



**Planning & Zoning
Commission Meeting
April 14, 2020
7:00 p.m.**

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

Patrick Johnson
John Lisenby, Alternate
Maryellen McGlothlin
Amy Winstead



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, April 14, 2020 at 7:00 P.M.

In accordance with order of the Office of the Governor issued March 16, 2020, the City Council of Spring Valley Village will conduct the meeting scheduled at 7:00 p.m. on Tuesday, April 14, 2020 in the City Hall Council Chambers, located at 1025 Campbell Road, in part by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

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

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 197-919-782 and #.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

2. APPROVAL OF MEETING MINUTES: Regular Meeting on March 10, 2020

3. CONDUCT A PUBLIC HEARING CONCERNING: A Preliminary and Final Re-Plat of SVMP II, A Plot Containing 1.170 Acres Of Land, Situated In Dwelling District ‘A’, City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9210 Old Katy Road.

A. Presentation of Preliminary and Final Re-Plat by Applicant

- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

4. CONSIDERATION AND POSSIBLE ACTION CONCERNING: A Preliminary and Final Re-Plat of Old Katy Rd. C.O. Reserve, A Plot Containing 1.182 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9210 Old Katy Road.

5. CONDUCT A PUBLIC HEARING CONCERNING: Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

- A. Presentation by Applicant
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

6. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2020-XX - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

7. BRIEFING, DISCUSSION AND DIRECTION CONCERNING: Ordinance No. 2020-XX – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS ARTICLE 3.100, URBAN FOREST PRESERVATION AND PROTECTION, OF CHAPTER 3, BUILDING AND CONSTRUCTION, TO AMEND EXHIBIT A, APPROVED TREE LIST AND EXHIBIT B, APPROVED UNDERSTORY TREE LIST; PROVIDING FOR THE INCORPORATION OF PREAMBLE; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE VIOLATION; AND PROVIDING FOR A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

8. DISCUSSION AND DIRECTION CONCERNING: The Activities of the City Council During the March 24, 2020 Meeting Regarding Planning & Zoning Commission Matters.

9. ADJOURNMENT

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

Posted this the 9th day of April, 2020 at 11:00 a.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:


Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will provide reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made no less than 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or email secretary@springvalleytx.com for further information.

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, March 10, 2020

- 1. The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:01 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present:

Trey Hoffman, Chair
Charlie Calderwood
Patrick Johnson
Maryellen McGlothlin
Anne-Marie McMichael
Amy Winstead
Louise Richman
John Lisenby, Alternate

A quorum was present.

City Officials present:

Marcus Vajdos, City Council Member
Zach Meadows, Director of Community Development
Roxanne Benitez, City Secretary
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting December 3, 2019**

Mr. Calderwood made the motion to approve the minutes. Ms. McMichael seconded the motion. The motion carried 7 to 0.

- 3. Presentation by:** Vincent Giammalva regarding property located at 9200 Katy Freeway

The presentation included three points regarding development of this property which is located in front of the AT&T building: (1) economic improvement, (2) aesthetic improvement and, (3) neighborhood improvement.

At some point in time, the AT&T property will be sold. But, AT&T has only sold the carport area to the medical facility. The front part of the property does not belong to AT&T. Mr. Giammalva bought that land because he thought AT&T would sell eventually. He would like a variance for the front setback line to be at 25 feet rather than 50 feet. The property has only a 47 feet setback. He considers this to be a hardship case. He proposes to build a small retail building of 1000 square feet. The total property is 6200 square feet. Mr. Smith said that variances for hardship go to the Board of Adjustment. Mr. Hoffman explained briefly the Planned Area Development ("PAD") process, how it works and its flexibility. Ms. McMichael said he could get a PAD application which would be helpful for him. She asked what kind of business was he was proposing. Mr. Giammalva said he has received calls from a bank and coffee shop. Ms. McMichael said that probably means that it will not be a great project since it will be scrapped when AT&T is ready to sell. Mr. Hoffman said that the

PAD includes the allowable business types and suggested Mr. Giammalva look at those. Ms. McMichael talked about the importance of lead time, Mr. Calderwood talked about the purchase of the parking shed by the medical facility. AT&T is not interested in buying the front part of the property and they are too deep in to back out of the sales deal. A drive-through was mentioned but Ms. McMichael said they were not allowed. Mr. Calderwood mentioned the drive through for Starbucks. Mr. Giammalva had several questions regarding the process. Mr. Lisenby talked about development being contingent on development of AT&T property. Mr. Calderwood said AT&T was not conforming. Ms. Winstead had a question regarding width. Mr. Giammalva wanted a landscape fence. Mr. Calderwood spoke in general about the property's potential. Retail may be a tough sell to City Council.

Ms. Rebecca Lopez, 9205 Cardwell Dr. had a question as to when citizens get a say in the proposed project. Mr. Hoffman explained about the legal notices and Mr. Smith clarified regarding the 200 feet rule, publication in the newspaper and signage on the property. Mr. Vajdos recommended that Mr. Giammalva go to City Council to make a presentation. He would support the 25 feet front setback. Mr. Smith explained that the 25 feet setback would apply only to this building. There followed a discussion on noise.

4. **Conduct a public hearing concerning:** Ordinance No. 2020-XX – revisions to building materials. An ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by deleting Section 05:03 Building Materials and Architectural Standards, of Exhibit “A” of Chapter 12 Planning and Zoning, of the Code of Ordinances; providing for the incorporation of preamble; providing a penalty in an amount not to exceed \$2,000.00 for any violation of this ordinance with each day constituting a separate violation; and providing a repealer clause, a severability clause, a savings clause and an effective date.

- a. Presentation of proposed ordinance by City Attorney
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:50 p.m. and closed the public hearing at 7:51 p.m.

5. **Consideration and possible action concerning:** Ordinance No. 2020-XX – revisions to building materials. An ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by deleting Section 05:03 Building Materials and Architectural Standards, of Exhibit “A” of Chapter 12 Planning and Zoning, of the Code of Ordinances; providing for the incorporation of preamble; providing a penalty in an amount not to exceed \$2,000.00 for any violation of this ordinance with each day constituting a separate violation; and providing a repealer clause, a severability clause, a savings clause and an effective date.

Mr. Smith spoke about this item and said that HB 2439 states that city cannot have any ordinance that prohibits building materials as were in the last two building codes. Mr. Hoffman said this does not apply to fencing material. Mr. Vajdos asked, why Spring Valley Village can't say “no” to HB 2439. He said he would support Planning and Zoning Commission not voting to rescind. Mr. Smith said that there is a “war” going on between cities and the state and the state is eroding city rights. Mr. Lisenby asked what could happen if someone built according to ordinance that conflicted with state law. Mr. Smith gave an example that there could be a lawsuit. An HOA is a private contract and it

can have different regulations. Mr. Calderwood wants to suggest that it goes to City Council without any Planning and Zoning Commission vote. Ms. Richman said that the city cannot sneak around and pretend HB 2439 does not exist. Mr. Lisenby said that city can put out recommendations that we wish you would do it the “old way.”

Mr. Calderwood made the motion to approve the ordinance. Ms. McGlothlin seconded the motion. The motion carried 7 to 0.

- 6. Discussion and direction concerning:** the activities of the City Council during the February 25, 2020 meeting regarding Planning & Zoning matters.

Mr. Smith said that there was nothing to report as the Planning & Zoning Commission did not meet during January 2020 and February 2020.

7. Adjournment

Ms. McMichael made a motion to adjourn. Mr. Calderwood seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 8:19 p.m.

Signed:

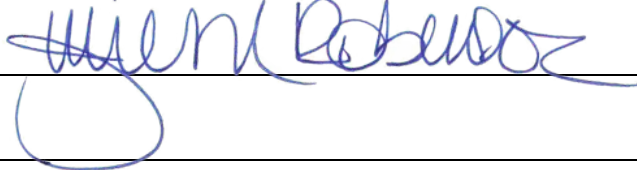
W. K. (Trey) Hoffman, Chairman

Attest:

Louise Richman, Secretary

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

MEETING DATE: April 14, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: A PRELIMINARY AND FINAL RE-PLAT OF SVMP II, A PLOT CONTAINING 1.1703 ACRES OF LAND, SITUATED IN THE FREEWAY PLANNED DEVELOPMENT DISTRICT, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 9210 OLD KATY ROAD.
BACKGROUND:	TLM-SVMP II LLC ("Property Owner") has purchased the property located at 9210 Old Katy Road from AT&T, a subsidiary of Southwestern Bell Telephone Company ("Property"). After purchasing the Property and in order to clean up the property lines, the Property Owner, is requesting a replat to accommodate the new property line for 9210 Old Katy Road. The new Property will be approximately 1.1703 acres. The Property Owner's intentions for the Property are to remove the carport structure currently located on the Property and pursue the construction of a new commercial building on the Property. This agenda item, however, is simply clean up the way the Property is currently platted.
RECOMMENDATION:	None
ATTACHMENTS:	- Revised Preliminary and Final Re-Plat of for the Property Located at 9210 Old Katy Road - Plat/General Plan Submittal Application - Copy of Published Notice of Public Hearing - Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING:	
	
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

Fees: Plat or Replat Application - \$500
Specific Use Permit Application - \$500
Planned Area Development District (PADD) Application - \$7,000
Amendment to Planned Area Development District (PADD) Application - \$1,000

Submittal Requirements Checklist:

Fifteen (15) packets, each one shall include all of the items listed below:

- ☐ Application
- ☐ Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- ☐ Letter from property owner
- ☐ Metes and bounds of the site and county slide number of plat (if recorded)
- ☐ Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- ☐ A pdf of the entire packet submitted to secretary@springvalleytx.com

Subdivision / Development Name: SVMP II

Geographical Location: On the north side of Interstate 10 mid-block between Adkins Road and Bade Street
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: Thomas A. Haskins Survey / Abstract 342

Submittal Type:

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

Reason for Replat or Amending Plat:

Combine previously platted lots into a single commercial reserve.

Type of Plat:

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

Plat/PADD Data:Total Acreage: 1.170Typical Lot Size: N/ANumber Lots: N/ANumber of Streets: N/ANumbers and Types of Reserves: 1 - ComTotal Acres in Reserve: 1.170Zoning District: Adkins Corner Planned Area Development**Applicant:** Kimley-HornContact Name: Steven FreemanAddress: 1400 Woodloch Forest Drive, Suite 225, The Woodlands, TX 77380Phone: 281-475-2817

Fax: _____

Email: steven.freeman@kimley-horn.com**Owner:** TLM-SVMP II LLCContact Name: John JoubertAddress: 110 E. Davis Street McKinney, TX 75069Phone: 713-600-0802

Fax: _____

Email: jjoubert@i3interests.com**Engineer or Planner:** Kimley-HornContact Name: Steven FreemanAddress: 1400 Woodloch Forest Drive, Suite 225, The Woodlands, TX 77380Phone: 281-475-2817

Fax: _____

Email: steven.freeman@kimley-horn.com**Authorization:**

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



Applicant's Signature

2/24/20

Date



February 24, 2020

Zachary Meadows
Director of Community Development
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

**RE: Applicant Letter – Summary of Reasons for Requests
SVMP II
Proposed Development Applications for the Proposed Redevelopment of the
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision**

Dear Mr. Meadows,

On behalf of TLM-SVMP II LLC, owners of the 1.170-acre tract described in the supporting documents submitted with this letter, please allow this letter to serve as a summary of the reasons for our submittal of the following applications for the subject property:

1. Replat

- a. Purpose of Request – Create a 1.170-acre reserve for the subject site separate from the adjacent land retained by AT&T.

