EST. 1955

SPRING VALLEY

VILLAGE

Planning & Zoning Commission Meeting

September 10, 2019

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

EST. 1955
SPRING VALLEY
VILLAGE

AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, September 10, 2019 at 7:00 P.M.

1. **CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**

2. **APPROVAL OF MEETING MINUTES:** Regular Meeting on June 11, 2019

3. **CONDUCT A PUBLIC HEARING CONCERNING:** A Preliminary and Final Re-Plat of Weaver Reserve, A Plot Containing 0.5766 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 8421 Burkhart 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 Weaver Reserve, A Plot Containing 0.5766 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 8421 Burkhart Road.

5. **CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance No. 2019-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT ADOPTED BY ORDINANCE NO. 2013-13 FOR DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW

VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

A. Presentation of Requested Specific Use Permit Amendment by Applicant

B. Those In Favor

C. Those Opposed

D. Adjourn Public Hearing

6. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2019-XX – AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT ADOPTED BY ORDINANCE NO. 2013-13 FOR DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

7. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance No. 2019-XX – AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS BY AMENDING SECTION 9.121, REPLATS, OF CHAPTER 9, SUBDIVISIONS, OF THE CODE OF ORDINANCES TO REQUIRE NOTICE OF PUBLIC HEARINGS HELD BEFORE THE CITY COUNCIL TO BE PROVIDED BY POSTING OF SIGNS IN ADDITION TO ALL OTHER PUBLIC NOTIFICATION REQUIREMENTS; 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; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

8. **DISCUSSION AND DIRECTION CONCERNING:** The Activities of the City Council During the August 27, 2019 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 5th day of September, 2019 at 10:30 a.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest: Roxanne Benitez

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, June 11, 2019

1. **The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:00 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present:
Trey Hoffman, Chair
Charlie Calderwood
Maryellen McGlothlin
Patrick Johnson – arrived at 7:04 p.m.
Louise Richman

A quorum was present.

City Officials present:
Julie Robinson, City Administrator
Loren Smith, City Attorney – via telephone
Oscar Arevalo, Building Official

2. **Approval of meeting minutes for regular meeting May 14, 2019**

Ms. McGlothlin made the motion to approve the minutes. Mr. Calderwood seconded the motion. The motion carried 4 to 0.

3. **Conduct a public hearing concerning:** Ordinance No.2019-XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Section 01:03:02, Board of Adjustment, of Subsection 01:03, other administrative duties of the City of Spring Valley in executing this comprehensive zoning ordinance of Section One, purpose and administration, of exhibit "A" of Chapter 12 Planning and Zoning, of the Code of Ordinances to require public notice of hearings held before the Board of Adjustment to be provided by posting of signs in addition to all other public notification requirements; revising section 01:04:03. Public hearing – Planning and Zoning Commission, of Subsection 01:04, amendments, of Section One, purpose and administration, of exhibit "A" of Chapter 12 Planning and Zoning, of the Code of Ordinances to require public notice of hearings held before the Planning and Zoning Commission to be provided by posting of signs in addition to all other public notification requirements; 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; providing 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 7:03 p.m. and briefly explained the item. There were no speakers and Mr. Hoffman closed the public hearing at 7:04 p.m.

4. **Consideration and possible action concerning:** Ordinance No.2019-XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Section 01:03:02, Board of Adjustment, of Subsection 01:03, other administrative duties of the City of Spring Valley in executing this comprehensive zoning ordinance of Section One, purpose and administration, of exhibit "A" of Chapter 12 Planning and Zoning, of the Code of Ordinances to require public notice of hearings held before the Board of Adjustment to be provided by posting of signs in addition to all other public notification requirements; revising section 01:04:03. Public hearing – Planning and Zoning Commission, of Subsection 01:04, amendments, of Section One, purpose and administration, of exhibit "A" of Chapter 12 Planning and Zoning, of the Code of Ordinances to require public notice of hearings held before the Planning and Zoning Commission to be provided by posting of signs in addition to all other public notification requirements; 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; providing a severability clause, a savings clause and an effective date.

Julie Robinson discussed the item giving examples for the residential signs. Staff wanted Planning and Zoning to say what kind of signs were wanted. The ordinance is specific in describing size, placement, location, property line distance and number of signs. Mr. Calderwood spoke about the specificity of the sign language and that it should be generic. Ms. Robinson said that the residential signs "shall be obtained from the City Secretary's office" and were generic. Mr. Hoffman and Mr. Smith commented that it would be requests for variances that would warrant residential signs. Ms. Richman felt that the residential sign requirement was not a good idea and was onerous for the residents considering that mail notifications were sent to surrounding home owners.

Mr. Calderwood made the motion to approve the ordinance. Mr. Johnson seconded the item. Motion carried 4 to 0 with Ms. Richman voting nay.

5. **Conduct a public hearing concerning:** Ordinance No. 2019-XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Subsection .02, front building line setbacks adjoining a major thoroughfare, of Subsection .09, building line setbacks, of Subsection .03, size and area requirements, of Subsection .02, limitations and restrictions, of Section .05 building and use restrictions in Dwelling District "A", of Exhibit "A" of Chapter 12 Planning and Zoning, of the Code of Ordinances to set a minimum setback of thirty eight feet (38') for garages facing Westview; 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; providing 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 7:17 p.m. and explained that this was a housekeeping item to clarify the 38 foot setback for garages facing Westview Drive. Mr. Hoffman closed the public hearing at 7:18 p.m.

6. **Consideration and possible action concerning:** Ordinance No. 2019-XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Subsection .02, front building line setbacks adjoining a major thoroughfare, of Subsection .09, building line setbacks, of Subsection .03, size and area requirements, of Subsection .02, limitations and restrictions, of Section .05 building and use restrictions in Dwelling District "A", of Exhibit "A" of Chapter 12 Planning and Zoning, of the Code of Ordinances to set a minimum setback of thirty eight (38') for garages facing Westview; 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; providing a severability clause, a savings clause and an effective date.

