

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
TUESDAY, JULY 7, 2020 AT 11:30 A.M.**

I. CALL TO ORDER

Vice Chairman Catherine Wile called the Planning and Zoning Commission Meeting to order at 11:34 a.m. based on a quorum of members present:

Present:

Catherine Wile, Vice Chairman (via Zoom)
Jack Christiansen, Commissioner (via Zoom)
Bill Going, Commissioner (via Zoom)
William Purifoy, Chairman (via Zoom)
Monica Muschalik, Commissioner (via Zoom)

Absent:

John Gillette, Commissioner
Jean Krivan, Commissioner

Also in Attendance:

Councilmember Keith Brown, P&Z Liaison (via Zoom)
Karen Glynn, City Administrator/City Secretary (via Zoom)
Steve Smith, Director of Public Works/Building Official (via Zoom)
Loren Smith, City Attorney (at City Hall)
Jennifer Namie, Assistant to the City Secretary (via Zoom)

II. PUBLIC COMMENTS

There were no public comments.

III. CONSIDERATION AND POSSIBLE ACTION REGARDING APPROVAL OF THE APRIL 15, 2020 MINUTES

A motion was made by Commissioner Christiansen to approve the minutes for April 15, 2020. The motion was seconded by Commissioner Muschalik to approve the minutes after correcting the spelling of Jack Christiansen's name.

The motion carried 5– 0.

IV. PRESENTATION AND PUBLIC HEARING - *Karen Glynn, City Administrator*

Beau Dollins, the applicant for Paratus Memorial presented his application to the Commission. Karen Glynn outlined the proposed Ordinance and Exhibits.

ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY TO APPEAR AND BE HEARD ON THE ITEM LISTED BELOW:

A PUBLIC HEARING REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR PARATUS MEMORIAL, 11750 MEMORIAL DRIVE FOR RELIGIOUS AND EDUCATIONAL PURPOSES

Chairman Wile opened the public hearing at 11:54 a.m.

There were no public comments

Chairman Wile closed the public hearing at 11:55 a.m.

V. CONSIDERATION AND POSSIBLE ACTION REGARDING A WRITTEN RECOMMENDATION TO THE CITY COUNCIL CONCERNING A SPECIFIC USE PERMIT FOR PARATUS MEMORIAL, 11750 MEMORIAL DRIVE FOR RELIGIOUS AND EDUCATIONAL PURPOSES - Karen Glynn, City Administrator

Karen Glynn, City Administrator presented this item.

Paratus Memorial submitted an application for a Specific Use Permit (SUP) to develop a school and to continue the existing uses for religious and pre-school uses at the site. This item was work shopped with the Planning and Zoning Commission in April.

The Memorial Drive Christian Church is located at 11750 Memorial Drive and has operated at this location for over 40 years. The Church also operates a pre-school at the location. There is no Specific Use Permit for the site. Records show that the Church proposed various needs such as lot coverage and signage over the years through the Zoning Board of Adjustments.

The Specific Use Process for the City has evolved over the years. Educational Facilities were added to the list of uses in 2011.

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 Church property has been in operation since the City was established. There is a Church School at the site now. The proposal includes adding a private school to the site.

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

The Commission discussed the details of the ordinance and the exhibits.

A motion was made by Commissioner Purifoy and seconded by Commissioner Going to amend Exhibit B to show a north arrow.

The motion carried 5 to 0.

A motion was made by Commissioner Purifoy and seconded by Commissioner Christiansen to amend Exhibit C by adding an arrow by the second egress.

The motion carried 5 to 0.

A motion to recommend approval to the City Council for the Paratus Memorial Specific Use Permit was made by Commissioner Going and seconded by Commissioner Purifoy.

The motion passed 5 – 0.

VI. REVIEW, DISCUSSION AND DIRECTION ON A SPECIFIC USE PERMIT APPLICATION BY SPRING BRANCH INDEPENDENT SCHOOL DISTRICT FOR THE RECONSTRUCTION OF BUNKER HILL ELEMENTARY SCHOOL -
Karen Glynn, City Administrator and Spring Branch Independent School District Representatives

Karen Glynn, City Administrator introduced the project.

The following representatives attended and presented the details of the project:

Travis Stanford – Associate Superintendent of Operations – Spring Branch ISD
Kris Drosche – Spring Branch ISD
Jennifer Henrikson – Principal and Architect for Stantec
Gary Dunn – Architect and Project Manager for Stantec
Megan Monedero – Architect for Stantec
Ryan Eurick and Joel Seybert - Engineers

Bunker Hill Elementary School is located at 11950 Taylorcrest. The School was annexed into the City at the request of Spring Branch Independent School District (SBISD) in December 1956 and has continued to operate at this location since that time. The school is currently schedule for reconstruction per the District’s approved 2017 Bond Referendum. There is no Specific Use Permit for the site. The Specific Use Process has evolved over the years. Educational Facilities were added to the list of uses in 2011.

The reconstruction triggers the Specific Use Permit (SUP) Process which requires a recommendation by the Planning and Zoning Commission and approval by City Council.

The purpose of this meeting was to review and discuss the proposal with the Planning and Zoning Commission and gain direction prior to beginning the actual process which includes notifications and a public hearing.

The Commission asked questions and discussed several items including: the design criteria in regards to the number of students; access to the pedestrian bridge adjacent to the campus; the height of the new school building and the proximity to adjacent residents; drainage and utilities proposed for the site; proposed fencing; and clarity of the details on some of the slides/exhibits.

Karen Glynn concluded the discussion by thanking the Commission for their comments. The next step will include drafting the ordinance outlining the points discussed and detailing the exhibits. The Commission concurred to begin the public process. This will include notification of adjacent properties within 200 feet and placing the notice of public hearing in the newspaper of record in accordance with state law.

VI. UPDATE ON ACTIVITIES – *Karen Glynn, City Administrator*

Karen Glynn shared the following updates:

COVID -19 Updates:

The City continues to monitor this interesting time with our Public Safety Departments. City Hall has been back to regular hours and the City is continuing to hold meetings via Zoom.

Next Meeting:

The Commission set the next meeting on August 12, 2020 at 11:30 a.m.

Miscellaneous Items:

The Commission asked about the Proposed Conditional Use Permit. Ms. Glynn indicated that staff continues to work to evaluate the various lots in the City. This item will come back to the Commission. In addition, Ms. Glynn noted that the Vacant Property Ordinance is working very well and all properties have registered.

VII. ADJOURN

A motion to adjourn was made by Commissioner Going and seconded by Commissioner Christiansen.

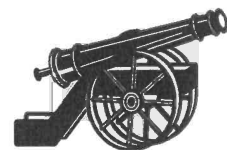
The motion passed 5 – 0.

The meeting adjourned at 1:17 p.m.

Approved and accepted on August 12, 2020.