2. Zoning Change

- a. Purpose of Request – Change the base zoning of the subject site from the “Dwelling District A” Base District to the “Freeway PADD” Special District to properly reflect the existing use of the property as a commercial development. The Freeway PADD base zoning designation is also consistent with the base zoning designation of all adjacent land within the City that fronts Interstate 10 south of the existing sound barrier wall.

3. Planned Area Development (PAD) Amendment

- a. Purpose of Request – Amend Ordinance No. 2013-22 (previously amended by Ordinance 2014-13, Ordinance 2015-08 and Ordinance 2015-17), which establishes an existing Planned Area Development (PAD), as follows:
 - i. Add the subject 1.170-acre tract to the PAD
 - ii. Approve the development of a second building within the PAD to be located on the 1.170-acre area. The proposed second building will conform to the use, size/area, and height limits, when analyzed separately from the existing building, along with all other development criteria established in the existing PAD ordinance except for the following:
 - 1. Retail use will not be required in the second building within the PAD.

- iii. Approve 20-foot building line setbacks on the portions of the north and west property lines of the 1.170-acre tract that abut the 10-foot wide strip of land owned by the City of Spring Valley Village which contains the existing sound barrier wall. The resulting total setback from the property line of the adjacent residential lots to the building line setback on the subject site (including the 10-foot wide strip of land owned by the City) will be 30-feet, which is consistent with the setback required in the existing PAD from residential lots.
- iv. Approve the removal of existing landscaping behind the existing building within the PAD as noted on the site plan submitted with this current application. The removal of this existing landscaping is necessary to extend a fire lane behind the existing building to meet fire code requirements as coordinated with the Village Fire Department Fire Marshal, Rusty Kattner.

Please contact me at (281) 475-2817 or steven.freeman@kimley-horn.com should you need any additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Steven Freeman, P.E.

February 19, 2020

City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

**Re: Applicant Authorization Letter
SVMP II
Proposed Development Applications for the Proposed Redevelopment of the
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision**

To whom it may concern:

TLM-SVMP II LLC, owner of the 1.170-acre tract described in the attached metes and bounds description, hereby authorizes Kimley-Horn and Associates, Inc. to act as the applicant on our behalf on all development applications for the proposed redevelopment of this tract.

Sincerely,

TLM-SVMP II LLC

Signature: *Rene Joubert*

Name: *Rene Joubert*

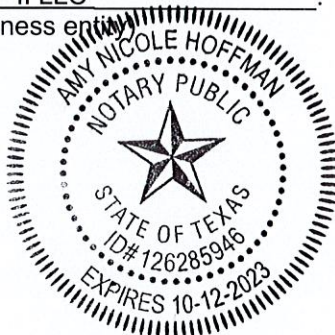
Title: *Manager*

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 24th day of February, 2020, by
Rene Joubert, as *Manager* of
(Name of acknowledging partner or officer) (Title)

TLM-SVMP II LLC
(Name of business entity)

(Seal)



Amy Nicole Hoffman
Notary Public in and for the State of Texas



First American Title Insurance Company

First American Title Insurance Company
National Commercial Services
601 Travis, Suite 1875, Houston, TX 77002
Ph - (800)683-5552

CITY PLANNING LETTER

Date: 03/25/2020
To: City Planning Commission
Re: File No. NCS-952926T04A-HOU1

To Whom It May Concern:

First American Title Insurance Company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of on the 06 day of March, 2020, we find the following:

Record Owner: TLM-SVMP II LLC, a Texas limited liability company

Legal Description:

BEGINNING at a 5/8-inch iron rod with cap stamped "Cobb Fendley" found in the north right-of-way line of Interstate Highway No. 10 (Old Katy Road) (width varies), as recorded in Harris County Clerk's File Nos. Y978267, Y982642, 20090183741, and 20100314446 for the southeast corner of Restricted Reserve "A", Block 1, Adkins Corner, according to the map or plat recorded in Film Code No. 637155 of the Harris County Map Records and for the southwest corner of this tract;

THENCE, North 00° 24' 01" East - 243.41 feet with the east line of said Restricted Reserve "A" and with the west line of said Lot 2 to a 5/8-inch iron rod with cap found for a southwest corner of a 0.0996 acre tract of land conveyed to The City of Spring Valley, Texas, as recorded in Harris County Clerk's File No. Y011268 and for a northwest corner of this tract; from which a 1/2-inch iron rod found bears South 59° 36' 20" West - 0.44 feet;

THENCE, North 88° 45' 36" East - 9.74 feet with a south line of said 0.0996 acre tract to a cut "x" found for a southeast corner of said 0.996 acre tract and for an interior corner of this tract;

THENCE, North 00° 31' 43" East - 157.49 feet with an east line of said 0.0996 acre tract to a point for an interior corner of said 0.0996 acre tract and for a northwest corner of this tract;

THENCE, North 88° 41' 44" East - 128.25 feet with a south line of said 0.0996 acre tract to a 60D nail found for the northeast corner of this tract; from which a 5/8-inch iron rod with cap found bears North 88° 41' 44" East - 137.93 feet;

THENCE, South 00° 44' 53" West - 226.03 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap found for a southeast corner of this tract;

THENCE, North 89° 18' 38" West - 10.79 feet with a south line of said TLM-SVMP II LLC tract to a cut "x" found for an interior corner of this tract;

THENCE, South 00° 41' 23" West - 104.54 feet with the east line of said TLM-SVMP II LLC tract to a cut "x" found for the point-of-curvature of a curve to the right;

THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with said curve to the right having a radius of 25.00 feet, a central angle of 35° 46' 52", a length of 15.61 feet, and a chord bearing South 18° 34' 59" West - 15.36 feet to a cut "x" found for a point-of-reverse-curvature;

THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with a curve to the left having a radius of 25.00 feet, a central angle of 35° 46' 52", a length of 15.61 feet, and a chord bearing South 18° 34' 59" West - 15.36 feet to a cut "x" found for a point-of-tangency;

THENCE, South 00° 41' 22" West - 41.81 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap stamped "TEAM" set in the north right-of-way line of said Interstate Highway No. 10 for a southeast corner of this tract; from which a TXDOT disc found bears North 88° 40' 49" East - 135.01 feet;

THENCE, South 88° 40' 49" West - 115.85 feet with the north right-of-way line of said Interstate Highway No. 10 to the POINT OF BEGINNING and containing 1.1703 acres (50,979 square feet) of land.

Subject to the following:

1. RESTRICTIONS:

None of Record

2. EASEMENTS:

a. Any and all easements, building lines, and conditions, covenants, and restrictions as set forth in plat recorded under Volume 23, Page 10 of the map records of Harris County, Texas.

b. Terms, Conditions, and Stipulations in Memorandum of Lease Agreement:

Lessor: TLM-SVMP II LLC, a Texas limited liability company

Lessee: Southwestern Bell Telephone Company, a Delaware corporation

Recorded: December 20, 2019 in County Clerk File No. 2019-563363, of the Official Public records, of Harris County, Texas.

c. Terms, Conditions, and Stipulations in the Agreement by and between:

Parties: TLM-SVMP II LLC, a Texas limited liability company and Southwestern Bell Telephone Company, a Delaware corporation

Recorded: January 14, 2020 in County Clerk File No. 2020-16995, of the Official Public records, of Harris County, Texas.

Type: Amended and Restated Access Easement Agreement

3. LIENS:

None of Record

4. OTHERS:

a. Subject property abuts a non-access or a limited-access road, highway or freeway. This Company does not insure the right of ingress and egress to and from said road, highway or freeway, and assumes no liability in connection therewith.

b. The property covered herein is subject to the terms, conditions, provisions and stipulations of Ordinance #1999-262, of the City of Houston, passed March 24, 1999, amended by Ordinance No. 2015-639 and amendments, pertaining to the platting and replatting of real property and the establishment of building set back lines along major thoroughfares within such boundaries.

5. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of , and shall inure to the benefit of PLATTING. Liability of Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.
First American Title Insurance Company

TITLE EXAMINER

EXECUTED AT Houston, TEXAS, March 24, 2020.

First American Title Insurance Company



Adarsh S
TITLE EXAMINER

AS

DESCRIPTION OF SUBJECT TRACT

A 1.170 acre (50,976 sq. ft.) tract of land, more or less, being out of Lot 17, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X";

THENCE, South 88°40'04" West, a distance of 137.78 feet to a set 5/8-inch iron rod marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°43'13" West, a distance of 226.03 feet to a set 5/8-inch iron rod with cap marking a point of curvature to the right;

THENCE, North 89°20'18" West, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, South 00°39'43" West, a distance of 104.54 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing South 18°33'19" West, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing South 18°33'19" West, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, South 00°39'42" West, a distance of 42.25 feet to a set 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 115.85 feet to a found 5/8-inch iron rod with cap, being the southeast corner of a tract described to SV Physician Prop I, as recorded in H.C.C.F. Number 217982;

THENCE, North 00°25'45" East, a distance of 243.54 feet to a set "X";

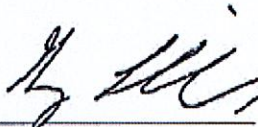
THENCE, North 88°43'56" East, a distance of 9.51 feet to a set "X";

THENCE, North 00°30'03" East, a distance of 157.46 feet to a set "X";

THENCE, North 88°40'04" East, a distance of 128.24 feet to the **POINT OF BEGINNING** and containing 1.170 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



February 21, 2020

***1.1703 acres of land in the Thomas A. Hoskins Survey, Abstract No. 342,
City of Spring Valley Village, Harris County, Texas***

A FIELD NOTE DESCRIPTION of a 1.1703 acre (50,979 square feet) tract of land in the Thomas A. Hoskins Survey, Abstract No. 342, City of Spring Valley Village, Harris County, Texas; said 1.1703 acre tract being out of Lot 2, and 17, West Park Subdivision, according to the map or plat recorded in Volume 23, Page 10 of the Harris County Map Records, being that same tract of land conveyed to TLM-SVMP II LLC, as recorded in Harris County Clerk's File No. RP-2020-16994; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "Cobb Fendley" found in the north right-of-way line of Interstate Highway No. 10 (Old Katy Road) (width varies), as recorded in Harris County Clerk's File Nos. Y978267, Y982642, 20090183741, and 20100314446 for the southeast corner of Unrestricted Reserve "A", Block 1, Adkins Corner, according to the map or plat recorded in Film Code No. 637155 of the Harris County Map Records and for the southwest corner of this tract;