Mr. Hoffman again explained this item concerning clarification of the 38 foot setback for garages facing Westview Drive. Comments and questions from Planning and Zoning members followed. Ms. McGlothlin commented that some properties are challenged with Ms. Robinson noting that those are on the north side of Westview Drive between Bingle and Bracher. Mr. Smith will add language to the ordinance regarding provisions of Section 05.02.01.04 about the 40 foot setback. Mr. Johnson asked what is the point of measurement if there is no sidewalk. Mr. Hoffman said that if a sidewalk were to be built later then there should be an ordinance that says a car cannot be parked on the sidewalk.

Mr. Calderwood made the motion to approve the ordinance with the amendment language Mr. Smith will include. Ms. McGlothlin seconded the motion. The motion carried 5 to 0.

7. **Consideration and possible action concerning:** changing the date of the Planning & Zoning Commission meeting for December.

Ms. Robinson explained that City Council has set its December meeting date. Ms. McGlothlin suggested December 3, 2019 as the meeting date for Planning and Zoning. Ms. McGlothlin made the motion. Mr. Calderwood seconded the motion. The motion carried 5 to 0.

8. **Discussion and direction concerning:** the activities of the City Council during the May 21, 2019 meeting regarding Planning & Zoning Matters.

Mr. Smith reported that there were no changes to Planning and Zoning Commission recommendations.

9. **Adjourment**

Ms. McGlothlin made a motion to adjourn. Mr. Calderwood seconded the motion. The motion carried 5-0. The meeting was adjourned at 7:31 p.m.

Signed: _____

W. K. (Trey) Hoffman, Chairman

Attest: _____

Louise Richman, Secretary

Spring Valley Village Planning and Zoning Commission
Agenda Item Data Sheet

MEETING DATE:	September 10, 2019
TOPIC:	**CONDUCT A PUBLIC HEARING CONCERNING:** **A PRELIMINARY AND FINAL RE-PLAT OF THE WEAVER RESERVE SUBDIVISION, PARTIAL RE-PLAT NO. 1, A PLOT CONTAINING 0.5767 ACRES OF LAND, SITUATED IN DWELLING DISTRICT 'A', CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 8421 BURKHART ROAD.**
BACKGROUND:	Ms. Kris Weaver, who owns the property located at 8421 Burkhart Road, is requesting this re-plat to subdivide one large lot into two smaller single-family residential lots. Proposed Lot 1 on the north side will contain 13,523 square feet and proposed Lot 2 will contain 11,596 square feet. Lot 1 will face Burkhart Road and Lot 2 will face Winningham Lane. The proposed preliminary and final re-plat meets the requirements of the City's subdivision regulations.
RECOMMENDATION:	None.
ATTACHMENTS:	• Plat/General Plan Submittal Application including supporting re-plat documents (letter from M2L Associates, letter of owner's authorization, metes and bounds description) • Revised proposed preliminary and final re-plat • Publication Notice of Public Hearing • Copy of Notice Letters Sent to Property Owners and Mailing Labels for Property Owners • Affidavit of Sign Posting
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:	**CITY ADMINISTRATOR APPROVAL:**
Oscar Arevalo, Building Official	

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
❑YES ❑NO		

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: Weaver Reserve

Geographical Location: 8421 Burkhart Road, East of Bingle Rd, abutting & north of Winningham Lane & west of Pech Rd
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: Osborne A-610

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:

To create two lots

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: 0.5766 Typical Lot Size: Lot 1 (13,523s.f.) Lot 2 (11,596 s.f.)

Number Lots: 2 Number of Streets: 0

Numbers and Types of Reserves: 0 Total Acres in Reserve: 0

Zoning District: A

Applicant: M2L Associates, Inc.

Contact Name: Karen Rogers

Address: 8955 Katy Freeway Suite 300

Phone: 713-722-8897 Fax: 713-722-8048

Email: kwrogers@M2Lassociates.net

Owner: Barbara A. Weaver, Individually and the Trustees of the Thomas M. & Barbara A. Weaver Revocable Family Trust

Contact Name: Kris Weaver

Address: 8421 Burkhart Road

Phone: 713-681-3536 Fax:

Email: kris@weaverconcepts.us

Engineer or Planner: M2L Associates, Inc. (Planner)

Contact Name: Karen Rogers

Address: 8955 Katy Freeway Suite 300

Phone: 713-722-8897 Fax: 713-722-8048

Email: kwrogers@M2Lassociates.net

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 7-21-2019 **Date**

M2L ASSOCIATES INC.
8955 Katy Fwy., Suite 300
Houston, Texas 77024
Tel: (713) 722 8897
Fax: (713) 722 8048

Urban Planning
Urban Design
Landscape Architecture

July 22, 2019

Mr. Trey Hoffman, Chairman
Planning & Zoning Commission
Spring Valley Village
1025 Campbell Road
Houston, TX 77055

RE: 8421 Burkhard Road - Plat titled Weaver Reserve

Dear Mr. Hoffman,

M2L Associates, Inc. is submitting the "Weaver Reserve" plat for consideration and approval The physical address of the parcel being platted is 8421 Burkhart Road which is East of Bingle Road, south and abutting Burkhart Road, north and abutting Winningham Lane and west of Pech Road in Spring Valley Village. The owner is Barbara A. Weaver, Individually and the Trustees of the Thomas M. & Barbara A. Weaver Revocable Family Trust.

The Owners wish to subdivide this existing residential lot into two Single Family lots. The north most lot, Lot 1, would be 13,523 square feet with access on Burkhart Road and the south most, Lot 2, would be 11,596 square feet with acres on Winningham Lane. Both lots meet or exceed the City requirements.

If you have any questions or need further information, please contact me or Karen Rogers of M2L Associates, Inc. (713) 722-8897.

Sincerely,

Karen W. Rogers, ASLA, LEED-AP
Principal

Mr. Trey Hoffman, Chairman
Planning and Zoning Commission
Spring Valley Village
1025 Campbell Road
Houston, TX 77055

Dear Mr. Hoffman,

We, **Barbara A. Weaver, Individually and the Trustees of the Thomas M. & Barbara A. Weaver Revocable Family Trust** are the current owner (s) of the property located at 8421 Burkhart Road, Spring Valley Village, Texas. This letter serves as our authorization for Karen Rogers of M2L Associates, Inc. to submit a subdivision plat of this property which will be titled Weaver Reserve. The reason for this plat is to subdivide the property into two single family residential lots meeting the City's standards.