Catherine Wile, Vice Chairman
Planning and Zoning Commission

Attest: _____
Karen Glynn, Acting City Secretary



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

Agenda Request

Agenda Date: August 12, 2020

Agenda Item No: IV and V

Subject/Proceeding: A PUBLIC HEARING WILL BE HELD REGARDING A REQUEST FOR A SPECIFIC USE PERMIT FOR THE RECONSTRUCTION OF BUNKER HILL ELEMENTARY SCHOOL LOCATED AT 11950 TAYLORCREST

CONSIDERATION AND POSSIBLE ACTION REGARDING A WRITTEN RECOMMENDATION TO THE CITY COUNCIL CONCERNING A SPECIFIC USE PERMIT FOR THE RECONSTRUCTION OF BUNKER HILL ELEMENTARY SCHOOL LOCATED AT 11950 TAYLORCREST

Exhibits: Ordinance and Exhibits
Draft Memo to City Council

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

Executive Summary

Spring Branch Independent School District has submitted a request for a Specific Use Permit to redevelop Bunker Hill Elementary School at 11950 Taylorcrest and to continue the existing educational uses at the location. The school is currently schedule for reconstruction per the District's approved 2017 Bond Referendum.

This item was workshopped with the Planning and Zoning Commission on July 7, 2020. Taking into account the comments from the Commission at the workshop, the attached Ordinance has been drafted to present to the Public and the Commission for recommendation to the City Council.

Background

Bunker Hill Elementary School is located at 11950 Taylorcrest. Bunker Hill Elementary School was constructed in 1956. The School was annexed into the City at the request of Spring Branch Independent School District (SBISD) in December 1956 and has continued to operate at this location since that time. There is no Specific Use Permit for the site.

The Specific Use Process for the City has evolved over the years. Educational Facilities were added to the list of uses in 2011.

Summary

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.

Bunker Hill Elementary has been in operation since the City annexed the property. The proposal includes continuing this use and reconstruction of the site.

The SUP Process provides for conditions to be included to ensure specific concerns are addressed for the various factors. These are outlined in the proposed Ordinance.

ORDINANCE NO. 20 -

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 THE RECONSTRUCTION OF BUNKER HILL ELEMENTARY SCHOOL CAMPUS AT 11950 TAYLORCREST FOR EDUCATIONAL PURPOSES; 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, 11950 Taylorcrest, Bunker Hill Village, Texas, is hereby granted in

accordance with the plans attached hereto as Exhibits “A1 – A6” and in accordance with and subject to the special terms and conditions set forth in Section 2 of this Ordinance. Said Exhibits “A1 – A6” are 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. Signage

The proposed signage is shown on Exhibit B. The sign lighting grid shall be a monochromatic, subdued color, such as amber or other color approved by the Director of Public Works/Building Official, and shall not strobe, blink, or move or create a glare or impede traffic.

The sign shall not be turned on outside the specified hours of operation. The specified hours of operation shall be 7:00 a.m. to 9:00 p.m.

B. Traffic Plan

Parking on or along Taylorcrest shall be prohibited and unlawful; all stacking of vehicles shall be on the property, as proposed in the parking and traffic plan as shown in Exhibit C.

C. Lighting

The proposed lighting of driveways and the parking lot is shown on Exhibit D in accordance with the City’s standards. Any future exterior lighting shall require an amendment to the Specific Use Permit.

D. Other Matters.

Spring Branch Independent School District shall comply with all building regulations and other ordinances of the City.

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 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 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 15th day September, 2020

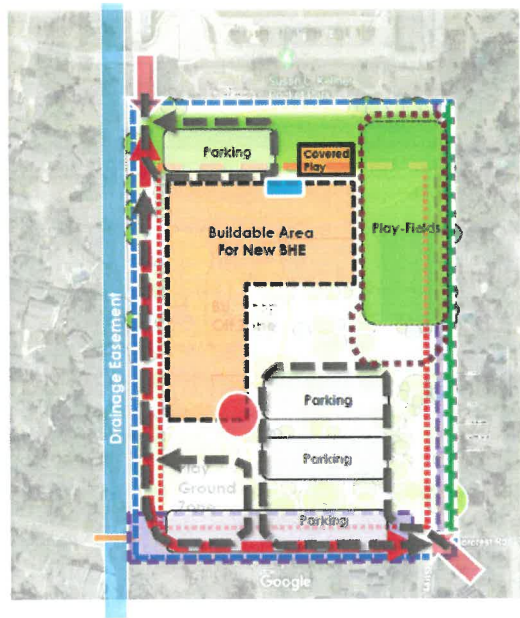
Robert P. Lord, Mayor

ATTEST:

Karen H. Glynn, Acting City Secretary

Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

Exhibit A - 1



Site Plan
Functional Relationships

Entry Drives: Parent Drop-off,
Visitor Entry + Bus Drop-Off

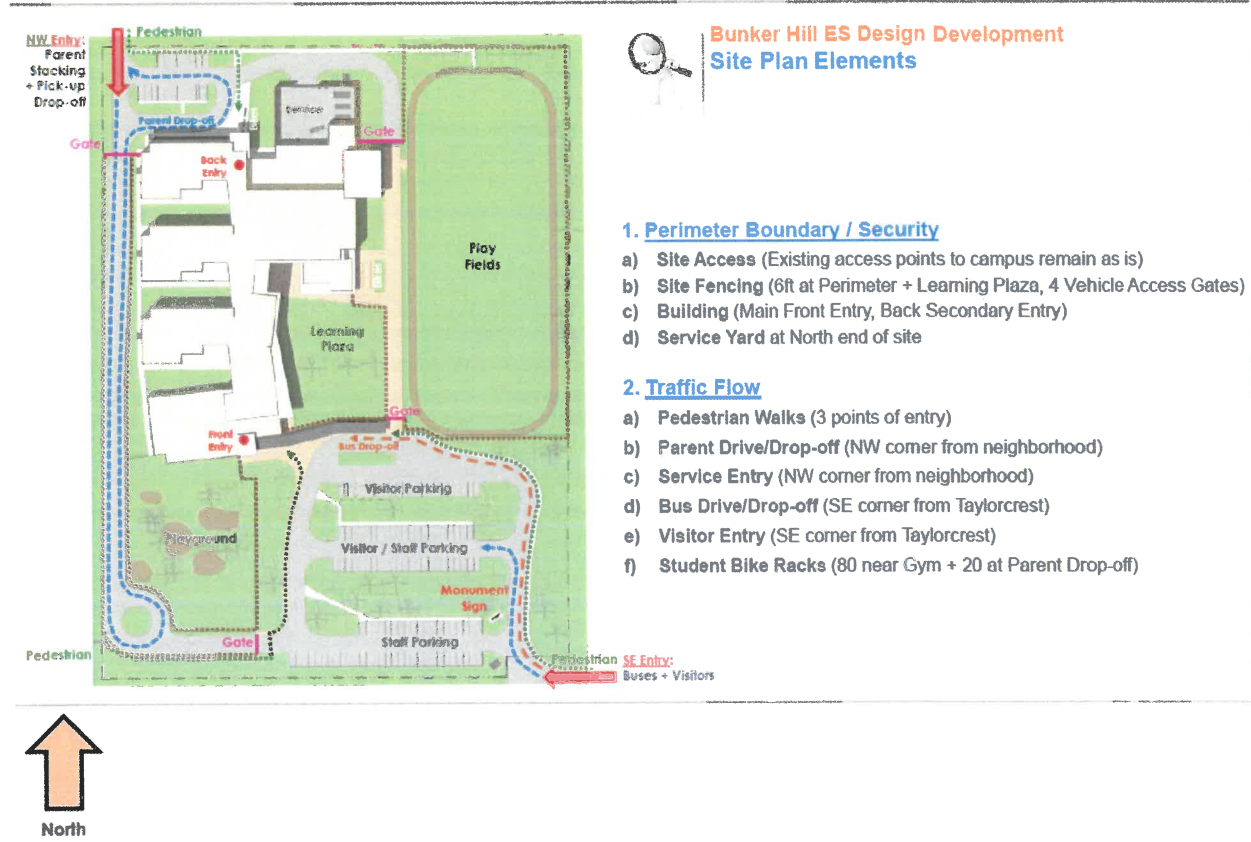
Parking: Visitor, Staff, Service

Outdoor Play: Covered Play,
¼ Mile Track, Fields



Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

Exhibit A - 2



Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

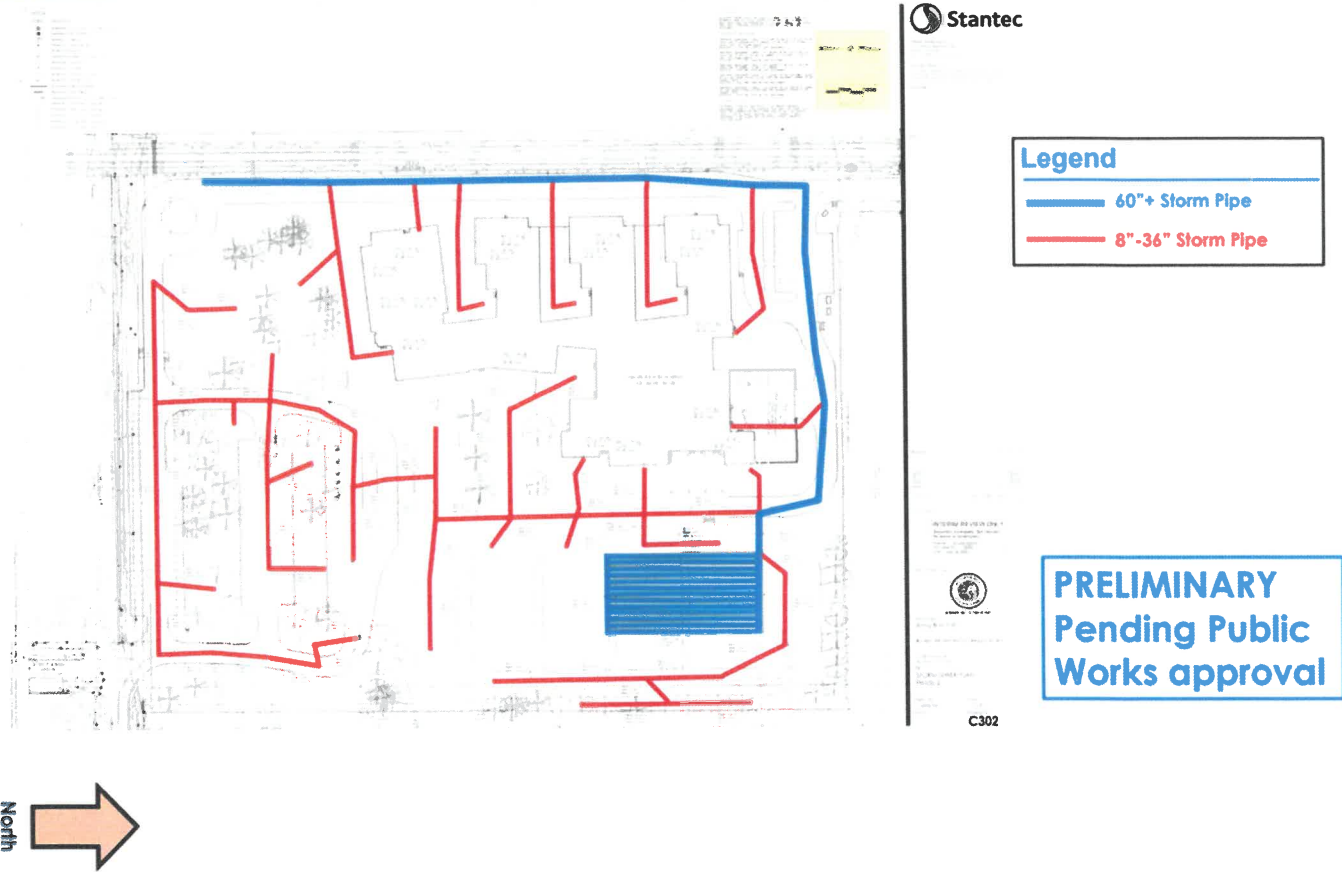
Exhibit A - 3



Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

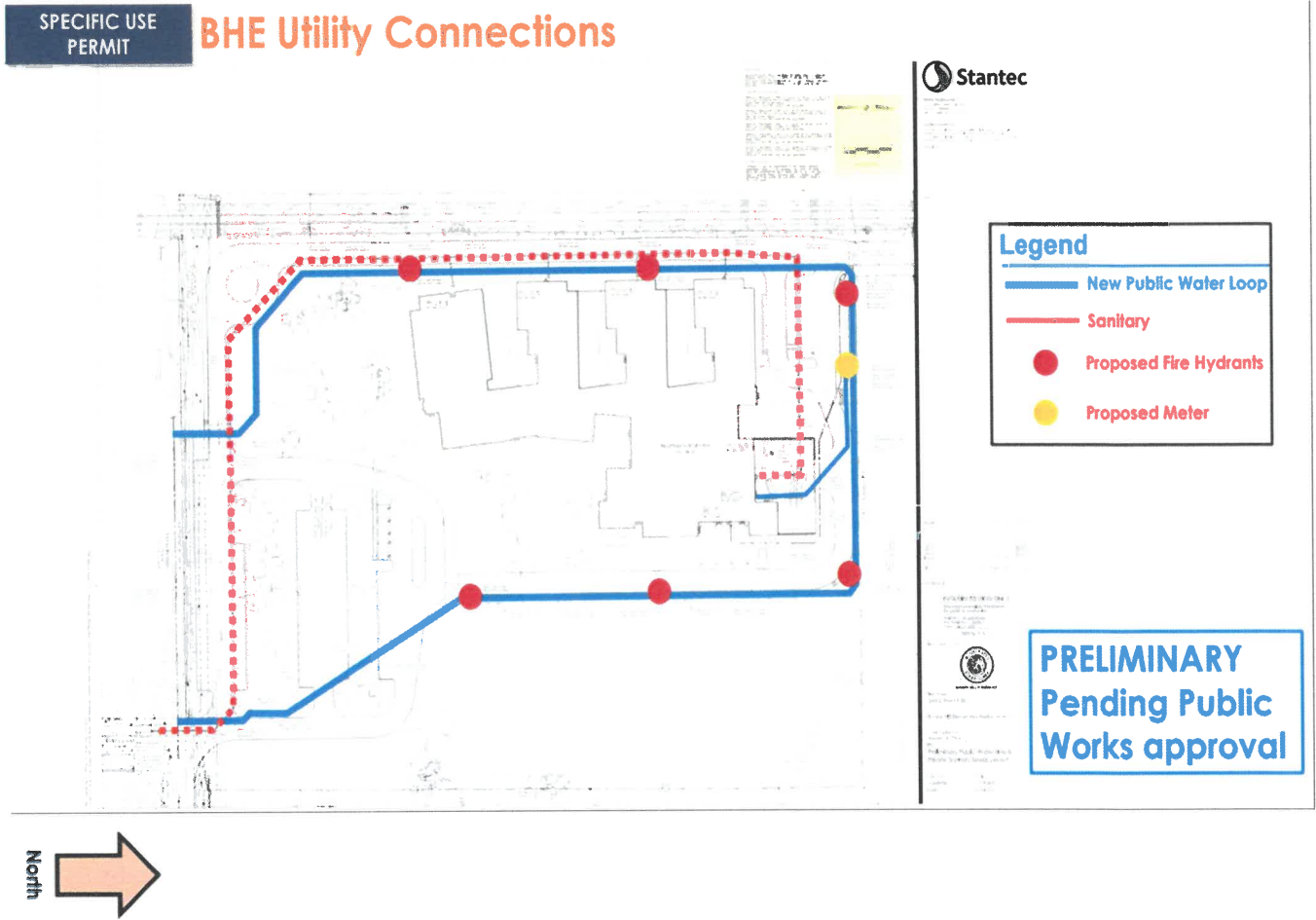
Exhibit A – 4

SPECIFIC USE PERMIT **BHE Storm Detention**



Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

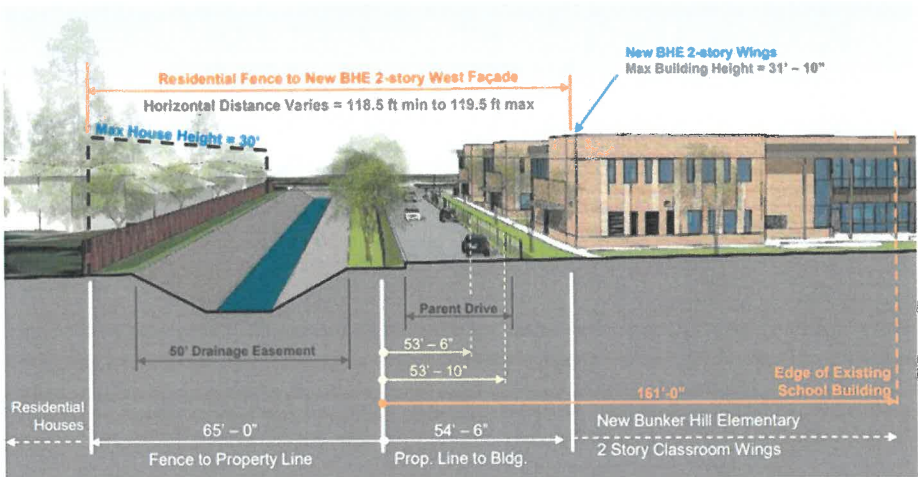
Exhibit A - 5



Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

Exhibit A - 6

SPECIFIC USE PERMIT BHE WEST SITE SECTION



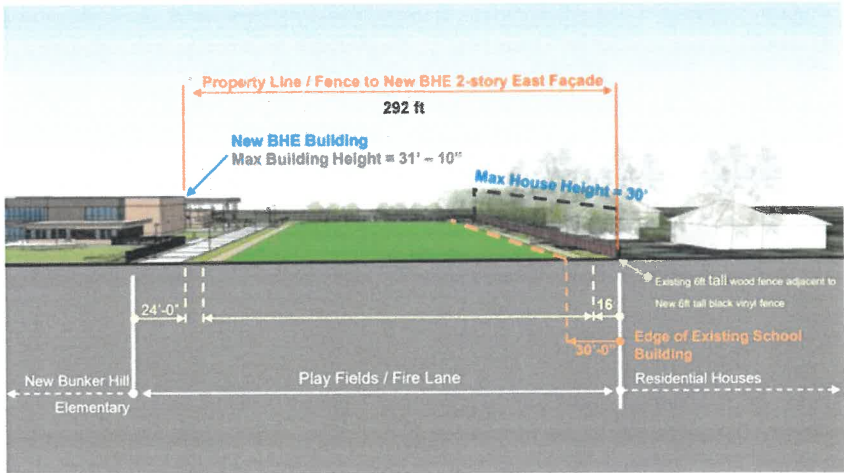
Section Location



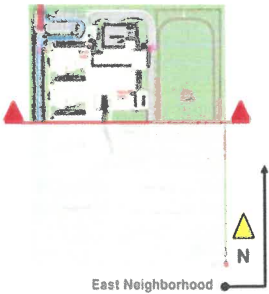
Site Section Diagram illustrates site context critical dimensions of new BHE in relation to the west neighbors:

- Horizontal Distance: Ranges from 118.5 to 119.5 ft at the new BHE 2-story Classroom Wing