THENCE, North 00° 24' 01" East - 243.41 feet with the east line of said Unrestricted Reserve "A" and with the west line of said Lot 2 to a 5/8-inch iron rod with cap found for a southwest corner of a 0.0996 acre tract of land conveyed to The City of Spring Valley, Texas, as recorded in Harris County Clerk's File No. Y011268 and for a northwest corner of this tract; from which a 1/2-inch iron rod found bears South 59° 36' 20" West - 0.44 feet;

THENCE, North 88° 45' 36" East - 9.74 feet with a south line of said 0.0996 acre tract to a cut "x" found for a southeast corner of said 0.996 acre tract and for an interior corner of this tract;

THENCE, North 00° 31' 43" East - 157.49 feet with an east line of said 0.0996 acre tract to a point for an interior corner of said 0.0996 acre tract and for a northwest corner of this tract;

THENCE, North 88° 41' 44" East - 128.25 feet with a south line of said 0.0996 acre tract to a 60D nail found for the northeast corner of this tract; from which a 5/8-inch iron rod with cap found bears North 88° 41' 44" East - 137.93 feet;

THENCE, South 00° 44' 53" West - 226.03 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap found for a southeast corner of this tract;

THENCE, North 89° 18' 38" West - 10.79 feet with a south line of said TLM-SVMP II LLC tract to a cut "x" found for an interior corner of this tract;

THENCE, South 00° 41' 23" West - 104.54 feet with the east line of said TLM-SVMP II LLC tract to a cut "x" found for the point-of-curvature of a curve to the right;

THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with said curve to the right having a radius of 25.00 feet, a central angle of 35° 46' 52", a length of 15.61 feet, and a chord bearing South 18° 34' 59" West - 15.36 feet to a cut "x" found for a point-of-reverse-curvature;

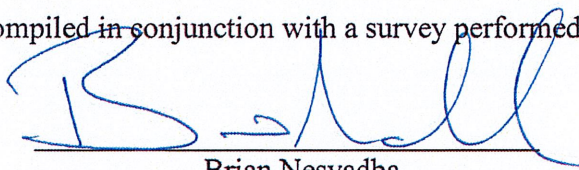
THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with a curve to the left having a radius of 25.00 feet, a central angle of $35^{\circ} 46' 52''$, a length of 15.61 feet, and a chord bearing South $18^{\circ} 34' 59''$ West - 15.36 feet to a cut "x" found for a point-of-tangency;

THENCE, South $00^{\circ} 41' 22''$ West - 41.81 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap stamped "TEAM" set in the north right-of-way line of said Interstate Highway No. 10 for a southeast corner of this tract; from which a TXDOT disc found bears North $88^{\circ} 40' 49''$ East - 135.01 feet;

THENCE, South $88^{\circ} 40' 49''$ West - 115.85 feet with the north right-of-way line of said Interstate Highway No. 10 to the POINT OF BEGINNING and containing 1.1703 acres (50,979 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1509-1
W:\1509-1_Tract.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



STATE OF TEXAS :
COUNTY OF HARRIS:

We, TLM-SVMP II LLC, a Texas limited liability company, acting by and through Rene Joubert, President of i3i Ventures GP, LLC, a Texas limited liability company, general partner of i3i Ventures, LP, a Texas limited partnership, its manager; hereinafter referred to as Owners of the 1.1703 acre tract described in the above and foregoing map of **SVMP II**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all streets, 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 so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15' 0") feet 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 Houston, 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 is hereby be 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.

IN TESTIMONY WHEREOF, THE TLM-SVMP II LLC, a Texas limited liability company, has caused these presents to be signed by Rene Joubert, President, thereunto authorized, this _____ day of _____, 2020.

by: TLM-SVMP II LLC,
a Texas limited liability company

by: i3i Ventures, LP,
a Texas limited partnership
its manager

by: i3i Ventures GP, LLC
a Texas limited liability company
its general partner

BY: _____
Rene Joubert, President

STATE OF TEXAS:

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Rene Joubert, President of i3i Ventures GP, LLC, a Texas limited liability company, general partner of i3i Ventures, LP, a Texas limited partnership, manager of TLM-SVMP II LLC, a Texas limited liability company, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the copacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires _____
Notary Public

This is to certify that the Planning and Zoning Commission of the City of Spring Valley Village, Texas, has approved this replat and subdivision of **SVMP II**, as shown hereon.

In testimony whereof, witness this official signature of the chairman of the Planning and Zoning Commission of the City of Spring Valley Village, Texas, this _____ day of _____, 2020.

BY: _____
W.K. (Trey) Hoffman, Chairman
Planning and Zoning Commission
City of Spring Valley Village, Texas

This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this replat and subdivision of **SVMP II**, as shown hereon.

In testimony whereof, witness this official signature of the Mayor of the City of Spring Valley Village, Texas, this _____ day of _____, 2020.

BY: _____
Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

This is to certify plans and specifications for all streets, drainage structures, sanitary sewer lines, water distribution lines and fire hydrants in the subdivision have been prepared in conformance with the standards of the City of Spring Valley Village, Texas, and have been approved by me.

In testimony whereof, witness this official signature of the City Engineer of the City of Spring Valley Village, Texas, this _____ day of _____, 2020.

BY: _____
Pat Foley
Public Works Director
City of Spring Valley Village, Texas

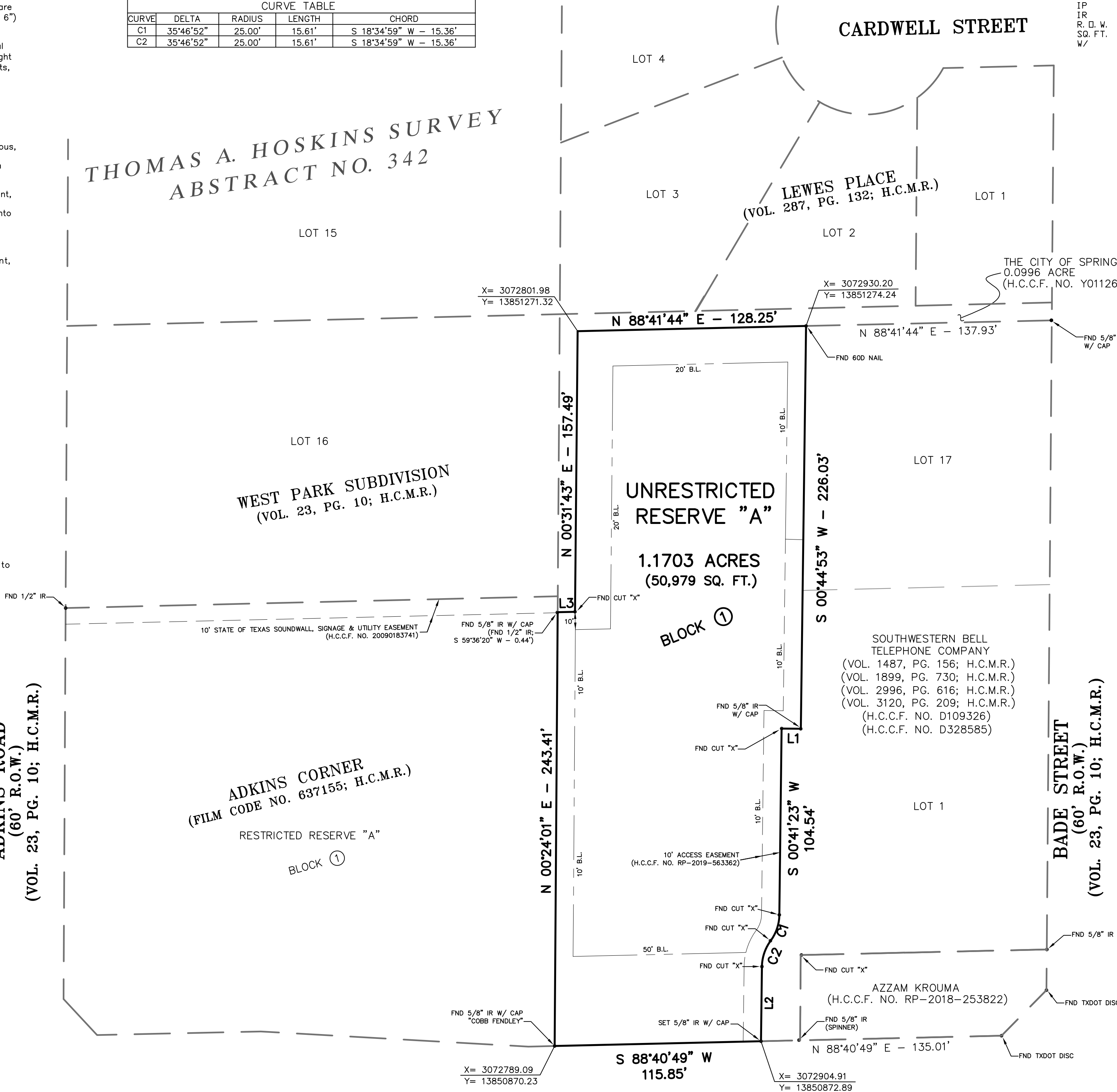
I, Brian Nesvadbo, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of five-eighths (5/8) inch and a length three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Brian Nesvadbo, R.P.L.S.
Texas Registration No. 5776



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 89°18'38" W	10.79'	
L2	S 00°41'22" W	41.81'	
L3	N 88°45'36" E	9.74'	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°46'52"	25.00'	15.61'
C2	35°46'52"	25.00'	15.61'



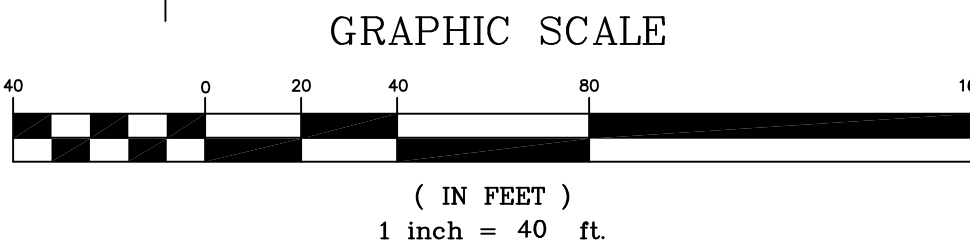
INTERSTATE HIGHWAY NO. 10
(OLD KATY ROAD)
(R.O.W. VARIES)
(H.C.C.F. NO. Y978267) (H.C.C.F. NO. 20090183741)
(H.C.C.F. NO. Y982642) (H.C.C.F. NO. 20100314446)

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998948617.
- 2.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 9, CODE OF ORDINANCES, CITY OF SPRING VALLEY VILLAGE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 3.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

LEGEND

- B. L. - BUILDING LINE
- ESMT - EASEMENT
- FND - FOUND
- H. C. C. F. - HARRIS COUNTY CLERK'S FILE
- H. C. D. R. - HARRIS COUNTY DEED RECORDS
- H. C. M. R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- R. O. W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH



I, Diane Trautman, 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.