If you have any questions or need further information, please contact me or Karen Rogers of M2L Associates,
Inc. (713) 722-8897.

Sincerely,

Kris M. Weaver

Kris M. Weaver
(For Barbara A. Weaver, Individually and the Trustees of the Thomas M. & Barbara A. Weaver Revocable Family Trust.)
8421 Burkhart Rd.
Houston, Texas 77055
713.681.3536

METES AND BOUNDS DESCRIPTION
0.5767 ACRES OUT OF
A.H. OSBORNE SURVEY - A610
HOUSTON, HARRIS COUNTY, TEXAS

All that certain 0.5767 acre tract of land as described in a deed dated July 22, 1998, from Thomas M. Weaver and Barbara A. Weaver to Thomas M & Barbara A Weaver Revocable Living Trust, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk's File Number T163111, and being more particularly described by metes and bounds as follows, all coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates have grid values and may be converted to surface values by applying a combined scale factor of 0.99989580999.

BEGINNING at a found 1" iron pipe on the south right-of-way line of Burkhart Road (60' wide), said point also being the northwest corner of Brighton Woods Subdivision, according to the plat thereof filed in Volume 332, Page 6, of the Harris County Map Records, and the northeast corner of the herein described tract having grid coordinates of Y=13851200.5879, X=3079248.6740;

THENCE S 01º 42' 44" E – 259.92', with the west line of said Brighton Woods Subdivision to a found 1" iron pipe, said point being the southwest corner of said Brighton Woods Subdivision and on the north right-of-way line of Winningham Lane (width varies), and the southeast corner of the herein described tract;

THENCE S 88º 17' 03" W – 96.64', with the north line of said Winningham Lane to a set 5/8" iron rod with cap, said point being the southeast corner of Duson Woods, according to the plat thereof filed in Volume 320, Page 55, of the Harris County Map Records, and the southwest corner of the herein described tract;

THENCE N 01º 42' 44" W – 259.93', with the east line of said Duson Woods, to a set 5/8" iron rod with cap, said point being the northeast corner of said Duson Woods and on the south line of the aforementioned Burkhart Road, and the northwest corner of the herein described tract;

THENCE N 88º 17' 16" E – 96.64' with the south right-of-way line of said Burkhart Road to the POINT OF BEGINNING containing 0.5767 acres (25,119 square feet) of land more or less.
Compiled from survey by:

PREJEAN & COMPANY, INC.
Surveying / Mapping
Job # 41-661
June 23, 2017

STATE OF TEXAS

COUNTY OF HARRIS

WE, BARBARA A. WEAVER, INDIVIDUALLY AND THE TRUSTEES OF THE THOMAS M. AND BARBARA A. WEAVER REVOCABLE FAMILY TRUST, BEING OWNERS OF SAID 0.567 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WEAVER RESERVE SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY, ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON AND HERBY BIND US, OUR HEIRS, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHERMORE, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENTS FIVE (5) FEET IN WIDTH FROM A PLANE OF TWENTY FEET (20) ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING ALL PUBLIC UTILITY PERIMETER EASEMENTS SHOWN HEREON AND DESIGNATED U.E.

FURTHERMORE, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID OR ANY PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SPRING VALLEY, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHERMORE, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY 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.

FURTHER, THE OWNERS CERTIFY THAT T HIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. IN TESTIMONY WHEREOF, WE _____ BEING OWNERS OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS_____DAY OF _____, 2019

_____

NAME:_____

TITLE: _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2019
NOTARY PUBLIC FOR THE STATE OF TEXAS