- 65' - 0" Total horizontal distance from Residential Fence to west BHE Property Line includes the 50ft drainage easement
 - Horizontal distance of 2-story portion New BHE west façade varies in its location from west BHE property line.
 - West Residential Houses vary in horizontal location from each respective fence that borders the drainage easement.
- Vertical Building Height: Maximum Building Height of 31' - 10" from first floor level to top of new 2-story portion of the new BHE Building.
- West Residential Houses vary in height (1 & 2-story).

SPECIFIC USE PERMIT BHE EAST SITE SECTION



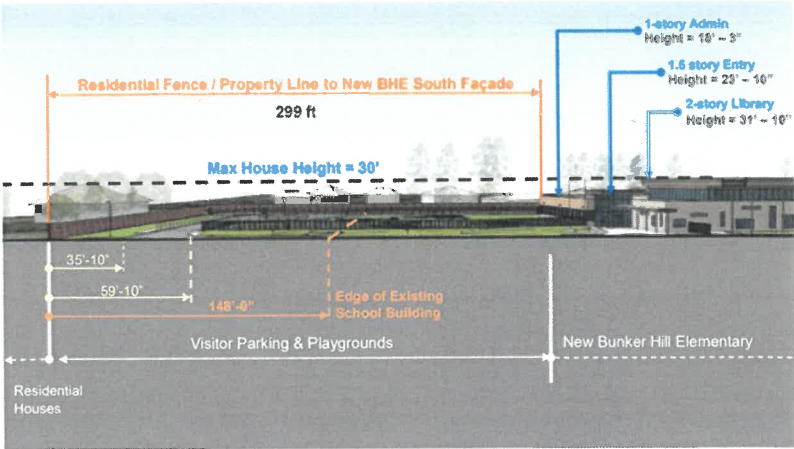
Section Location



Site Section Diagram illustrates site context critical dimensions of new BHE in relation to the west neighbors:

- Horizontal Distance: 292 ft from East Property line / Residential Fence to East façade of New 2-story Building
- 16' - 0" Total horizontal distance from Residential Fence to running track
- Vertical Building Height: Maximum Building Height of 31' - 10" from first floor level to top of new 2-story portion of the new BHE Building.
- West Residential Houses vary in height (1 & 2-story).