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy

SVMP II

A SUBDIVISION OF 1.1703 ACRES
BEING OUT OF LOT 2 AND LOT 17,
WEST PARK SUBDIVISION
(VOL. 23, PG. 10, H.C.M.R.),
IN THE THOMAS A. HOSKINS SURVEY,
ABSTRACT NO. 342,
CITY OF SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK

REASON FOR REPLAT:
TO CREATE ONE COMMERCIAL RESERVE

~ OWNER ~

TLM-SVMP II LLC
110 East David Street
McKinney, Texas 75069
PHONE: 713.600.0800

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906
www.team-civil.com
Job No. 1509-1
FEBRUARY 25, 2020



DIVIDER PAGE

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

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

A Preliminary and Final Re-Plat of SVMP II, A Plot Containing 1.170 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9210 Old Katy Road.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

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

Date: Tuesday, April 14, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

Date: Tuesday, April 28, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

DIVIDER PAGE



EST. 1955
SPRING VALLEY
V I L L A G E

March 26, 2020

Dear Property Owner:

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

A Preliminary and Final Re-Plat of SVMP II, A Plot Containing 1.170 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9210 Old Katy Road.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

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

Date: Tuesday, April 14, 2020

Time: 7:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

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

Date: Tuesday, April 28, 2020

Time: 6:00 p.m.

Location: Council Chambers of Spring Valley Village City Hall, 1025 Campbell Road

This notice is being sent to you as current property records indicate that you own property in close proximity to 9210 Old Katy Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact Director of Community Development Zachary Meadows at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Roxanne Benitez, TRMC, CPM, CMC
City Secretary

Krouma Azzam
9210 Old Katy Road
Houston, Texas 77055

Southwestern Bell Telephone Co.
9210 Old Katy Road
Houston, Texas 77055

SV Physician Properties I LP
9230 Katy Freeway, Suite 500
Houston, Texas 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9210 OLD KATY ROAD
HOUSTON, TEXAS 77055

Ronald Stiger Sr.
1010 Adkins Road
Houston, Texas 77055

John & Janice Sullivan
1014 Adkins Road
Houston, Texas 77055

Ricki Lee Finstad
9201 Cardwell Drive
Houston, Texas 77055

Joseph Lopez
9205 Cardwell Drive
Houston, Texas 77055

Zack Raffoul
9209 Cardwell Drive
Houston, Texas 77055

Joan Claire Temple Living Trust
c/o Jon A Joseph, Trustee
1010 Bade Street
Houston, Texas 77055

Iraj & Lili Mahvash
1018 Bade Street
Houston, Texas 77055

Huong Le
1014 Bade Street
Houston, Texas 77055

Huong Le
17 Stonegate Drive
Houston, Texas 77024

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1014 BADE STREET
HOUSTON, TEXAS 77055

Southwestern Bell Telephone Co.
1015 Bade Street
Houston, Texas 77055

Southwestern Bell Telephone Co.
Attn: Property Tax Dept.
1010 Pine 9E-L-01
Saint Louis, Missouri 63101

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1015 BADE STREET
HOUSTON, TEXAS 77055

Spring Valley Calico LP
9198 Old Katy Road
Houston, Texas 77055

Spring Valley Calico LP
9190 Katy Freeway, Suite 101
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9198 OLD KATY ROAD
HOUSTON, TEXAS 77055

Krouma Azzam
218 Hayes
Irvine, California 92620-3727

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
9200 OLD KATY ROAD
HOUSTON, TEXAS 77055

C J Lamonte Jr.
P.O. Box 19897
Houston, Texas 77224-9897

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
0 BADE STREET
HOUSTON, TEXAS 77055

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

MEETING DATE: April 14, 2020

TOPIC: **CONSIDERATION AND POSSIBLE ACTION CONCERNING:**

A PRELIMINARY AND FINAL RE-PLAT OF SVMP II, A PLOT CONTAINING 1.1703 ACRES OF LAND, SITUATED IN THE FREEWAY PLANNED DEVELOPMENT DISTRICT, CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 9210 OLD KATY ROAD.

BACKGROUND: In the previous agenda item, the Planning and Zoning Commission held a public hearing concerning a Preliminary and Final Re-plat of SVMP II for the property located at 9210 Old Katy Road.

City Staff have reviewed the requested Re-Plat and determined that it meets the subdivision requirements.

RECOMMENDATION: City Staff Recommends approval based on the determination that it meets the Subdivision Ordinance requirements

ATTACHMENTS: • Preliminary and Final Replat of SVMP II for the Property Located at 9210 Old Katy Road.

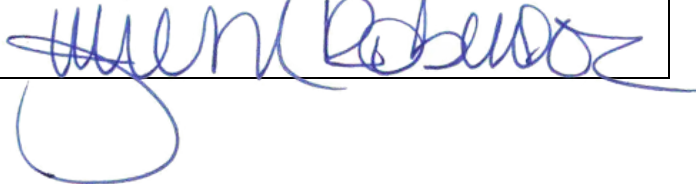
FUNDING ISSUES: ☒ Not applicable – no dollars are being spent or received.
☐ Full amount already budgeted in Acct/Project# _____
☐ Not budgeted, if approved, the following will be included in the next Budget Amendment:
☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____
☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____
☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____

FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:
Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:



ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

STATE OF TEXAS :
COUNTY OF HARRIS:

We, TLM-SVMP II LLC, a Texas limited liability company, acting by and through Rene Joubert, President of i3i Ventures GP, LLC, a Texas limited liability company, general partner of i3i Ventures, LP, a Texas limited partnership, its manager; hereinafter referred to as Owners of the 1.1703 acre tract described in the above and foregoing map of **SVMP II**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all streets, 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 so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15' 0") feet 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 Spring Valley 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 is 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.

IN TESTIMONY WHEREOF, THE TLM-SVMP II LLC, a Texas limited liability company, has caused these presents to be signed by Rene Joubert, President, thereunto authorized, this _____ day of _____, 2020.

by: TLM-SVMP II LLC,
a Texas limited liability company

by: i3i Ventures, LP,
a Texas limited partnership
its manager

by: i3i Ventures GP, LLC
a Texas limited liability company
its general partner

BY: _____
Rene Joubert, President

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Rene Joubert, President of i3i Ventures GP, LLC, a Texas limited liability company, general partner of i3i Ventures, LP, a Texas limited partnership, manager of TLM-SVMP II LLC, a Texas limited liability company, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires _____
Notary Public

This is to certify that the Planning and Zoning Commission of the City of Spring Valley Village, Texas, has approved this replat and subdivision of **SVMP II**, as shown hereon.

In testimony whereof, witness this official signature of the chairman of the Planning and Zoning Commission of the City of Spring Valley Village, Texas, this _____ day of _____, 2020.

BY: _____
W.K. (Trey) Hoffman, Chairman
Planning and Zoning Commission
City of Spring Valley Village, Texas

This is to certify that the City Council of the City of Spring Valley Village, Texas, has approved this plat and subdivision of **SVMP II** and is in conformance with the laws of the State of Texas and the ordinances of the City of Spring Valley Village as shown hereon and authorizes the recording of this plat this _____ day of _____, 2020.

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

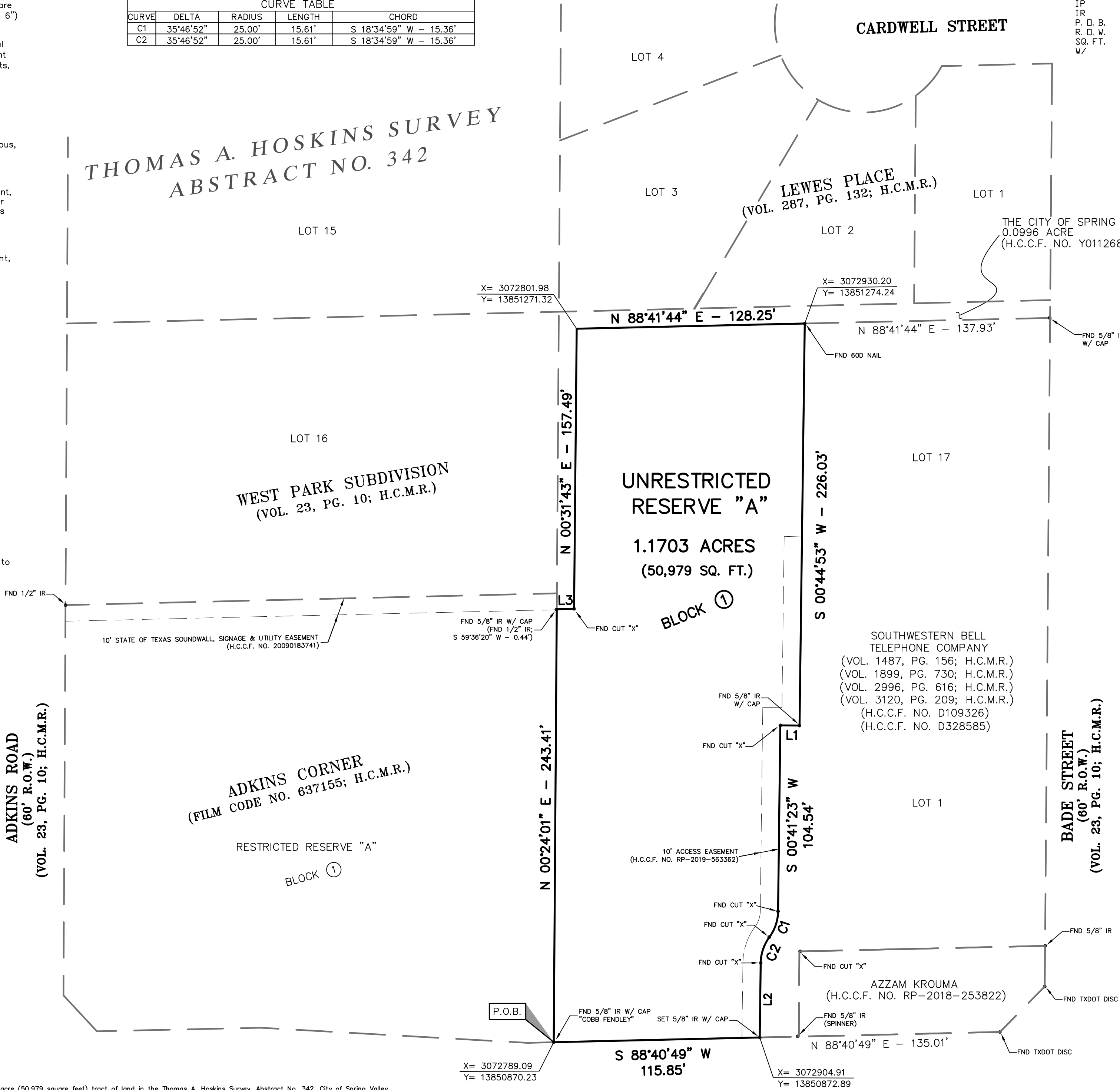
I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 89°18'38" W	10.79'	
L2	S 00°41'22" W	41.81'	
L3	N 88°45'36" E	9.74'	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°46'52"	25.00'	15.61'
C2	35°46'52"	25.00'	15.61'