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME:_____

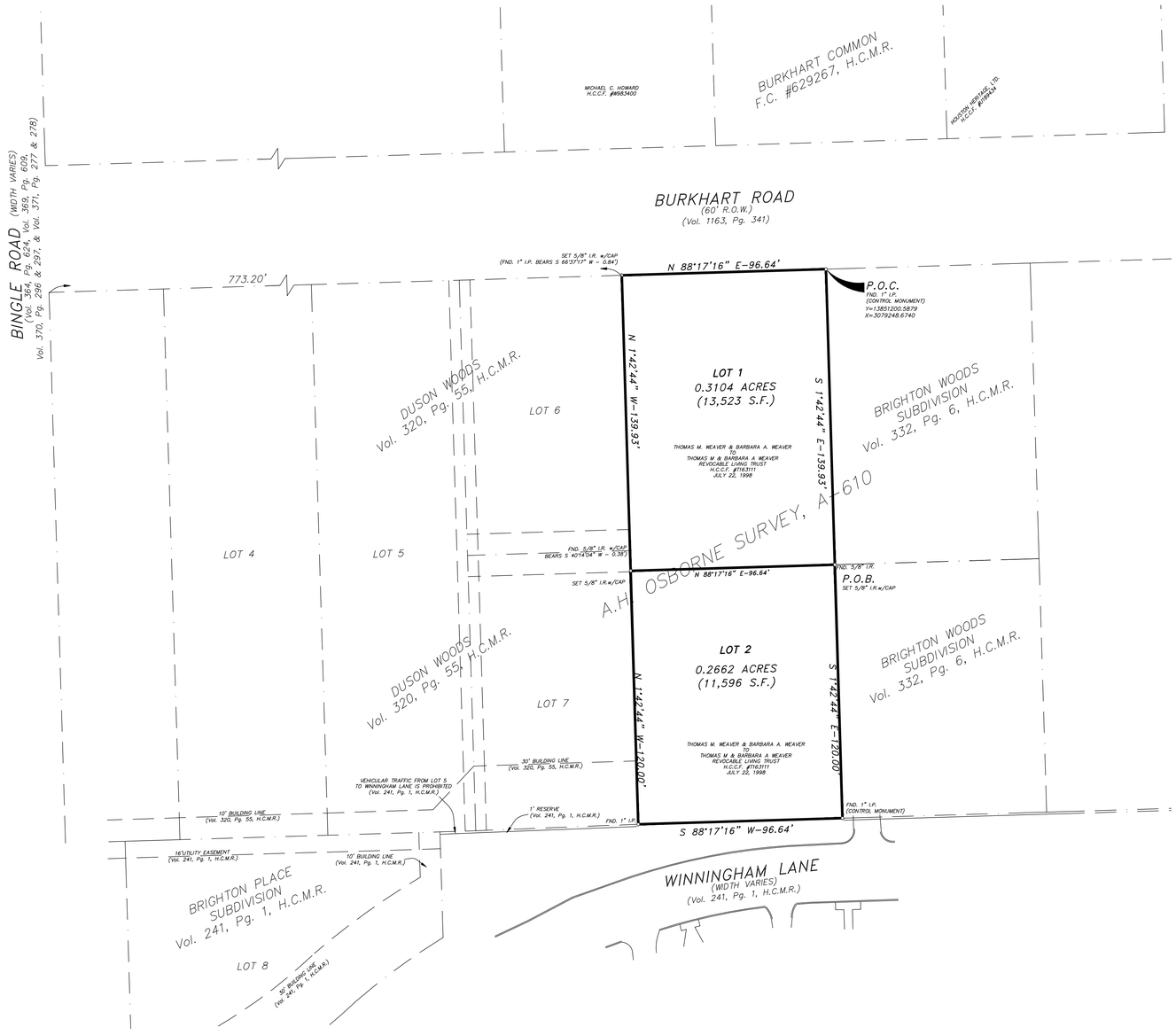
MY COMMISSION EXPIRES : _____

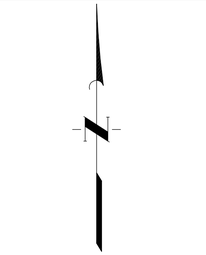
I, N. M. MATHIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5423, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT: WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

_____

N. M. MATHIS, R.P.L.S. NO. 4517 STATE OF TEXAS

STATE OF TEXAS REGISTERED N. M. MATHIS 4517 PROFESSIONAL LAND SURVEYOR



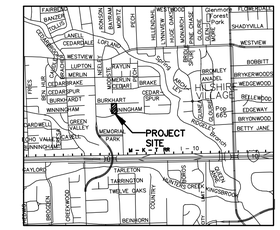


SCALE: 1" = 30'

30' 0' 30' FEET

15'

SCALE IN FEET



VICINITY MAP

N.T.S.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF _____ AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE MAYOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____ 2019.

_____

TOM S. RAMSEY, MAYOR

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 _____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 _____ 20___.

BY: _____
W.K. (TREY) HOFFMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
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 PUBLIC WORKS DIRECTOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____ 20___.

_____
ARTHUR FAIELLO
PUBLIC WORKS DIRECTOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

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 _____, 2019, AT _____ O'CLOCK __.M., AND DULY RECORDED ON _____, 2019, 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: _____

SCHEDULE B EXCEPTIONS

a. Easement:

Recorded: Volume 685, Page 422, Deed Records, Harris County, Texas. To: Humble Pipe Line Company Purpose: pipe line. There is no evidence of a pipeline on this property and no metes and bounds description in the body of the document.

b. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

c. The subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality) and is subject to the terms, conditions and provisions of the City of Houston Ordinance #85-1878, pertaining to among other things, the platting and replatting of real property and to the establishment of building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed for record on August 1, 1991, under Harris County Clerk's File No. N253886.

d. Rights of Parties in Possession. (Owner Policy)

e. Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records as herein defined.

f. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

g. Any visible and apparent roadway or easement over, under or across the property, the existence of which does not appear of record. This exception will be limited to those matters shown on an acceptable survey upon the Company being furnished with such survey.

METES AND BOUNDS DESCRIPTION
0.5767 ACRES OUT OF
A.H. OSBORNE SURVEY - A610
HOUSTON, HARRIS COUNTY, TEXAS

All that certain 0.5767 acre tract of land as described in a deed dated July 22, 1998, from Thomas M. Weaver and Barbara A. Weaver to Thomas M & Barbara A Weaver Revocable Living Trust, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk's File Number T163111, and being more particularly described by metes and bounds as follows, all coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates have grid values and may be converted to surface values by applying a combined scale factor of 0.99989580999.

BEGINNING at a found 1" iron pipe on the south right-of-way line of Burkhart Road (60' wide), said point also being the northwest corner of Brighton Woods Subdivision, according to the plat thereof filed in Volume 332, Page 6, of the Harris County Map Records, and the northeast corner of the herein described tract having grid coordinates of Y=13851200.5879, X=3079248.6740;

THENCE S 01° 42' 44" E - 259.92', with the west line of said Brighton Woods Subdivision to a found 1" iron pipe, said point being the southwest corner of said Brighton Woods Subdivision and on the north right-of-way line of Winningham Lane (width varies), and the southeast corner of the herein described tract;

THENCE S 88° 17' 03" W - 96.64', with the north line of said Winningham Lane to a set 5/8" iron rod with cap, said point being the southeast corner of Duson Woods, according to the plat thereof filed in Volume 320, Page 55, of the Harris County Map Records, and the southwest corner of the herein described tract;

THENCE N 01° 42' 44" W - 259.93', with the east line of said Duson Woods, to a set 5/8" iron rod with cap, said point being the northeast corner of said Duson Woods and on the south line of the aforementioned Burkhart Road, and the northwest corner of the herein described tract;

THENCE N 88° 17' 16" E - 96.64' with the south right-of-way line of said Burkhart Road to the POINT OF BEGINNING containing 0.5767 acres (25,119 square feet) of land more or less.