BHE SOUTH SITE SECTION



Section Location



Site Section Diagram illustrates site context critical dimensions of new BHE in relation to the South Neighbors:

Horizontal Distance: 299 ft from Residential Fence to South Building Facade

- 35' - 10" Total horizontal distance from Residential Fence to South Vehicular Drive

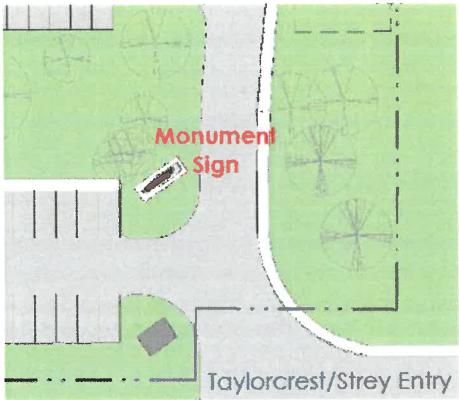
Vertical Building Height: Maximum Building Height of 31' - 10" from first floor level to top of new 2-story portion of the new BHE Building.

- West Residential Houses vary in height (1 & 2-story).

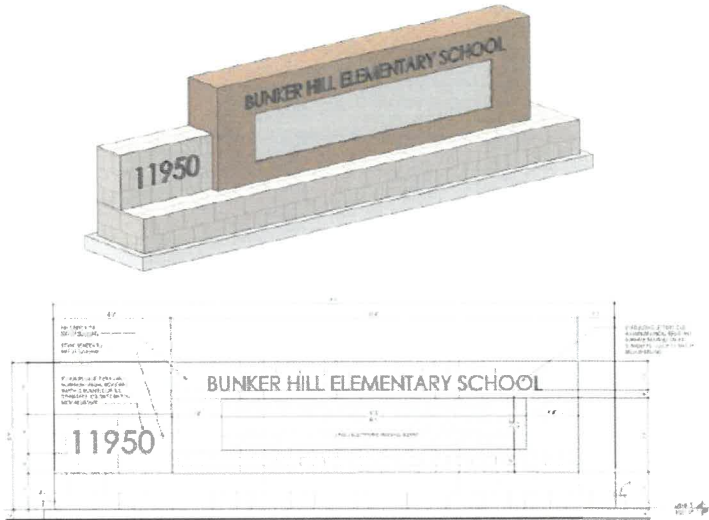
Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

Exhibit B

SPECIFIC USE PERMIT BHE MONUMENT SIGN



- Single Sided Digital Marquee
- Programmed for operation at allowable hours
 - Static Display
 - Masonry surround to match exterior building materials

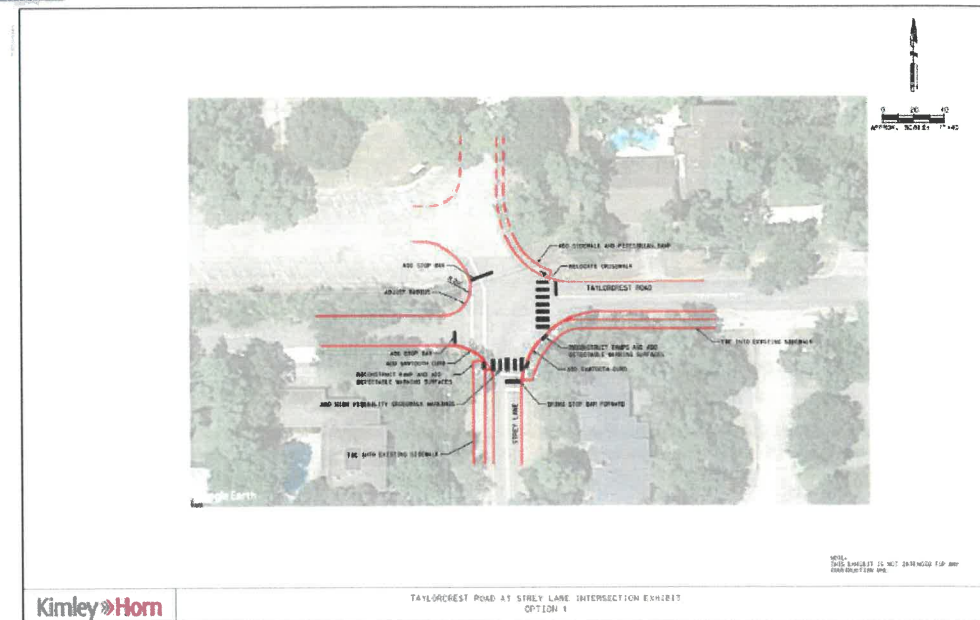


Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
 11950 Taylorcrest
 For Educational Purposes
August 2020