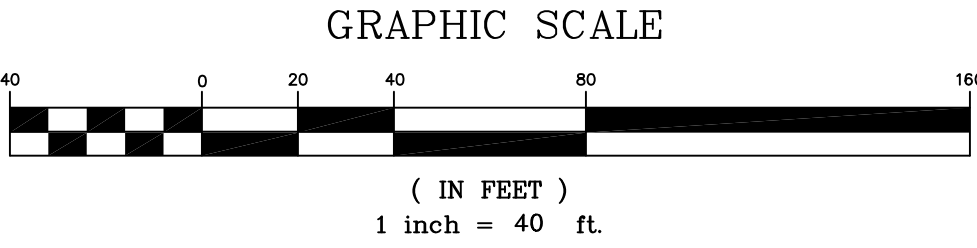
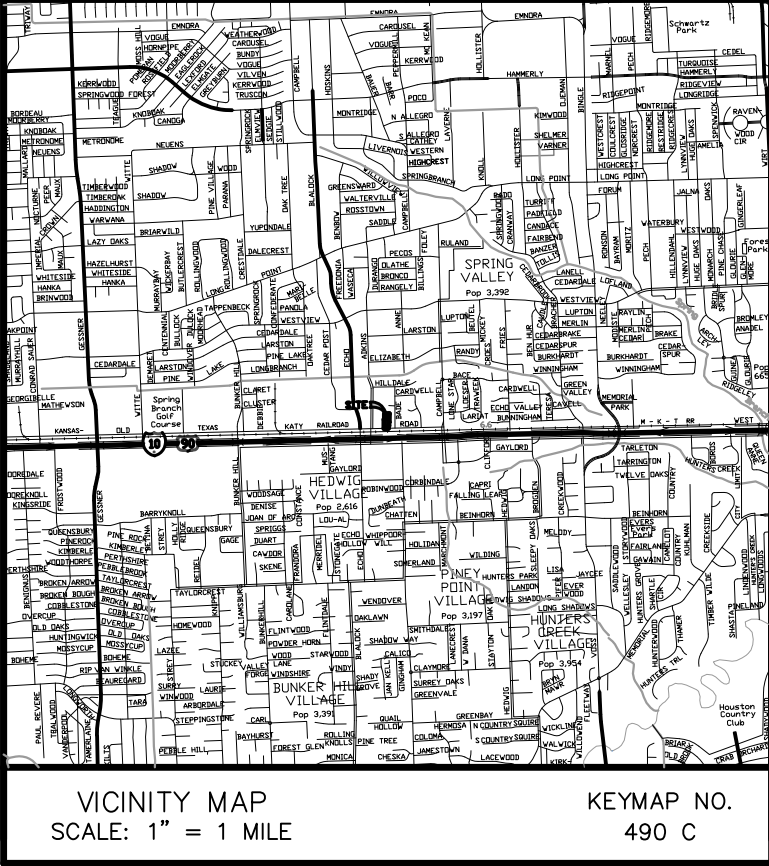


INTERSTATE HIGHWAY NO. 10
(OLD KATY ROAD)
(R.O.W. VARIES)
(H.C.C.F. NO. Y978267) (H.C.C.F. NO. 20090183741)
(H.C.C.F. NO. Y982842) (H.C.C.F. NO. 20100314446)

- NOTES:
- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998948617.
 - 2.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 9, CODE OF ORDINANCES, CITY OF SPRING VALLEY VILLAGE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - 3.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled wooden fences along the perimeter and BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled wooden fences BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - 4.) ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.
 - 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48201-C-0645 L EFFECTIVELY DATED JUNE 18, 2007, THIS PROPERTY LIES IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FLOODPLAIN MAPS ARE SUBJECT TO CHANGE.
 - 6.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN RESTRICTIONS, EASEMENTS, AND AGREEMENTS RECORDED IN VOLUME 23, PAGE 10 OF THE HARRIS COUNTY MAP RECORDS; AND IN HARRIS COUNTY CLERK'S FILE NOS. RP-2019-563363 AND RP-2020-16995.

LEGEND

- B. L. - BUILDING LINE
ESMT - EASEMENT
FND - FOUND
H. C. C. F. - HARRIS COUNTY CLERK'S FILE
H. C. D. R. - HARRIS COUNTY DEED RECORDS
H. C. M. R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
P. O. B. - POINT OF BEGINNING
R. O. W. - RIGHT OF WAY
SQ. FT. - SQUARE FEET
✓ - WITH



I, Diane Trautman, 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.

Diane Trautman
County Clerk
of Harris County, Texas

By: _____
Deputy

SVMP II

A SUBDIVISION OF 1.1703 ACRES
BEING OUT OF LOT 2 AND LOT 17,
WEST PARK SUBDIVISION
(VOL. 23, PG. 10, H.C.M.R.),
IN THE THOMAS A. HOSKINS SURVEY,
ABSTRACT NO. 342,
CITY OF SPRING VALLEY VILLAGE,
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK

REASON FOR REPLAT:
TO CREATE ONE COMMERCIAL RESERVE

~ OWNER ~

TLM-SVMP II LLC,
a Texas limited liability company
110 East David Street
McKinney, Texas 75089
PHONE: 713.600.0800

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2906
www.team-civil.com
Job No. 1509-1
APRIL 6, 2020



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

MEETING DATE: April 14, 2020

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 9210 OLD KATY ROAD TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
BACKGROUND:	In addition to replatting the property located at 9210 Old Katy Road ("Property"), TLM-SVMP II, LLC ("Property Owner") submitted an application to rezone the Property. Currently this property has an existing lot (lot 17), running the width of the property, which is zoned "Dwelling District A". In order to match the rest of the property for zoning purposes, the applicant has requested that the whole of the property be included within the Freeway Planned Area Development District ("FPADD"). The proposed Ordinance amends the Official Zoning Map of the City to add all of 9210 Old Katy Freeway to the Freeway Planned Area development District ("FPADD").
RECOMMENDATION:	Not applicable.
ATTACHMENTS:	- Application for Zoning Change Request and Supporting Documents - Proposed Ordinance Amending The City's Official Zoning Map To Add 9210 Old Katy Road to the Freeway Planned Area Development District ("FPADD") - Notice of Public Hearing and Mailing Labels - Zoning Change Sign Posting and Maintenance Affidavits
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

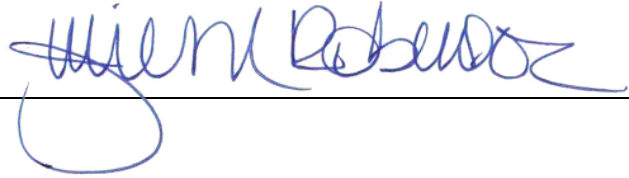
FINANCE VERIFICATION OF FUNDING:



SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:



ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

DIVIDER PAGE



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

ZONING CHANGE APPLICATION

PROPERTY INFORMATION

Property Address: TBD-Site is located on the north side of Interstate 10 mid-block between Adkins Road and Bade Street

Legal Description:
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision

Present District Zoning: Base District - Dwelling District A

Requested Zoning and Description:
Planned Area Development District FPADD - Freeway PADD (Ord. 2005-18)

OWNER INFORMATION

Name: TLM-SVMP II LLC

Phone#: 713-600-0802

Address: 110 E. Davis Street

City: McKinney

State: TX

Zip Code: 75069

APPLICANT/AGENT INFORMATION

Name: Steven Freeman

Phone#: 281-475-2817

Address: 1400 Woodloch Forest Drive, Ste 225

City: The Woodlands

State: TX

Zip Code: 77380

****If applicant is different than property owner a *Notarized Letter of Authorization* must be attached to the application**

PROPERTY OWNER/AGENT AUTHORIZATION

Property Owner Consent/Agent Authorization: By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the City's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for City of Spring Valley Village officials to enter the property on official business as part of the application process.

Signature of Contractor/Authorized Agent

René Dubert

Printed Name

2/24/20

Application Date

FOR OFFICE USE ONLY

Zoning Change Number: _____

Date Submitted: _____

P&Z Meeting Date: _____

P&Z Recommendation: ☐ Approved ☐ Denied

Council Meeting Date: _____

Council Decision: ☐ Approved ☐ Denied

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

ZONING CHANGE APPLICATION REQUIREMENTS

Attach These Items With Completed Application:

- ☐ Letter stating applicant's reasons for request and other pertinent information
- ☐ Letter from property owner if different than the applicant
- ☐ Metes and bounds of the site and county slide number of plat (if recorded)
- ☐ \$500.00 Fee

Submit Immediately *AFTER* Notices Have Been postmarked:

- ☐ Sign & Address Affidavit

Bring these items to the Board of Adjustment Meeting:

- ☐ Return receipts of mailed notice, including envelopes that are returned

Who may request a Zoning Change request?

A Zoning Change may be requested by the owner of the property or another person having written, notarized authorization to act as the agent of the property owner.

How long does a Zoning Change request take?

Many factors influence the amount of time required to complete a Zoning Change request. A good estimate is 45-60 days from the date of application submittal. The Planning & Zoning Commission meets once a month on the second Tuesday of the month. City Council meets once a month on the fourth Tuesday of the month. Please ask staff to present you with a calendar of the upcoming meetings.

How do I submit a request?

The City of Spring Valley Village will supply the application form and staff will assist you in completing it. When several owners are involved, one person should be authorized (by notarized letter) to act as the signatory and applicant. Completed applications, with all required documents should be submitted to secretary@springvalleytx.com.

What is the filing deadline?

Proposals should be filed as soon as completed. Staff must meet certain publication deadlines in order to meet the Planning & Zoning Commission meeting dates. If required information is missing or in error, the proposal will be returned for completion and must be resubmitted in accordance with the filing deadline.

What is the cost of a Zoning Change request?

A non-refundable fee of \$500.00 must accompany a completed Zoning Change application. In some instances, staff, the Planning & Zoning Commission or City Council may require technical studies (engineering, noise, traffic, impact, etc.). The cost for these studies is borne by the applicant.

What is the purpose of the public hearings?

Zoning regulations are established to protect the public health, safety and general welfare of all citizens. The public hearing process gives all residents the opportunity to express how they feel the proposed changes could affect them positively or negatively.

Who should present the proposal at the public hearings?

The owner should be present at the public hearings. The owner, applicant or an agent may make the presentation to the Planning & Zoning Commission.

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February 24, 2020

Zachary Meadows
Director of Community Development
City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

**RE: Applicant Letter – Summary of Reasons for Requests
SVMP II
Proposed Development Applications for the Proposed Redevelopment of the
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision**

Dear Mr. Meadows,

On behalf of TLM-SVMP II LLC, owners of the 1.170-acre tract described in the supporting documents submitted with this letter, please allow this letter to serve as a summary of the reasons for our submittal of the following applications for the subject property:

1. Replat

- a. Purpose of Request – Create a 1.170-acre reserve for the subject site separate from the adjacent land retained by AT&T.

2. Zoning Change

- a. Purpose of Request – Change the base zoning of the subject site from the “Dwelling District A” Base District to the “Freeway PADD” Special District to properly reflect the existing use of the property as a commercial development. The Freeway PADD base zoning designation is also consistent with the base zoning designation of all adjacent land within the City that fronts Interstate 10 south of the existing sound barrier wall.