NOTES:

1. THE SURVEYOR HAS RELIED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY NATIONAL INVESTORS TITLE INSURANCE COMPANY UNDER GF NOS. 19-24008505 WITH AN EFFECTIVE DATE OF MAY 14, 2019 WITH REGARD TO ANY EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY THE SURVEYOR.
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3. THE SURVEYED TRACT IS SUBJECT TO THE CITY OF SPRING VALLEY ZONING ORDINANCES.
4. THE SURVEYED TRACT IS SUBJECT TO THE RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY EXISTING LEASES.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48201C0665 M, MAP REVISED JUNE 9, 2004, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

Weaver Reserve

1 BLOCK 2 LOTS

BEING 0.5767 AC (25,119 S.F). SITUATED IN
THE A.H. OSBORNE SURVEY, A-610
HARRIS COUNTY, TEXAS
JULY 2019

OWNER:

BARBARA A. WEAVER, INDIVIDUALLY AND THE TRUSTEES OF THE THOMAS M. AND BARBARA A. WEAVER REVOCABLE FAMILY TRUST
8421 BURKHART ROAD
HOUSTON, TX 77055
(713)681-3536

SURVEYOR:

PREJEAN & CO., INC.
9324 WESTVIEW
HOUSTON, TX 77055
T: (713)467 6277
F: (713)467 7470

PLANNER

M2L ASSOCIATES, INC.
9320 WESTVIEW,
SUITE 18
HOUSTON, TX 77055
T: (713)722-8897
F: (713)722-8048

DATE: 07-12-2019

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 Weaver Reserve, A Plot Containing 0.5766 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 8421 Burkhart Road.

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, September 10, 2019
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, September 24, 2019
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 Building Official, Oscar Arevalo, at (713) 465-8308.

EST. 1955

SPRING VALLEY

VILLAGE

August 19, 2019

Dear Property Owner:

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

A Preliminary and Final Re-Plat of Weaver Reserve, A Plot Containing 0.5766 Acres Of Land, Situated In Dwelling District 'A', City Of Spring Valley Village, Harris County, Texas Bearing The Address of 8421 Burkhart Road.

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, September 10, 2019
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, September 24, 2019
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 8421 Burkhart Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, you may contact me directly at (832) 910-8576 or rbenitez@springvalleytx.com.

Sincerely,

Roxanne Benitez

Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

1025 CAMPBELL ROAD • HOUSTON, TEXAS 77055-7495
(713) 465-8308 • FAX (713) 461-7969 • www.springvalleytx.com

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

George & Virginia Fluke
8432 Burkhart Road
Houston, Texas 77055

James Coe
8428 Burkhart Road
Houston, Texas 77055

Michael Howard
8422 Burkhart Road
Houston, Texas 77055

James & Melinda Van Paasschen
8420 Burkhart Road
Houston, Texas 77055

Houston Heritage LTD
8418 Burkhart Road
Houston, Texas 77055

Gerald Hazelhurst
8410 Burkhart Road
Houston, Texas 77055

David & Susan Diehl
8411 Burkhart Road
Houston, Texas 77055

Brenda McLaughlin
8407 Burkhart Road
Houston, Texas 77055

Brenda McLaughlin
1418 Lynnview Drive
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
8407 BURKHART ROAD
HOUSTON, TEXAS 77055

Melissa McFaden
8415 Burkhart Road
Houston, Texas 77055

Melissa McFaden
23860 Country Lane
Hockley, Texas 77447

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
8415 BURKHART ROAD
HOUSTON, TEXAS 77055

Barbara Weaver
8421 Burkhart Road
Houston, Texas 77055

Patrick & Diane McDaniel
8489 Burkhart Road
Houston, Texas 77055

Bradley & Leslie Davis
8493 Burkhart Road
Houston, Texas 77055

Douglas & Diana Knutzen
8497 Burkhart Road
Houston, Texas 77055

James & Kathleen Brown
8430 Winningham Lane
Houston, Texas 77055

Douglas & Louise Mercer
8436 Winningham Lane
Houston, Texas 77055

Britton & Leslie Denby
8440 Winningham Lane
Houston, Texas 77055

Philip Warner
8441 Winningham Lane
Houston, Texas 77055

Leonard & Carol Ferguson
8439 Winningham Lane
Houston, Texas 77055

Brett & Dawn Berly
8435 Winningham Lane
Houston, Texas 77055

Maria Yrigoyen
8431 Winningham Lane
Houston, Texas 77055

Kenneth & Maryann Gryder
8429 Winningham Lane
Houston, Texas 77055

Ten Voss
8554 Katy Freeway, Suite 301
Houston, Texas 77024

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
8588 W. MEMORIAL PARK DR.
(8588 KATY FREEWAY)
HOUSTON, TEXAS 77055

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

SPRING VALLEY

AFFIDAVIT OF SIGN POSTING

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: Tuesday September 10, 2019

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 Karen Rogers 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

_____

_____

Posting of said signs was accomplished on Monday August 26th, 2019 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 Burkhardt Road and also Winningham Lane

_____

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: 08/27/2019

Printed Name of Applicant or Authorized Representative for Zoning Case No. Karen Rogers

Signature of Applicant or Authorized Representative for Zoning Case No. Karen Rogers

Sworn and subscribed before me on this date: 8-27-2019

(Seal)

DAPHNE LYNN MAUER
Notary ID # 11378500
My Commission Expires
September 9, 2020

Notary Public Daphne Lynn Mauer

PLEASE NOTE: Failure to post the notification sign(s) on the property by the close of business (4:30 pm) seven (7) days prior Planning and Zoning Commission public hearing shall result in the postponement of consideration by the Commission.

STAFF USE ONLY:

Date/Time submitted: 8/27/19 12:16pm Verified by: MG/RB

PREPARED BY THE BUILDING DEPARTMENT 1025 CAMPBELL ROAD, HOUSTON, TEXAS 77055 (713) 465-8308

Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet

MEETING DATE: September 10, 2019

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

A PRELIMINARY AND FINAL RE-PLAT OF THE WEAVER RESERVE SUBDIVISION, PARTIAL RE-PLAT NO. 1, A PLOT CONTAINING 0.5767 ACRES OF LAND, SITUATED IN DWELLING DISTRICT 'A', CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 8421 BURKHART ROAD.

BACKGROUND: In the previous agenda item, the Planning & Zoning Commission held a public hearing concerning a preliminary and final re-plat of the property located at 8421 Burkhart Road to subdivide one large lot into two smaller single-family residential lots.

Marcus McRae Jr. with ARKK Engineers has reviewed the requested preliminary and final re-plat, and a copy of his review letter is provided with this agenda item. Staff reviewed the submittal also and finds that it meets all requirements of the subdivision ordinance.

RECOMMENDATION: Staff and ARKK Engineers recommend approval of the preliminary and final re-plat of Carmel Weaver Reserve Subdivision, Partial Re-Plat No. 1.