Exhibit C

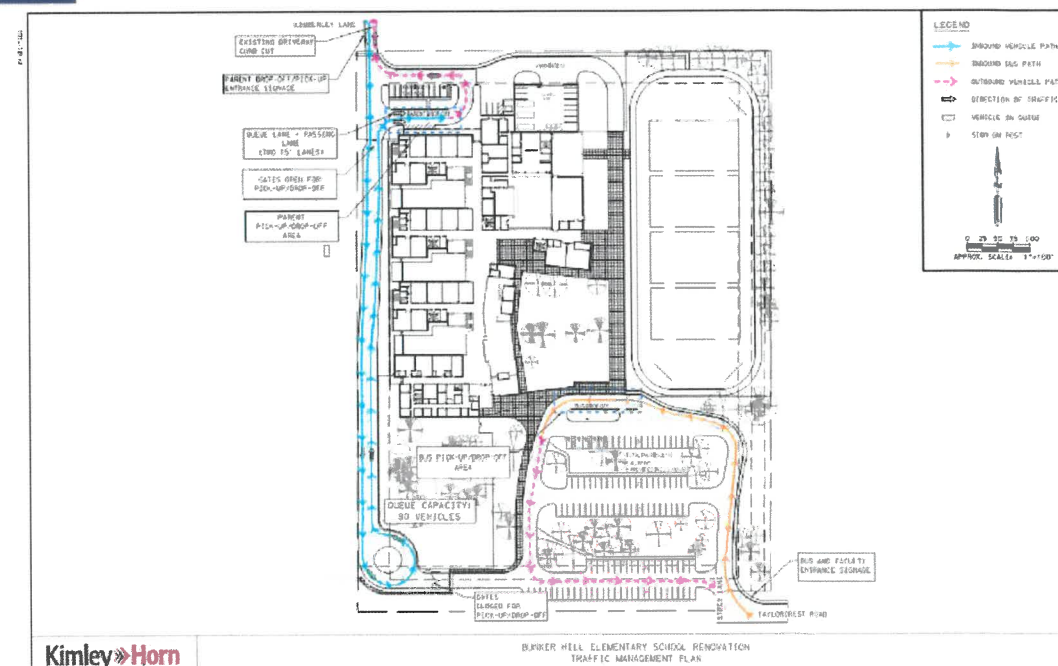
**SPECIFIC USE
PERMIT**

BHE Off Site Pedestrian Access



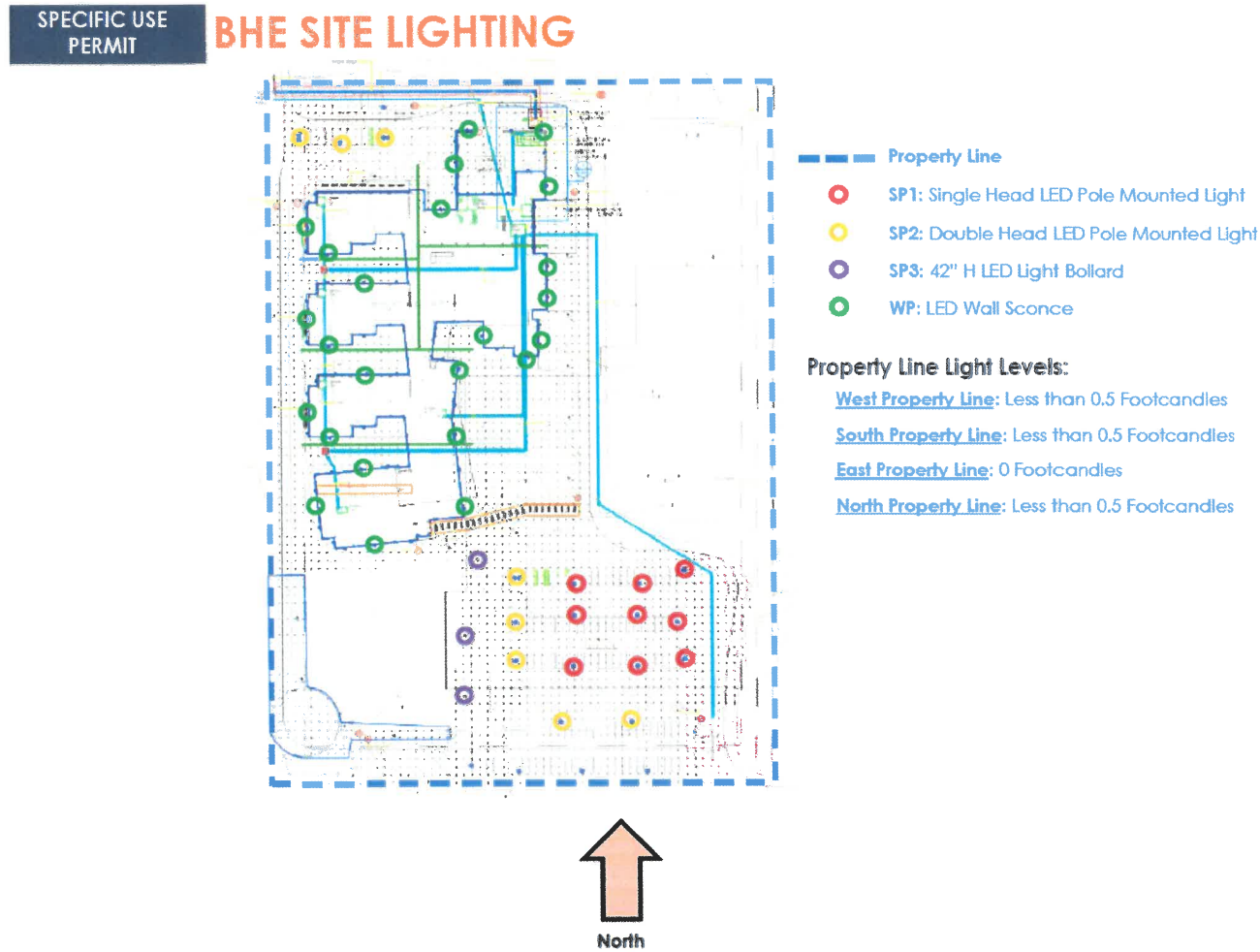
**SPECIFIC USE
PERMIT**

BHE Traffic Management Plan



Specific Use Permit – Ordinance No.
Bunker Hill Elementary School
11950 Taylorcrest
For Educational Purposes
August 2020

Exhibit D



M E M O R A N D U M

TO: MAYOR AND CITY COUNCIL

FROM: WILLIAM PURIFOY, CHAIRMAN, PLANNING & ZONING COMMISSION
CATHERINE WILE, VICE CHAIRMAN, PLANNING & ZONING COMMISSION

RE: WRITTEN RECOMMENDATION TO THE CITY COUNCIL REGARDING A
REQUEST FOR A SPECIFIC USE PERMIT FOR THE RECONSTRUCTION OF
BUNKER HILL ELEMENTARY SCHOOL LOCATED AT 11950 TAYLORCREST

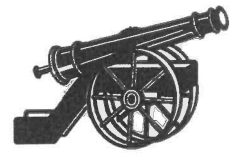
DATE: August 12, 2020

The Commission presents the following Final Report and Recommendation of the Planning and Zoning Commission to the City Council for consideration.

The Planning and Zoning Commission, having met on July 7, 2020 at 11:30 a.m., reviewed a request by Spring Branch Independent School District for a Specific Use Permit to redevelop Bunker Hill Elementary School at 11950 Taylorcrest and to continue the existing educational uses at the location. The Commission gave direction to the applicant during this workshop item.

A Public Hearing was held before the Planning and Zoning Commission regarding this request on August 12, 2020. All interested parties had the right and opportunity to appear in person or via Zoom. All property owners within 200 feet of the property were also notified by letter. There were _____ individuals who spoke at the hearing. _____ written comments were received and provided to the Commission.

After the public hearing closed, the Commission discussed this item and took action. The Commission voted _____ to recommend / not to recommend that the City Council approve the Specific Use Permit as noted on the Ordinance presented.



CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
Agenda Request

Agenda Date:	August 12, 2020
Agenda Item Number:	VI
Subject/Proceeding:	DISCUSSION ON A PRELIMINARY PLAT FOR BUNKER HILL ELEMENTARY SCHOOL
Exhibits:	Plat Document
Approval(s):	Karen Glynn Steve Smith

Executive Summary

Plans for the reconstruction of Bunker Hill Elementary School are currently being developed for review. The site for Bunker Hill Elementary School was never platted. As a result, Jones and Carter, the property owner's representative, has submitted the attached preliminary plat to the Planning and Zoning Commission to begin the platting process.

In discussion with Spring Branch ISD, Representatives from Jones and Carter, and the City Attorney, there are some complexities regarding the plat as property development took place surrounding the school. There are several access easements that have been recorded and are shown on the plat. Staff is working with the various entities to understand and resolve the issues.

The process for platting includes a Preliminary Plat approved by the Planning and Zoning Commission followed by a Final Plat which is then recommended to City Council. Preliminary Plats shall be effective for 6 months.

This is a discussion item for the Commission.