3. Planned Area Development (PAD) Amendment

- a. Purpose of Request – Amend Ordinance No. 2013-22 (previously amended by Ordinance 2014-13, Ordinance 2015-08 and Ordinance 2015-17), which establishes an existing Planned Area Development (PAD), as follows:
 - i. Add the subject 1.170-acre tract to the PAD
 - ii. Approve the development of a second building within the PAD to be located on the 1.170-acre area. The proposed second building will conform to the use, size/area, and height limits, when analyzed separately from the existing building, along with all other development criteria established in the existing PAD ordinance except for the following:
 - 1. Retail use will not be required in the second building within the PAD.

- iii. Approve 20-foot building line setbacks on the portions of the north and west property lines of the 1.170-acre tract that abut the 10-foot wide strip of land owned by the City of Spring Valley Village which contains the existing sound barrier wall. The resulting total setback from the property line of the adjacent residential lots to the building line setback on the subject site (including the 10-foot wide strip of land owned by the City) will be 30-feet, which is consistent with the setback required in the existing PAD from residential lots.
- iv. Approve the removal of existing landscaping behind the existing building within the PAD as noted on the site plan submitted with this current application. The removal of this existing landscaping is necessary to extend a fire lane behind the existing building to meet fire code requirements as coordinated with the Village Fire Department Fire Marshal, Rusty Kattner.

Please contact me at (281) 475-2817 or steven.freeman@kimley-horn.com should you need any additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Steven Freeman, P.E.

February 19, 2020

City of Spring Valley Village
1025 Campbell Road
Houston, Texas 77055

**Re: Applicant Authorization Letter
SVMP II
Proposed Development Applications for the Proposed Redevelopment of the
1.170-Acre Tract Being Out of Lot 17, and Lot 2 in West Park Subdivision**

To whom it may concern:

TLM-SVMP II LLC, owner of the 1.170-acre tract described in the attached metes and bounds description, hereby authorizes Kimley-Horn and Associates, Inc. to act as the applicant on our behalf on all development applications for the proposed redevelopment of this tract.

Sincerely,

TLM-SVMP II LLC

Signature: *Rene Joubert*

Name: *Rene Joubert*

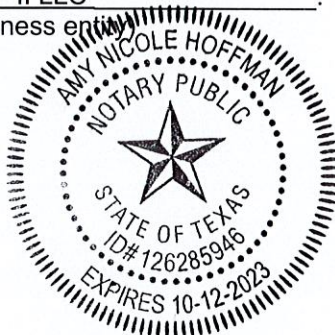
Title: *Manager*

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 24th day of February, 2020, by
Rene Joubert, as *Manager* of
(Name of acknowledging partner or officer) (Title)

TLM-SVMP II LLC
(Name of business entity)

(Seal)



Amy Nicole Hoffman
Notary Public in and for the State of Texas

DESCRIPTION OF SUBJECT TRACT

A 1.170 acre (50,976 sq. ft.) tract of land, more or less, being out of Lot 17, and Lot 2, in West Park Subdivision, recorded in Volume 23, Page 10, Harris County Map Records, Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING, at the northeast corner of Lot 17, in the west line of Bade Street;

THENCE, South 00°23'38" West, along the west line of Bade Street, a distance of 10.00 feet to a set "X";

THENCE, South 88°40'04" West, a distance of 137.78 feet to a set 5/8-inch iron rod marking the **POINT OF BEGINNING** of herein described tract;

THENCE, South 00°43'13" West, a distance of 226.03 feet to a set 5/8-inch iron rod with cap marking a point of curvature to the right;

THENCE, North 89°20'18" West, a distance of 10.79 feet to a set 5/8-inch iron rod with cap;

THENCE, South 00°39'43" West, a distance of 104.54 feet to a set 5/8-inch iron rod with cap at a point of curvature to the right;

THENCE, along said curve to the right, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing South 18°33'19" West, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap at a point of reverse curvature to the left;

THENCE, along said curve to the left, a length of 15.61 feet, a radius of 25.00 feet, a delta of 35°47'12", and a chord bearing South 18°33'19" West, a distance of 15.36 feet, to a set 5/8-inch iron rod with cap;

THENCE, South 00°39'42" West, a distance of 42.25 feet to a set 5/8-inch iron rod with cap;

THENCE, South 88°48'17" West, a distance of 115.85 feet to a found 5/8-inch iron rod with cap, being the southeast corner of a tract described to SV Physician Prop I, as recorded in H.C.C.F. Number 217982;

THENCE, North 00°25'45" East, a distance of 243.54 feet to a set "X";

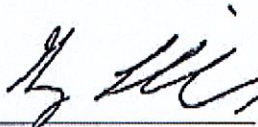
THENCE, North 88°43'56" East, a distance of 9.51 feet to a set "X";

THENCE, North 00°30'03" East, a distance of 157.46 feet to a set "X";

THENCE, North 88°40'04" East, a distance of 128.24 feet to the **POINT OF BEGINNING** and containing 1.170 acre of land, more or less.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of December, 2019.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256



February 21, 2020

***1.1703 acres of land in the Thomas A. Hoskins Survey, Abstract No. 342,
City of Spring Valley Village, Harris County, Texas***

A FIELD NOTE DESCRIPTION of a 1.1703 acre (50,979 square feet) tract of land in the Thomas A. Hoskins Survey, Abstract No. 342, City of Spring Valley Village, Harris County, Texas; said 1.1703 acre tract being out of Lot 2, and 17, West Park Subdivision, according to the map or plat recorded in Volume 23, Page 10 of the Harris County Map Records, being that same tract of land conveyed to TLM-SVMP II LLC, as recorded in Harris County Clerk's File No. RP-2020-16994; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "Cobb Fendley" found in the north right-of-way line of Interstate Highway No. 10 (Old Katy Road) (width varies), as recorded in Harris County Clerk's File Nos. Y978267, Y982642, 20090183741, and 20100314446 for the southeast corner of Unrestricted Reserve "A", Block 1, Adkins Corner, according to the map or plat recorded in Film Code No. 637155 of the Harris County Map Records and for the southwest corner of this tract;

THENCE, North 00° 24' 01" East - 243.41 feet with the east line of said Unrestricted Reserve "A" and with the west line of said Lot 2 to a 5/8-inch iron rod with cap found for a southwest corner of a 0.0996 acre tract of land conveyed to The City of Spring Valley, Texas, as recorded in Harris County Clerk's File No. Y011268 and for a northwest corner of this tract; from which a 1/2-inch iron rod found bears South 59° 36' 20" West - 0.44 feet;

THENCE, North 88° 45' 36" East - 9.74 feet with a south line of said 0.0996 acre tract to a cut "x" found for a southeast corner of said 0.996 acre tract and for an interior corner of this tract;

THENCE, North 00° 31' 43" East - 157.49 feet with an east line of said 0.0996 acre tract to a point for an interior corner of said 0.0996 acre tract and for a northwest corner of this tract;

THENCE, North 88° 41' 44" East - 128.25 feet with a south line of said 0.0996 acre tract to a 60D nail found for the northeast corner of this tract; from which a 5/8-inch iron rod with cap found bears North 88° 41' 44" East - 137.93 feet;

THENCE, South 00° 44' 53" West - 226.03 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap found for a southeast corner of this tract;

THENCE, North 89° 18' 38" West - 10.79 feet with a south line of said TLM-SVMP II LLC tract to a cut "x" found for an interior corner of this tract;

THENCE, South 00° 41' 23" West - 104.54 feet with the east line of said TLM-SVMP II LLC tract to a cut "x" found for the point-of-curvature of a curve to the right;

THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with said curve to the right having a radius of 25.00 feet, a central angle of 35° 46' 52", a length of 15.61 feet, and a chord bearing South 18° 34' 59" West - 15.36 feet to a cut "x" found for a point-of-reverse-curvature;

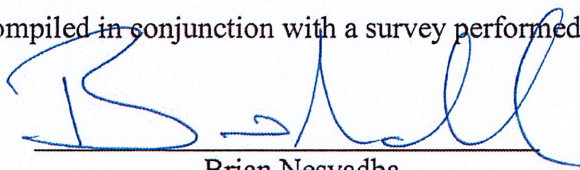
THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with a curve to the left having a radius of 25.00 feet, a central angle of $35^{\circ} 46' 52''$, a length of 15.61 feet, and a chord bearing South $18^{\circ} 34' 59''$ West - 15.36 feet to a cut "x" found for a point-of-tangency;

THENCE, South $00^{\circ} 41' 22''$ West - 41.81 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap stamped "TEAM" set in the north right-of-way line of said Interstate Highway No. 10 for a southeast corner of this tract; from which a TXDOT disc found bears North $88^{\circ} 40' 49''$ East - 135.01 feet;

THENCE, South $88^{\circ} 40' 49''$ West - 115.85 feet with the north right-of-way line of said Interstate Highway No. 10 to the POINT OF BEGINNING and containing 1.1703 acres (50,979 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1509-1
W:\1509-1_Tract.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



DIVIDER PAGE

ORDINANCE NO. 2020-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Spring Valley Village, Texas adopted Ordinance No. 2005-18 on the 4th day of August, 2005; and

WHEREAS, the City adopted Ordinance No. 2013-14 on the 23rd day of July, 2013; and

WHEREAS, Ordinance No. 2005-18 and Ordinance No. 2013-14 created an overlay district named the Freeway Planned Area Development District ("FPADD") setting forth permitted uses and development standards for development of property within the FPADD; and

WHEREAS, TLM-SVMP II LLC is the owner of a 1.170 acre tract of land being out of Lot 17 and Lot 2 of the West Park Subdivision, Harris County, Texas located on the north side of Interstate Highway 10 between Adkins Road and Bade Street, further described in Exhibit "A," attached hereto (the "Property"); and

WHEREAS, the Property is currently located in the Dwelling District A zoning district; and

WHEREAS, TLM-SVMP II LLC has submitted an application to the City seeking to have the Property included in the FPADD overlay district; and

WHEREAS, the City Council finds that it is in the best interest of the citizens to add the Property to the FPADD overlay district on the Official Zoning Map of the City;

NOW, THEREFORE,

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

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

Section 2. The Official Zoning Map of the City is hereby amended to add a 1.170 acre tract of land being out of Lot 17 and Lot 2 of the West Park Subdivision, Harris County, Texas, located on the north side of Interstate Highway 10, between Adkins Road and Bade Street, the Property, further described in Exhibit "A," attached hereto and incorporated herein by this reference, to the Freeway Planned Area Development District ("FPADD").

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. All rights and remedies of the City of Spring Valley Village are expressly saved as to any and all violations of the provisions of any Ordinances affecting and which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending

in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 5. This Ordinance shall become effective upon passage, in accordance with law.

DULY PASSED, ADOPTED AND ORDAINED this _____ day of _____, 2020.