ATTACHMENTS:
- Proposed Preliminary and Final Re-Plat
- Recommendation Letter from ARKK Engineering

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:	**CITY ADMINISTRATOR APPROVAL:**
Oscar Arevalo, Building Official	

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
❑YES ❑NO		

STATE OF TEXAS

COUNTY OF HARRIS

WE, BARBARA A. WEAVER, INDIVIDUALLY AND THE TRUSTEES OF THE THOMAS M. AND BARBARA A. WEAVER REVOCABLE FAMILY TRUST, BEING OWNERS OF SAID 0.567 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WEAVER RESERVE SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY, ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON AND HERBY BIND US, OUR HEIRS, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHERMORE, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENTS FIVE (5) FEET IN WIDTH FROM A PLANE OF TWENTY FEET (20) ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING ALL PUBLIC UTILITY PERIMETER EASEMENTS SHOWN HEREON AND DESIGNATED U.E.

FURTHERMORE, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15'0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID OR ANY PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF SPRING VALLEY, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHERMORE, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY 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.

FURTHER, THE OWNERS CERTIFY THAT T HIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. IN TESTIMONY WHEREOF, WE _____ BEING OWNERS OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY US THIS_____DAY OF _____, 2019

_____

NAME:_____

TITLE: _____

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2019
NOTARY PUBLIC FOR THE STATE OF TEXAS

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME:_____

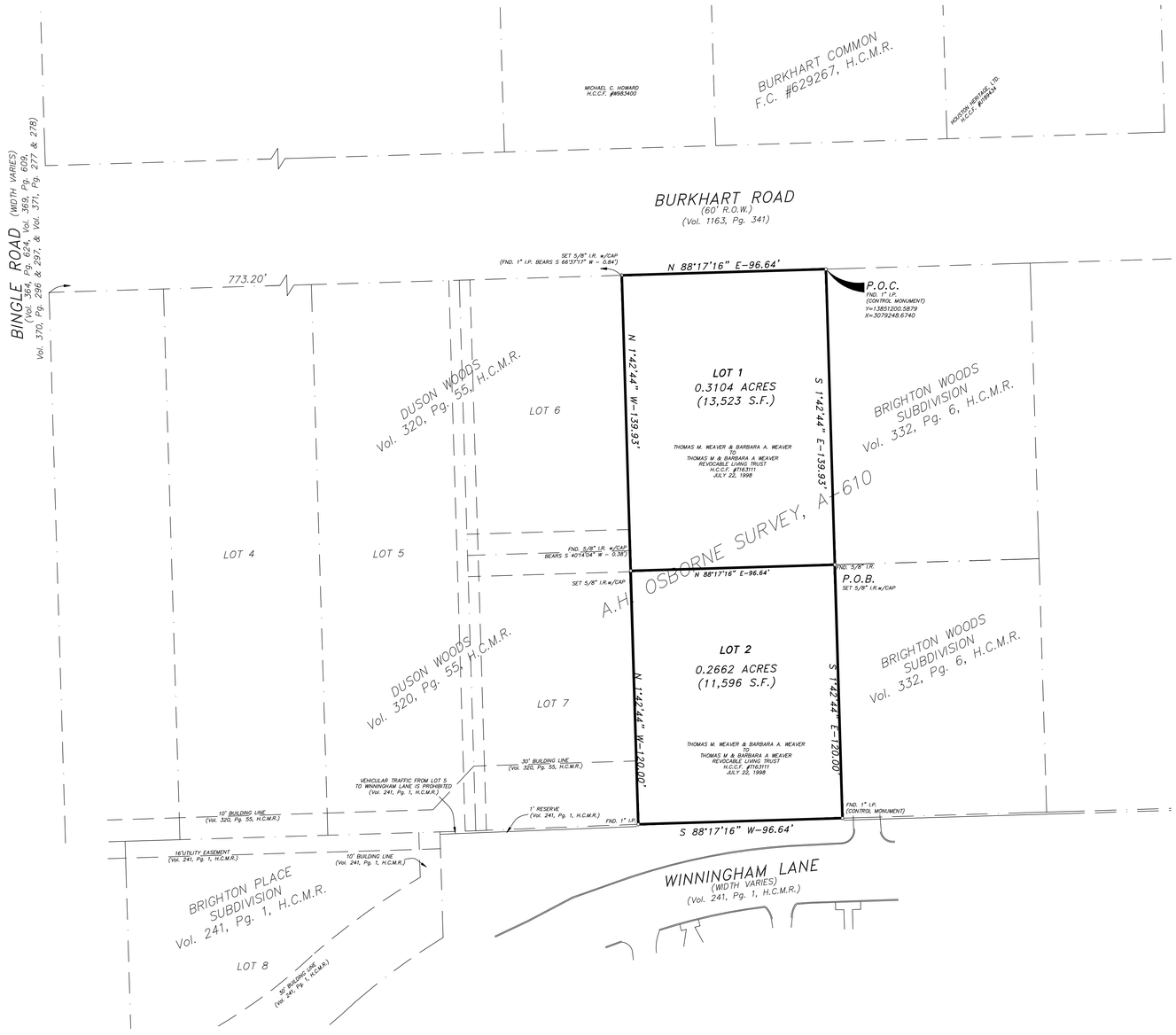
MY COMMISSION EXPIRES : _____

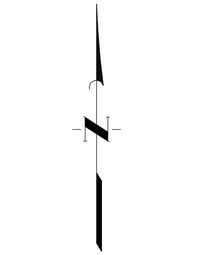
I, N. M. MATHIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5423, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT: WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

_____

N. M. MATHIS, R.P.L.S. NO. 4517 STATE OF TEXAS

STATE OF TEXAS REGISTERED N. M. MATHIS 4517 PROFESSIONAL LAND SURVEYOR



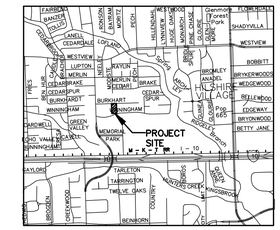


SCALE: 1" = 30'

30' 0' 30' FEET

15'

SCALE IN FEET



VICINITY MAP

N.T.S.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF _____ AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE MAYOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____ 2019.

_____

TOM S. RAMSEY, MAYOR

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 _____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 _____ 20___.