THE STATE OF TEXAS

COUNTY OF HARRIS

We, SPRING BRANCH INDEPENDENT SCHOOL DISTRICT, acting by and through PAM GOODSON, PRESIDENT, and MINDA CAESAR, SECRETARY, being School Board Members of SPRING BRANCH INDEPENDENT SCHOOL DISTRICT, Owner hereinafter referred to as Owners (whether one or more) of the 13.01 acre tract described in the above and foregoing map of SPRING BRANCH ISD BUNKER HILL ELEMENTARY SCHOOL SUBDIVISION, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land as dedicated.

FURTHER, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet in width from a plane sixteen feet (16') above the ground level upward, located adjacent to all public utility easements shown hereon.

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

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Bunker Hill Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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

FURTHER, the owners hereby certify that this plat does not attempt to alter, amend, or remove any covenants of restrictions, was further certified that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than one (1) residential unit per lot.

IN TESTIMONY WHEREOF, the SPRING BRANCH INDEPENDENT SCHOOL DISTRICT, has caused these presents to be signed by PAM GOODSON, PRESIDENT, thereunto authorized by MINDA CAESAR,

SECRETARY, this day _____ of _____, 2020.

By: Spring Branch Independent School District

By: Pam Goodson, President

Attest: Minda Caesar, Secretary

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Pam Goodson, President, and Minda Caesar, Secretary, of Spring Branch Independent School District known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Signature: _____

Printed Name: _____

Notary Public in and for the State of Texas

Commission Expires: _____

This is to certify that the Planning and Zoning Commission of the City of Bunker Hill Village, Texas, Has approved this plat and subdivision of SPRING BRANCH ISD BUNKER HILL ELEMENTARY SCHOOL SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the City of Bunker Hill Village as shown hereon and authorized the recording of this plat this _____ day of _____, 2020.

Chairman Vice-Chairman

Robert P. Lord, Mayor Valerie Cantu, Secretary
City of Bunker Hill Village, Texas

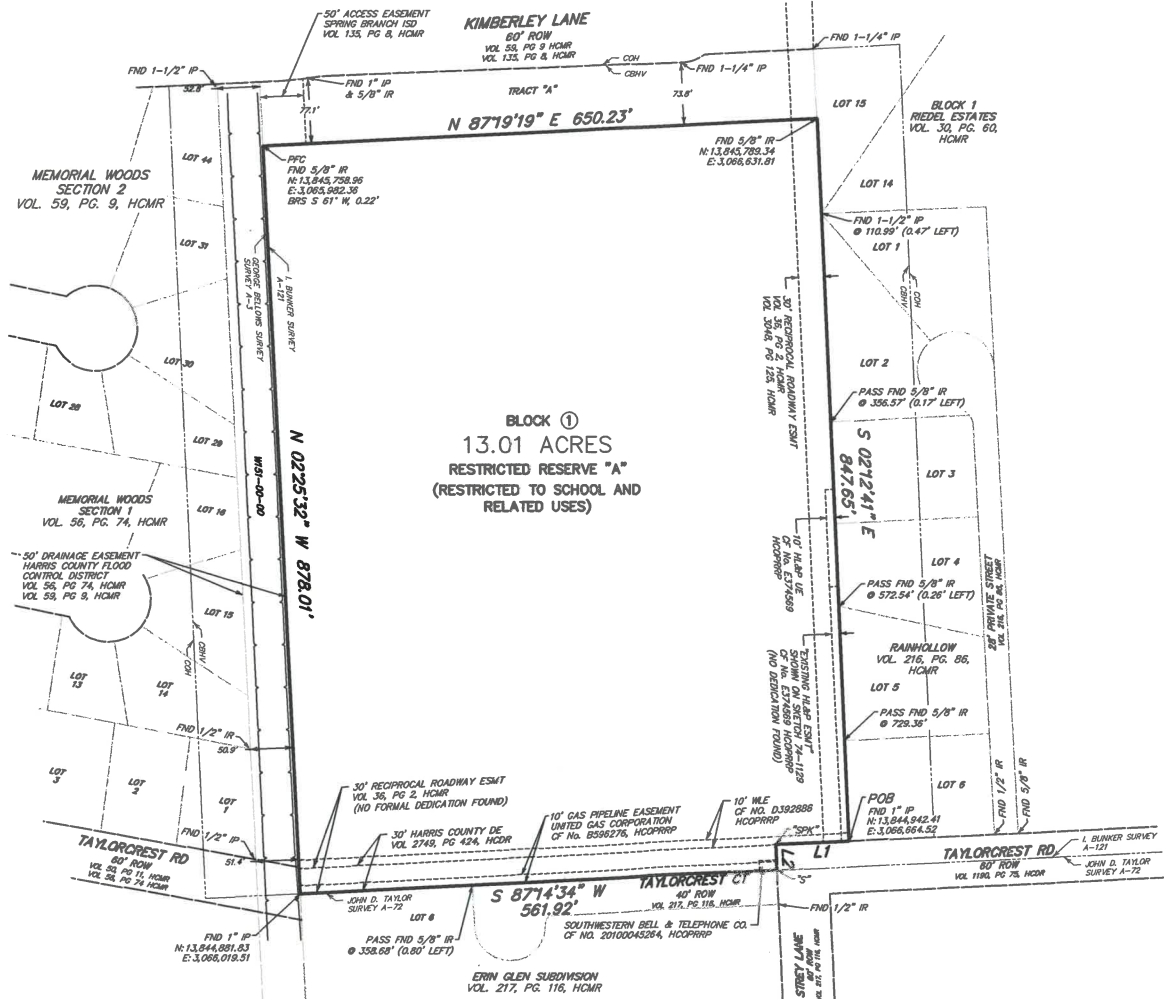
This is to certify that the City Council of the City of Bunker Hill Village, Texas has approved this plat and subdivision of SPRING BRANCH ISD BUNKER HILL ELEMENTARY SCHOOL SUBDIVISION as shown hereon. In testimony whereof, witness this official signature of the mayor of the City of Bunker Hill Village, Texas, this this _____ day of _____, 2020.

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office
on _____, 2020, at _____ o'clock _____M., and duly recorded
on _____, 2020, at _____ o'clock _____M., and at
Film Code No. _____ of the Map Records of Harris County for said county.