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

ATTEST:

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

EXHIBIT "A"

February 21, 2020

***1.1703 acres of land in the Thomas A. Hoskins Survey, Abstract No. 342,
City of Spring Valley Village, Harris County, Texas***

A FIELD NOTE DESCRIPTION of a 1.1703 acre (50,979 square feet) tract of land in the Thomas A. Hoskins Survey, Abstract No. 342, City of Spring Valley Village, Harris County, Texas; said 1.1703 acre tract being out of Lot 2, and 17, West Park Subdivision, according to the map or plat recorded in Volume 23, Page 10 of the Harris County Map Records, being that same tract of land conveyed to TLM-SVMP II LLC, as recorded in Harris County Clerk's File No. RP-2020-16994; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "Cobb Fendley" found in the north right-of-way line of Interstate Highway No. 10 (Old Katy Road) (width varies), as recorded in Harris County Clerk's File Nos. Y978267, Y982642, 20090183741, and 20100314446 for the southeast corner of Unrestricted Reserve "A", Block 1, Adkins Corner, according to the map or plat recorded in Film Code No. 637155 of the Harris County Map Records and for the southwest corner of this tract;

THENCE, North 00° 24' 01" East - 243.41 feet with the east line of said Unrestricted Reserve "A" and with the west line of said Lot 2 to a 5/8-inch iron rod with cap found for a southwest corner of a 0.0996 acre tract of land conveyed to The City of Spring Valley, Texas, as recorded in Harris County Clerk's File No. Y011268 and for a northwest corner of this tract; from which a 1/2-inch iron rod found bears South 59° 36' 20" West - 0.44 feet;

THENCE, North 88° 45' 36" East - 9.74 feet with a south line of said 0.0996 acre tract to a cut "x" found for a southeast corner of said 0.996 acre tract and for an interior corner of this tract;

THENCE, North 00° 31' 43" East - 157.49 feet with an east line of said 0.0996 acre tract to a point for an interior corner of said 0.0996 acre tract and for a northwest corner of this tract;

THENCE, North 88° 41' 44" East - 128.25 feet with a south line of said 0.0996 acre tract to a 60D nail found for the northeast corner of this tract; from which a 5/8-inch iron rod with cap found bears North 88° 41' 44" East - 137.93 feet;

THENCE, South 00° 44' 53" West - 226.03 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap found for a southeast corner of this tract;

THENCE, North 89° 18' 38" West - 10.79 feet with a south line of said TLM-SVMP II LLC tract to a cut "x" found for an interior corner of this tract;

THENCE, South 00° 41' 23" West - 104.54 feet with the east line of said TLM-SVMP II LLC tract to a cut "x" found for the point-of-curvature of a curve to the right;

THENCE, in a southwesterly direction with the east line of said TLM-SVMP II LLC tract and with said curve to the right having a radius of 25.00 feet, a central angle of 35° 46' 52", a length of 15.61 feet, and a chord bearing South 18° 34' 59" West - 15.36 feet to a cut "x" found for a point-of-reverse-curvature;

EXHIBIT "A"

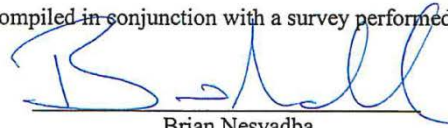
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Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1509-1
W:\1509-1_Tract.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



DIVIDER PAGE

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

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

A Preliminary and Final Re-Plat of SVMP II, A Plot Containing 1.170 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 9210 Old Katy Road.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

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

Date: Tuesday, April 14, 2020
Time: 7:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

Date: Tuesday, April 28, 2020
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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

DIVIDER PAGE

COMMERCIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

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

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

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

SIGNS DESIGN

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

PLACEMENT

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

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

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

PROOF OF POSTING

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

REMOVAL OF SIGNS

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

Preparer's Name: RENE JOUBERT Preparer's Signature: 

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

AFFIDAVIT OF SIGN POSTING

(Re)Zoning Case No. Date 20-02-25

Date of Planning and Zoning Commission Meeting: Tuesday, April 14, 2020

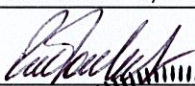
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Rene Joubert hereby certify that I have posted or caused to be posted Zoning Change Notification sign(s) on the property subject to zoning change, located at 9216 Old Katy Rd, Houston, TX 77055

Said sign(s) meet the specifications of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Posting of said signs was accomplished on Tuesday, March 31, 2020 as provided for in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village. Said signs have been posted in a manner which provides an unobstructed view and which allows clear reading from the public right(s)-of-way along Old Katy Rd and Katy Freeway

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

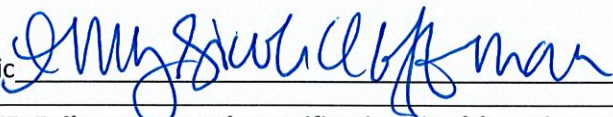
Executed this date: 03/31/2020

Printed Name of Applicant or Authorized Representative for Zoning Case No. TLM-SVMP II, LLC

Signature of Applicant or Authorized Representative for Zoning Case No. 

Sworn and subscribed before me on this date: 3/31/2020

Notary Public





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

STAFF USE ONLY:

Date/Time submitted: Verified by:

AFFIDAVIT OF ZONING CHANGE NOTIFICATION SIGN MAINTENANCE

(Re)Zoning Case No. Date 20-02-25

Date of City Council Meeting: Tuesday, April 14, 2020

In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I Rene Joubert hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at 9216 Old Katy Rd, Houston, TX 77055

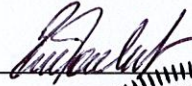
Said sign(s) have been maintained in a manner consistent with the requirements contained in Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

I further certify that this affidavit was filed with the Building Department of the City on date March 31, 2020 within the time provisions of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village.

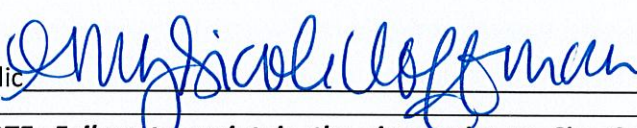
I understand that I am required to remove said signs within seven (7) calendar days of any final action on the application taken by the City of Spring Valley Village regarding the zoning change.

Executed this date: 03/31/2020

Printed Name of Applicant or Authorized Representative for Zoning Case No. TLM-SVMP II, LLC

Signature of Applicant or Authorized Representative for Zoning Case No. 

Sworn and subscribed before me on this date: 3/31/2020

Notary Public 



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

FOR STAFF USE ONLY:

Date/Time submitted: Verified by:

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

MEETING DATE: April 14, 2020

TOPIC:	ORDINANCE NO. 2020-XX AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, BEARING THE ADDRESS OF 9210 OLD KATY ROAD TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission conducted a public hearing on a proposed Ordinance that would amend the Official Zoning Map of the City to include all of the property located at 9210 Old Katy Road into the Freeway Planned Area Development District. If approved, this Ordinance would make the change on the Official Zoning Map of the City.
RECOMMENDATION:	Staff Recommends Approval of the Zoning Change Request
ATTACHMENTS:	Proposed Ordinance Amending The City's Official Zoning Map To Add 9210 Old Katy Road to the Freeway Planned Area Development District ("FPADD")
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING:	
	
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
---	-----------------------	--------------

ORDINANCE NO. 2020-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING THE CITY'S OFFICIAL ZONING MAP TO ADD A 1.170 ACRE TRACT OF LAND BEING OUT OF LOT 17 AND LOT 2 OF THE WEST PARK SUBDIVISION, LOCATED ON THE NORTH SIDE OF INTERSTATE HIGHWAY 10 BETWEEN ADKINS ROAD AND BADE STREET TO THE FREEWAY PLANNED AREA DEVELOPMENT DISTRICT ("FPADD") AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City of Spring Valley Village, Texas adopted Ordinance No. 2005-18 on the 4th day of August, 2005; and

WHEREAS, the City adopted Ordinance No. 2013-14 on the 23rd day of July, 2013; and

WHEREAS, Ordinance No. 2005-18 and Ordinance No. 2013-14 created an overlay district named the Freeway Planned Area Development District ("FPADD") setting forth permitted uses and development standards for development of property within the FPADD; and

WHEREAS, TLM-SVMP II LLC is the owner of a 1.170 acre tract of land being out of Lot 17 and Lot 2 of the West Park Subdivision, Harris County, Texas located on the north side of Interstate Highway 10 between Adkins Road and Bade Street, further described in Exhibit "A," attached hereto (the "Property"); and

WHEREAS, the Property is currently located in the Dwelling District A zoning district; and

WHEREAS, TLM-SVMP II LLC has submitted an application to the City seeking to have the Property included in the FPADD overlay district; and

WHEREAS, the City Council finds that it is in the best interest of the citizens to add the Property to the FPADD overlay district on the Official Zoning Map of the City;

NOW, THEREFORE,

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

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

Section 2. The Official Zoning Map of the City is hereby amended to add a 1.170 acre tract of land being out of Lot 17 and Lot 2 of the West Park Subdivision, Harris County, Texas, located on the north side of Interstate Highway 10, between Adkins Road and Bade Street, the Property, further described in Exhibit "A," attached hereto and incorporated herein by this reference, to the Freeway Planned Area Development District ("FPADD").

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. All rights and remedies of the City of Spring Valley Village are expressly saved as to any and all violations of the provisions of any Ordinances affecting and which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending

in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 5. This Ordinance shall become effective upon passage, in accordance with law.

DULY PASSED, ADOPTED AND ORDAINED this _____ day of _____, 2020.

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

ATTEST:

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

EXHIBIT "A"

February 21, 2020

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THENCE, North 00° 24' 01" East - 243.41 feet with the east line of said Unrestricted Reserve "A" and with the west line of said Lot 2 to a 5/8-inch iron rod with cap found for a southwest corner of a 0.0996 acre tract of land conveyed to The City of Spring Valley, Texas, as recorded in Harris County Clerk's File No. Y011268 and for a northwest corner of this tract; from which a 1/2-inch iron rod found bears South 59° 36' 20" West - 0.44 feet;

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EXHIBIT "A"

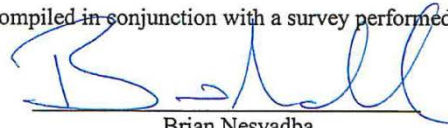
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THENCE, South $00^{\circ} 41' 22''$ West - 41.81 feet with the east line of said TLM-SVMP II LLC tract to a 5/8-inch iron rod with cap stamped "TEAM" set in the north right-of-way line of said Interstate Highway No. 10 for a southeast corner of this tract; from which a TXDOT disc found bears North $88^{\circ} 40' 49''$ East - 135.01 feet;

THENCE, South $88^{\circ} 40' 49''$ West - 115.85 feet with the north right-of-way line of said Interstate Highway No. 10 to the POINT OF BEGINNING and containing 1.1703 acres (50,979 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1509-1
W:\1509-1_Tract.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



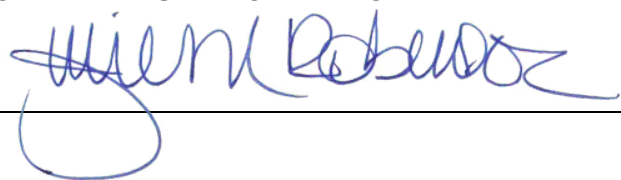
**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: April 14, 2020