BY: _____
W.K. (TREY) HOFFMAN, CHAIRMAN
PLANNING AND ZONING COMMISSION
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 PUBLIC WORKS DIRECTOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS _____ DAY OF _____ 20___.

_____
ARTHUR FAIELLO
PUBLIC WORKS DIRECTOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

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 _____, 2019, AT _____ O'CLOCK ___.M., AND DULY RECORDED ON _____, 2019, 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: _____

SCHEDULE B EXCEPTIONS

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A.H. OSBORNE SURVEY - A610
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1 BLOCK 2 LOTS

BEING 0.5767 AC (25,119 S.F). SITUATED IN
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HARRIS COUNTY, TEXAS
JULY 2019

OWNER:

BARBARA A. WEAVER, INDIVIDUALLY AND THE TRUSTEES OF THE THOMAS M. AND BARBARA A. WEAVER REVOCABLE FAMILY TRUST
8421 BURKHART ROAD
HOUSTON, TX 77055
(713)681-3536

SURVEYOR:

PREJEAN & CO., INC.
9324 WESTVIEW
HOUSTON, TX 77055
T: (713)467 6277
F: (713)467 7470

PLANNER

M2L ASSOCIATES, INC.
9320 WESTVIEW,
SUITE 18
HOUSTON, TX 77055
T: (713)722-8897
F: (713)722-8048

DATE: 07-12-2019

DIVIDER PAGE

August 6, 2019

Mr. Oscar Arevalo
Building Official
City of Spring Valley Village
1025 Campbell Road
Spring Valley Village, Texas 77055

Re: Preliminary & Final Re-Plat Review
Weaver Reserve Re-Plat
8421 Burkhart Road
City of Spring Valley Village, Texas

Dear Mr. Arevalo,

We have reviewed the above referenced Preliminary & Final Re-Plat, dated July 21, 2019, for conformance with the City's Ordinance Section 9.1000, Subdivision Regulations. We have no objections and recommend you approve the plat.

I hope this information is helpful. Please call me if you have any questions.

Sincerely,

ARKK Engineers, LLC

Marcus McRae Jr.

CC: Ms. Roxanne Benitez: City of Spring Valley Secretary
Mr. James Andres, P.E.: ARKK Engineers, LLC.
Mr. Doug Bradford, P.E.: ARKK Engineers, LLC.

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

MEETING DATE: September 10, 2019

TOPIC:

CONDUCT A PUBLIC HEARING CONCERNING:

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT ADOPTED BY ORDINANCE NO. 2013-13 FOR DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

BACKGROUND:

The Dad's Club Swim Team ("Applicant") which is located at 1006 Voss Road ("Property") was established in 1947 and has been continuously used in that capacity to date. On July 22, 2008, by Ordinance No. 2008-14 a Specific Use Permit ("2008 SUP") was approved by City Council allowing the Applicant to continue operations on the Property with several conditions spelled out in the SUP. On May 26, 2009, by Ordinance No. 2009-06, a second SUP was approved by the City Council to allow additional improvements to the Property ("2009 SUP"). On June, 25, 2013, by Ordinance No. 2013-13, a third Specific Use Permit was approved by City Council amending the 2009 SUP and allowing additional improvements to the Property ("2013 SUP").

On Thursday, May 16, 2019, Mark Goulas with Goulas & Associates Architects on behalf of the Applicant delivered to City Secretary Roxanne Benitez a Submittal Application for Specific Use Permit Amendment for the Applicant to amend Specific Use Permit #5 ("SUP #5") to demolish two buildings and build a two-story natatorium with a fitness center annex ("Submittal"). However, after reviewing the Submittal, numerous deficiencies were identified which rendered the Submittal an incomplete application. On May 20, 2019, the Applicant was provided via email with a Memorandum outlining each of the deficiencies, a copy of which is provided with this agenda item.

On July 23, 2019, the Applicant submitted a revised and

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
❑YES ❑NO		

complete Application that addressed each of the deficiencies identified in the Memorandum. A copy of the revised and complete Application is provided with this agenda item.

The proposal includes the demolition of two buildings, the addition of a Natatorium with a Fitness Center Annex, changes to the front drop-off location and additional lighting in the parking areas for security. The changes to parking lot will be incorporated in the drainage plan and additional green space will be added on the west side of the property.

The applicant is making a request for additional height for the new structure. The current ordinance (Chapter 12 – Article 12.200 Exhibit A Section 01:05.11.e) has a 39 foot maximum height of structures. They would like the height approved at a height of 42 feet.

RECOMMENDATION: Not applicable.

ATTACHMENTS:

- Copy of Memorandum Dated May 20, 2019 and Provided to Dad's Club Swim Team, Inc. Identifying Deficiencies with Initial Submittal
- Complete Specific Use Permit Application Submitted by Dad's Club Swim Team, Inc. on July 23, 2019
- Copy of Published Public Hearing Notice
- Copy of Notice Letter to Property Owners and Mailing Labels
- Copy of Affidavit of Sign Posting Dated August 26, 2019

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:	**CITY ADMINISTRATOR APPROVAL:**
Oscar Arevalo, CBO, Building Official	

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
❑YES ❑NO		

DIVIDER PAGE

Julie Robinson

From: Oscar Arevalo
Sent: Monday, May 20, 2019 2:11 PM
To: 'Charlie Calderwood (charlie.calderwood@gmail.com)'; Linda Kutac
Cc: Julie Robinson; Roxanne Benitez; Mark Goulas; Oscar Arevalo
Subject: Comments for Dad's Club SUP amendment
Attachments: memo - deficiencies of original submisison dated 2019-05-20).pdf; Ordinanance 2009-06 SUP Dads Club Dolphin Shop.pdf; Ordinance 2008-14 SUP Dads Club Dolphin Club.pdf; Ordinance 2013-13 Dads Club Swim Team Amended SUP.pdf

Mr. Calderwood and Ms. Kutac:

I have reviewed the Specific Use Permit amendment submittal for the Dad's Club and found some deficiencies that need to be addressed. I have attached the comments as well as the previous SUP amendments for your review. Let me know if you have any questions.