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

Chris Hollins
County Clerk
of Harris County, Texas

By: Deputy



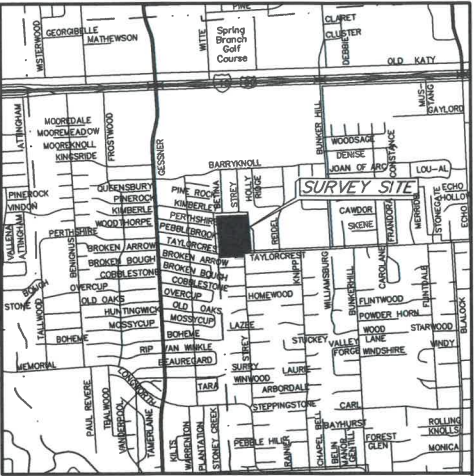
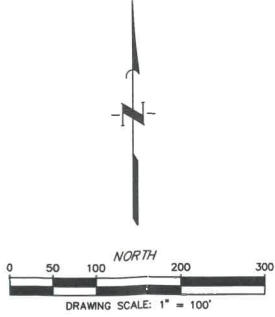
LINE	BEARING	DISTANCE
1	S 87°19'19\"	650.00
2	S 02°12'41\"	847.65



Matthew W. Brazzel
Registered Professional Land Surveyor
Texas Registration No. 6140

LEGEND:

"S" SET 3/4" IRON ROD (WITH CAP STAMPED
"JONES|CARTER PROPERTY CORNER")
"SPK" SET PK NAIL (WITH SHINER STAMPED
"JONES|CARTER PROPERTY CORNER")
AC ACRE
AE AERIAL EASEMENT
AKA ALSO KNOWN AS
BRS BEARS
CF CLERK'S FILE
CBHV CITY OF BUNKER HILL VILLAGE
COH CITY OF HOUSTON
DE DRAINAGE EASEMENT
ESMT EASEMENT
FND FOUND
HCDR HARRIS COUNTY DEED RECORDS
HCMR HARRIS COUNTY MAP RECORDS
HCOFRRP HARRIS COUNTY OFFICIAL PUBLIC
RECORDS OF REAL PROPERTY
HOUSTON LIGHTING & POWER
HL&P IRON PIPE
IP IRON ROD
IR IRON PIPE
No. NUMBER
PG PAGE
PTP PINCHED-TOP IRON PIPE
ROW RIGHT OF WAY
SQ FT SQUARE FEET
UE UTILITY EASEMENT
VOL VOLUME
WLE WATER LINE EASEMENT
TOP OF BANK OF CONCRETE
LINED DRAINAGE CHANNEL



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.
- Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD83 "Grid" coordinates. Apply a combined scale factor of 0.9998931669 to convert these coordinates to "Surface" coordinates.
- A 10-foot wide gas pipeline easement recorded in Clerk's File No. B596276, HCOFRRP, is located adjacent to the south boundary line of the subject tract. Third party deed research prepared for the submittal of this plat does not reference any additional pipeline easement(s) located within the subject tract.
- Tract subject to possible easement recorded in Volume 3048, Page 125 HCDR. Item 3.(b) states that SBISD "will dedicate a strip 40 wide along the south edge of the property for the purpose of constructing an oil-weather road 60 feet wide from the point of intersection at Strey Lane West to the county drainage ditch. In connection with this 40 foot strip, the County will use an adjoining 20 foot strip out of a 30 foot drainage easement to go along with the 40 feet for the new roadway."
- No formal dedication of this 40 foot roadway easement was found of record.
- According to Map No. 48201C0649L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Harris County, Texas and Incorporated Areas, dated June 18, 2017, the subject tract is situated within: Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES & BOUNDS description of a certain 13.01 acre tract of land situated in the I. Bunker Survey, Abstract No. 121 in Harris County, Texas; being all of a called 7.99 acre tract of land conveyed to Spring Branch Independent School District by Deed recorded in Volume 3048, Page 125, Harris County Deed Records (HCDR), and a called 5.00 acre tract of land conveyed to Spring Branch Independent School District by Deed recorded in Volume 3247, Page 235, HCDR; said 13.01 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 1-inch iron pipe being the northern southeast corner of said called 7.60 acre tract, also being the southwest corner of Lot 6 of Rainhollow recorded in Volume 216, Page 86, Harris County Map Records (HCMR), and being in the north right of way of Taylorcrest Road, based on a width of 60 feet, recorded in Volume 1190, Page 75, HCDR;

THENCE, South 87°35'19" West, 85.00 feet along the common line of said called 7.60 acre tract and said north right of way to a set PK Nail (with shiner stamped "Jones|Carter Property Corner") being the intersection of said north right of way and the west right of way of Strey Lane (based on a width of 60 feet) recorded in Volume 217, Page 116, HCMR;

THENCE, South 02°08'46" East, 30.00 feet along the common line of said called 7.60 acre tract and said west right of way to a set 3/4-inch iron rod (with cap stamped "Jones|Carter Property Corner") being the northeast corner of Erin Glen Subdivision recorded in Volume 217, Page 116, HCMR;

THENCE, South 87°14'34" West, along the common line of said called 7.60 acre tract and the north line of said Erin Glen Subdivision, pass a found 5/8-inch iron rod at 358.68 feet (0.80 feet left), and continuing in all, a total distance of 561.92 feet to a found 1-inch iron pipe being the common west corner of said called 7.60 acre tract and said Erin Glen Subdivision, also being in the east line of Memorial Woods Section 1 recorded in Volume 56, Page 74, HCMR;

THENCE, North 02°25'32" West, along the common line of said called 7.60 acre tract and said Memorial Woods Section 1, pass the common west corner of said called 7.60 and 5.00 acre tract at 540.98 feet, and continue along the common line of said called 5.00 acre tract and Memorial Woods Section 2 recorded in Volume 56, Page 9, HCMR, a total distance of 878.01 feet to a point for corner being the common west corner of said called 5.00 acre tract and Memorial City Subdivision Section 3 recorded in Volume 135, Page 6, HCMR, from which a found 5/8-inch iron rod bears South 61° West, 0.22 feet;

THENCE, North 87°19'19" East, 650.23 feet along the common line of said called 5.00 acre tract and said Memorial City Subdivision Section 3 to a found 5/8-inch iron rod being the common east corner of said called 5.00 acre tract and said Memorial City Subdivision Section 3;

THENCE, South 02°12'41" East, pass a found 1 1/2-inch iron pipe being the common west corner of Reid Estates recorded in Volume 30, Page 60, HCMR, and Rainhollow recorded in Volume 216, Page 86, HCMR, at 110.99 feet (0.47 feet left), pass a found 5/8-inch iron rod at 358.57 feet (0.17 feet left), pass a found 5/8-inch iron rod at 572.54 feet (0.26 feet left), pass a found 5/8-inch iron rod at 729.36 feet, and continuing in all, a total distance of 847.65 feet to the POINT OF BEGINNING, CONTAINING 13.01 acres of land in Harris County, Texas, as shown on Drawing No. 14719 in the office of Jones|Carter in Bellaire, Texas.

PRELIMINARY PLAT OF
SPRING BRANCH ISD BUNKER HILL
ELEMENTARY SCHOOL SUBDIVISION
A SUBDIVISION OF
13.01 ACRES
OUT OF THE
I. BUNKER SURVEY, A-121
CITY OF BUNKER HILL VILLAGE
HARRIS COUNTY, TEXAS

PRELIMINARY SUBMITTAL: JULY 17, 2020

1 RESERVE 1 BLOCK

SURVEYOR / PLANNER: JONES|CARTER



COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 130 • Bellaire, TX 77401 • 713.777.5337

DEVELOPER/OWNER:

SPRING BRANCH INDEPENDENT
SCHOOL DISTRICT
955 CAMPBELL ROAD
HOUSTON, TX 77024

Project Manager: Kris Drosche
(713) 251-1005

APPLICANT:

JONES|CARTER
6330 WEST LOOP SOUTH
SUITE 150
BELLAIRE, TX 77401

Project Manager: Matthew Brazzel
(713) 777-5337