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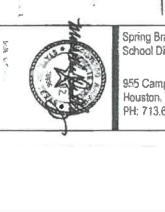
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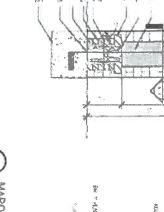
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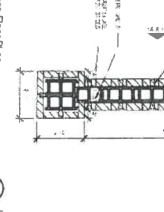
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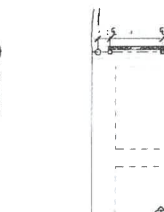
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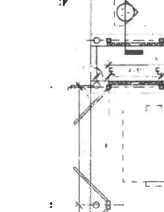
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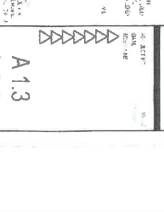
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A 1.3
 SHEETS

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 26, 2022, AT 11:30 A.M.**

I. CALL TO ORDER

Vice - Chairman Bill Going called the Planning and Zoning Commission Meeting to order at 11:32 a.m. based on a quorum of members present:

Present:

Catherine Wile, Chairman – *via Zoom*
Bill Going, Vice-Chairman
John Gillette, Commissioner
Jack Christiansen, Commissioner
Monica Muschalik, Commissioner
Paul Reinbolt, Commissioner
Billy Murphy, Commissioner

Also in Attendance:

Karen Glynn, City Administrator/Acting City Secretary
Loren Smith, City Attorney
Jennifer Namie, Assistant to the City Secretary
Councilmember Keith Brown
Councilmember Laurie Rosenbaum

II. PUBLIC COMMENTS

The following residents spoke in opposition to the amendment to the Specific Use Permit for Paratus Memorial to modify the playground area(s) and add fencing and gates to secure the property:

- Liz and Tyler Swain residing at 11723 Providence Park.
- Liz Franklin residing at 11719 Providence Park (*Liz Swain spoke on her behalf*).

The following residents spoke in support of the amendment to the Specific Use Permit for Paratus Memorial to modify the playground area(s) and add fencing and gates to secure the property:

- Jason Guan residing at 303 Tamerlaine.
- Stephen Shaw residing at 12007 Homewood Lane.
- Beau Dollins, Paratus Memorial.

III. CONSIDERATION AND POSSIBLE ACTION REGARDING A WRITTEN RECOMMENDATION TO THE CITY COUNCIL CONCERNING THE REQUEST FOR AN AMENDMENT TO THE SPECIFIC USE PERMIT FOR PARATUS MEMORIAL, A SCHOOL LOCATED AT 11750 MEMORIAL DRIVE, TO MODIFY THE PLAYGROUND AREA(S) AND ADD FENCING AND GATES TO SECURE THE PROPERTY – Karen Glynn, City Administrator

City Administrator, Karen Glynn, introduced the Project:

A Specific Use Permit for Paratus Memorial, a private school located at 11750 Memorial Drive, was approved by the City Council (as recommended by the Planning and Zoning Commission) on August 18, 2020. Paratus Memorial submitted an application to amend the Specific Use Permit to modify the playground areas and to add fencing and gates to secure the property and improve the safety of their students. The request requires an amendment to the existing Specific Use Permit to update the site plan.

The Planning and Zoning Commission held a workshop On September 30, 2021 and a Public Hearing on November 18, 2021. There were 3 residents that reside on Providence Park, adjacent to the school, that spoke at the public hearing with concerns regarding the perimeter fence. It was the Staff's intent to meet with the residents to understand the concerns; however, a meeting never came to fruition. Written comments were requested from the residents by the staff so these could be shared with the Commission at the next meeting. Resident, Liz Franklin, contacted the staff via email and recommended a design for the fence which included brick columns. No other comments were received.

Minor modifications for safety purposes were approved and constructed for the existing playground fencing as discussed with the Commission in November. In addition, the Fire Marshall performed a safety inspection, and the site met all code requirements.

A Planning and Zoning Commission Meeting was held on Wednesday, January 26, 2022. Residents once again spoke at the meeting and opposed the proposed SUP Application. The Commission discussed the concerns presented under public comment and shared concerns with the applicant. No action was taken at the January 2022 Meeting.

Paratus Memorial requested to continue the process for the current application and submitted an amended proposal for the design of the fence. The design included brick columns, with an exhibit that shows the location of the proposed columns.

The Commission discussed the application, concerns raised by residents, and concerns for the existing SUP.

A motion was made by Commissioner Muschalik to look at the Specific Use Permit in broader terms. The motion was seconded by Commissioner Gillette.

Commissioner Muschalik amended her motion to recommend that City Council not approve the amendment to the existing Specific Use Permit until the existing SUP is fully in compliance.

Commissioner Gillette agreed to the amendment.

The motion carried 7 to 0.

IV. CONSIDERATION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE SHORT FORM FINAL PLATS FOR THE FOLLOWING PROPERTIES – Karen Glynn, City Administrator

- A. 11 Valley Forge**
- B. 16 Valley Forge**

Plans for construction of new homes were submitted for review. During the plan review, it was found that the Subdivision had received approval, but there were no final plats ever recorded with Harris County. As a result, the property owner’s representatives submitted final plats for the Planning and Zoning Commission and ultimately, the City Council’s approval.

The plats proposed are considered as short form final plats under the City’s Subdivision Ordinance whereby the plat(s) can be considered without a preliminary plat since it is only one lot and does not include or alter any public right of way or have any zoning changes.

Staff, as well as the City’s platting consultant, reviewed the plats and after revisions, finds the plats meet all requirements of the City’s Ordinances. Staff recommended that the Planning and Zoning Commission recommend the plats be approved by the City Council.

A motion was made by Commissioner Gillette to approve the plat at 11 Valley Forge with the caveat that it be changed from “preliminary” to “final” plat. The motion was seconded by Commissioner Reinbolt.

The motion carried 7 to 0.

A motion was made by Commissioner Gillette to approve the plat at 16 Valley Forge. The motion was seconded by Commissioner Reinbolt.

The motion carried 7 to 0.

V. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE JANUARY 25, 2022, MINUTES

A motion was made by Commissioner Gillette to approve the minutes for January 25, 2022. The motion was seconded by Commissioner Murphy.

The motion carried 7 to 0.

VI. UPDATE ON ACTIVITIES - Karen Glynn, City Administrator

- A. Update on Events and Projects**

Karen Glynn reported that there are many projects underway in the City:

- Bunker Hill Elementary School Reconstruction, Water Well No. 5 and associated transmission line and additional detention is well underway. The Summer will be very busy as SBISD prepares to open the new school in August.
- Chapel Belle Reconstruction is underway and also, going very well.
- The City’s Public Works and Disaster Operations Building is currently under final design. Funding and plans include construction to be completed by early 2023.
- Mayor Lord shared the “State of the City” at the April 19, 2022 City Council Meeting. The presentation will be provided on the website.

VI. ADJOURN

A motion to adjourn was made by Commissioner Muschalik and seconded by Commissioner Gillette.

The motion carried 7 to 0.

The meeting adjourned at 12: 40 p.m.

Approved and accepted on June 7, 2022.

Catherine Wile, Chairman
Planning and Zoning Commission

ATTEST:

Karen H. Glynn, Acting City Secretary