TOPIC:	BRIEFING, DISCUSSION, AND DIRECTION CONCERNING: AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS ARTICLE 3.100, URBAN FOREST PRESERVATION AND PROTECTION, OF CHAPTER 3, BUILDING AND CONSTRUCTION, TO AMEND EXHIBIT A, APPROVED TREE LIST AND EXHIBIT B, APPROVED UNDERSTORY TREE LIST; PROVIDING FOR THE INCORPORATION OF PREAMBLE; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE VIOLATION; AND PROVIDING FOR A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.
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BACKGROUND:	In 2019, the City Council approved the development of a Sustainability Initiative through which the City would promote sustainable practices. Consequently, Councilman Donaho and City Staff identified the review of the City's Approved Tree and Understory Tree Lists to ensure the promotion of use of native, drought-resistant, and pollinator species of trees as a starting point. These Lists have been codified as Exhibits "A" and "B," respectively, in Article 3.100, Urban Forest Preservation And Protection, of Chapter 3, Building and Construction, of the Code of Ordinances. An informal committee was established, composed of Council Member Donaho, Planning and Zoning Commission Member Amy Winstead, Resident Ray Opio, and Assistant to the City Administrator Matthew Hitt. After working with two Urban Foresters (one from Piney Point and one for West University Place), the Committee developed proposed revisions to the current approved Tree and Understory Tree Lists. The proposed revisions to the Lists include removing two (2) tree types, adding fifteen (15) new trees that are either native, regionally native, or generally beneficial, and moving four (4) trees from the approved Tree List to the approved Understory Tree List. The revisions to both the Tree List and Understory Tree List are reflected in redlined versions of both Lists provided with this agenda item. Although these changes do not affect the Zoning Ordinance and do not require action by the Planning & Zoning Commission, this item is being presented to the Commission for review and
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**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

discussion as a result of its involvement in the development of the original Approved Tree and Understory Tree Lists and the involvement of Commission Member Amy Winstead.	
RECOMMENDATION: None	
ATTACHMENTS: - Ordinance No. 2020-XX - Redlined Version of Exhibit "A" – Approved Tree List - Redlined Version of Exhibit "B" – Approved Understory Tree List	
FUNDING ISSUES: ☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____	
FINANCE VERIFICATION OF FUNDING: 	
SUBMITTING STAFF MEMBER: Matthew Hitt, Assistant to the City Administrator	CITY ADMINISTRATOR APPROVAL: 

ORDINANCE NO. 2020-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS ARTICLE 3.100, URBAN FOREST PRESERVATION AND PROTECTION, OF CHAPTER 3, BUILDING AND CONSTRUCTION, TO AMEND EXHIBIT A, APPROVED TREE LIST AND EXHIBIT B, APPROVED UNDERSTORY TREE LIST; PROVIDING FOR THE INCORPORATION OF PREAMBLE; PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR EACH VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE VIOLATION; AND PROVIDING FOR A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Spring Valley Village has determined that the urban forest is valuable to the community; and

WHEREAS, the City Council desires to amend the City's approved tree lists in the manner set forth in this ordinance; and

WHEREAS, the City Council finds that these regulations are in the best interest of the health, safety and welfare of the citizens.

NOW, THEREFORE,

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

Section 1. The facts and matters contained in the preamble to this ordinance are hereby found to be true and correct.

Section 2. The Code of Ordinances of City of Spring Valley Village, Texas is hereby amended by deleting Exhibit A, Approved Tree List, in its entirety and replacing it with a new Exhibit A, Approved Tree List, as attached hereto and deleting Exhibit B, Approved Understory Tree List, in its entirety and replacing it with a new Exhibit B, Approved Understory Tree List, as attached hereto of Article 3.100, Urban Forest Preservation and Protection, of Chapter 3, Building and Construction.

Section 3. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 4. All provisions of the ordinances of the City of Spring Valley Village, Texas, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the City of Spring Valley Village, Texas, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

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

Section 6. The repeal of any ordinance or part of ordinances affected by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

Section 7. This Ordinance shall become effective immediately upon its passage and publication as required by law.

DULY PASSED, APPROVED AND ADOPTED on this the _____ of
_____, 2020.

Tom Ramsey, Mayor
City of Spring Valley Village, Texas

ATTEST:

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

Exhibit A – Approved Tree List

Species	Common Name	Botanical Name
Ash	Green Ash	Fraxinus pennsylvanica
	White Ash	Fraxinus americana
Birch	River Birch	Betula nigra
Cedar	Eastern Red Cedar	Juniperus virginiana
Cypress	Bald Cypress	Taxodium distichum
	Montezuma Cypress	Taxodium mucranutum
Elm	American Elm	Ulmus Americana
	Cedar Elm	Ulmus crassifolia
	Lacebark Elm	Ulmus parvifolia
	Winged Elm	Ulmus alata
Hickory	Hickory species	Carya varieties
Magnolia	Southern Magnolia	Magnolia grandiflora
Maple	Drummond Red maple	Acer rubrum var. drummondii
	Trident Maple	Acer buergerianum
Oak	Bur Oak	Quercus macrocarpa
	Chiquapin Oak	Quercus muehlenbergii
	Durrand Oak	Quercus durrandii
	Laurel Oak	Quercus laurifolia
	Live oak	Quercus virginiana
	Mexican White Oak	Quercus polymorpha
	Nuttall Oak	Quercus nuttallii
	Overcup Oak	Quercus lyrata
	Post Oak	Quercus stellata
	Shumard Oak	Quercus shumardii
	Swamp Chestnut Oak	Quercus michauxii
	Water Oak	Quercus nigra
	White Oak	Quercus alba
Pine Tree	Loblolly Pine	Pinus taeda
	Longleaf Pine	Pinus palustris
Pistache	Chinese Pistache	Pistacia chinensis
Sweet Gum	American Sweet Gum	Liquidambar styraciflua
Sycamore	American Sycamore	Platanus occidentalis
	Mexican Sycamore	Platanus mexicana
Walnut	Black Walnut	Juglans nigra
Others	Anacua	Ehertia anacua
	Basswood	Tilia Americana
	Black Tupelo	Nyssa aquatic
	Gum Bumelia	Bumelia lanuginosa
	Red Bay	Persea borbonia

Exhibit B - Approved Understory Tree List

Fringe Tree	Chinese Fringe Tree	Chionanthus retusus
	Fringe Tree	Chionanthus spp
Hawthorn	Parsley Hawthorn	Crateagus marshallii
Holly	American Holly (tree form)	Ilex opaca
	Dahoon Holly	Ilex cassine
	East Palatka Holly	Ilex x attenuata "East Palatka"
	Possumhaw Holly	Ilex decidua
	Savannah Holly	Ilex x attenuata "Savannah"
Laurel	Cherry Laurel	Prunus caroliniana
	Mexican Plum	Prunus Mexicana
	Texas Mountain Laurel	Sophora secundiflora
Magnolia	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'
	Saucer Magnolia	Magnolia x soulangiana
	Sweet Bay	Magnolia virginiana
Maple	Chalk Maple	Acer leucoderme
Pistache	Texas Pistache	Pistacia texana
Redbud	Redbud	Cercis canadensis
Viburnum	Rusty Black-Haw	Viburnum rufidulum
Others	Hophornbeam	Carpinus caroliniana
	Flameleaf Sumac	Rhus spp
	Mexican Buckeye	Ungradia speciosa

DIVIDER PAGE

Exhibit A - Approved Tree List

Species	Common Name	Botanical Name
Ash	Green Ash	Fraxinus pennsylvanica
	White Ash	Fraxinus americana
Birch	River Birch	Betula nigra
Cedar	Eastern Red Cedar	Juniperus virginiana
Cypress	Bald Cypress	Taxodium distichum
	Montezuma Cypress	Taxodium mucranutum
Elm	American Elm	Ulmus Americana
	Cedar Elm	Ulmus crassifolia
	Lacebark Elm	Ulmus parvifolia
	Winged Elm	Ulmus alata
Hickory	Hickory species	Carya varieties
Magnolia	Southern Magnolia	Magnolia grandiflora
Maple	Drummond Red maple	Acer rubrum var. drummondii
	Trident Maple	Acer buergerianum
Oak	Bur Oak	Quercus macrocarpa
	Chiquapin Oak	Quercus muehlenbergii
	Durrand Oak	Quercus durrandii
	Laurel Oak	Quercus laurifolia
	Live oak	Quercus virginiana
	Mexican White Oak	Quercus polymorpha
	Nuttall Oak	Quercus nuttallii
	Overcup Oak	Quercus lyrata
	Post Oak	Quercus stellata
	Shumard Oak	Quercus shumardii
	Swamp Chestnut Oak	Quercus michauxii
	Water Oak	Quercus nigra
	White Oak	Quercus alba
Pine Tree	Loblolly Pine	Pinus taeda
	Longleaf Pine	Pinus palustris
Pistache	Chinese Pistache	Pistacia chinensis
Sweet Gum	American Sweet Gum	Liquidambar styraciflua
Sycamore	American Sycamore	Platanus occidentalis
	Mexican Sycamore	Platanus mexicana
Walnut	Black Walnut	Juglans nigra
Others	Anacua	Ehertia anacua
	Basswood	Tilia Americana
	Black Tupelo	Nyssa aquatic
	Gum Bumelia	Bumelia lanuginosa
	Red Bay	Persea borbonia

*Trees in green have been added to the Approved Tree List

DIVIDER PAGE

Exhibit B - Approved Understory Trees

Fringe Tree	Chinese Fringe Tree	Chionanthus retusus
	Fringe Tree	Chionanthus spp
Hawthorn	Parsley Hawthorn	Crateagus marshallii
Holly	American Holly (tree form)	Ilex opaca
	Dahoon Holly	Ilex cassine
	East Palatka Holly	Ilex x attenuata "East Palatka"
	Possumhaw Holly	Ilex decidua
	Savannah Holly	Ilex x attenuata "Savannah"
	Yaupon Holly	Ilex vomitoria
Laurel	Cherry laurel	Prunus caroliniana
	Mexican Plum	Prunus Mexicana
	Texas Mountain Laurel	Sophora secundiflora
Magnolia	Little Gem magnolia	Magnolia grandiflora 'Little Gem'
	Saucer Magnolia	Magnolia x soulangiana
	Sweet Bay	Magnolia virginiana
Maple	Chalk Maple	Acer leucoderme
Pistache	Texas Pistache	Pistacia texana
Redbud	Redbud	Cercis canadensis
Viburnum	Rusty Black-Haw	Viburnum rufidulum
Wax Myrtle	Southern Wax myrtle	Myrica cerifa
Others	Hophornbeam	Carpinus caroliniana
	Flameleaf Sumac	Rhus spp
	Mexican Buckeye	Ungradia speciosa

*Trees in green have been added to the Approved Understory Trees list

*Trees in yellow were moved from the Approved Tree list to the Approved Understory Trees

* Trees in red have been removed from the Approved Understory Trees list