Regards,
Oscar

Oscar Arevalo, CBO | Building Official
713-465-8308 | Direct: 832-910-8577
1025 Campbell Road | Houston, Texas 77055

EST. 1955
SPRING VALLEY
VILLAGE

MEMORANDUM

DATE: May 20, 2019

TO: Charles Calderwood, President, Dad's Club Aquatic Center, Inc.
Linda Kutac, Executive Director, Dad's Club Aquatic Center, Inc.

FROM: Oscar Arevalo, City Building Official

CC: Julie Robinson, City Administrator

SUBJECT: Deficiencies of Submittal Application for Specific Use Permit Amendment for the Dad's Club Aquatic Center, Inc.

On Thursday, May 16, 2019, at approximately 8:00 am, Mark Goulas with Goulas & Associates Architects delivered to City Secretary Roxanne Benitez a Submittal Application for Specific Use Permit Amendment for the Dad's Club Aquatic Center, Inc. to amend Specific Use Permit #5 ("SUP #5") to demolish two buildings and build a two-story natatorium with a fitness center annex ("Submittal").

I have reviewed the Submittal and identified the following deficiencies:

1. The Submittal fails to specifically identify the proposed changes to SUP #5 that are being requested. Please submit a copy of the current SUP #5 Ordinance No. 2013-13, as well as the other Ordinances affecting SUP #5 as may be appropriate, with the paragraphs highlighted to correspond to the proposed changes being requested. Please see the submittal made in February of 2013 and corresponding additional documents that are attached to Ordinance No. 2013-13, the most recent amendment to SUP #5, a copy of which is provided with this Memorandum. Previous Ordinance Nos. 2008-14 and 2009-06 are also provided with this Memorandum for your use.

2. Existing improvements and proposed improvements need to be clearly identified in the Submittal as has been provided in previous submissions for amendment to SUP #5.

3. A proposed landscape plan must be submitted that reflects any changes from the adopted SUP #5 and the City's current regulations that are being requested.

1025 CAMPBELL ROAD • HOUSTON, TEXAS 77055-7495
(713) 465-8308 • FAX (713) 461-7969 • www.springvalleytx.com

4. A second level to the structure is proposed but the total height is not shown. Therefore, I am unable to determine whether the proposed total height meets the current height restriction contained in SUP #5.

5. If there are any changes in the approved traffic control plan and corresponding parking requirements contained in the current SUP #5, please provide a proposed traffic control plan and corresponding parking requirements that identifies such changes.

6. Proposed impervious cover and drainage calculations associated with the proposed new facilities (including changes to parking areas) is not shown. Please provide this information related to what is being proposed. If your calculations determine that the runoff will be increased, please provide documentation indicating that TxDOT has approved the plans and the increased capacity to be delivered into the TxDOT drainage system.

7. Please provide clarification regarding the activities that are included within the term "medical rehabilitation services" as referenced in the letter contained in the Submittal.

8. If there are any changes in the approved lighting plan contained in the current SUP #5 related to the proposed improvements, please provide a proposed lighting plan that identifies such changes.

9. If there are any changes in the approved fencing plan contained in the current SUP #5 related to the proposed improvements, please provide a proposed fencing plan that identifies such changes.

With the above deficiencies, the Submittal constitutes an incomplete application. Only complete submittals that have been reviewed by the City and determined ready for public hearing and Planning & Zoning Commission consideration. Consequently, the Submittal will not be published or posted for a public hearing or consideration by the Planning & Zoning Commission meeting scheduled for June 11, 2019.

Once the City has received the information and documents identified above, such information and documents will be reviewed to ensure that they are complete. If there are questions concerning anything, I will let you know so that we can resolve any issues as quickly as possible.

I look forward to receiving the additional information and documents required to complete the Submittal.

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 (NA - Organization is 501 (c)3)
✓ 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: Zoned SUP 5 - specific use permit for Dad's Club Aquatic Center, Inc.by ordinance #2008-14 and amended by #2009-06

Geographical Location: 1006 Voss Road, Houston, TX 7705 (NE corner of IH-10 and Voss Rd. on Southern border of SVV
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: +/- 5.904 acres tract of land being Tract 18 in the A H Osborne Survey. Abstract 610, SVV, Harris Co., TX

Submittal Type:
___ Preliminary Plat
___ Final Plat
___ Amending Plat
___ Preliminary Replat
___ Final Replat
___ Specific Use Permit
✓ Specific Use Permit Amendment

RECEIVED
JUL 23 2019
BY: 8:23am

Fees pd 5-16-19
Resubmittal

Reason for Replat or Amending Plat:

Continuation of property improvement. Add two story natatorium and eliminate old buildings.

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: +/- 5.904 acres

Typical Lot Size: NA

Number Lots: NA

Number of Streets: NA

Numbers and Types of Reserves: None

Total Acres in Reserve: None

Zoning District: SUP 5

Applicant: Dad's Club Aquatic Center, Inc.

Contact Name: Linda Kutac, Executive Director & Charlie Calderwood, President

Address: 1006 Voss Rd., Houston, TX 77055

Phone: (713) 461-8577

Fax:

Email: LINDA.KUTAC@DADSCLUB-SWIMTEAM.COM & CHARLIE.CALDERWOOD@GMAIL.COM

Owner: Same as Applicant

Contact Name:

Address:

Phone:

Fax:

Email:

Engineer or Planner: Goulas & Associates Architects

Contact Name: Mark Goulas

Address: 1505 Whispering Pines Dr., Houston, TX 77055

Phone: (713) 667-8774

Fax:

Email: mark@gaarchitects.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

May 14, 2019

Date

DAD'S CLUB SWIM TEAM

1006 Voss Rd
Houston, TX 77055

May 14, 2019

To Whom It May Concern,

Please find attached the completed application form for amending the Supplemental Use Permit (SUP). We are amending the current SUP to demolish the two buildings and build a Natatorium with a Fitness Center Annex.

The Dad's Club is a 501-C (3) Non-Profit Corporate Organization in good standing with the State of Texas and the Internal Revenue Service. We are in compliance with all City of Spring Valley Ordinances and the current SUP.

The Natatorium will replace the original 33.5 yard pool that dates to our 1948 founding. We removed three years ago the galvanized metal roof for both aesthetic and future safety reasons.

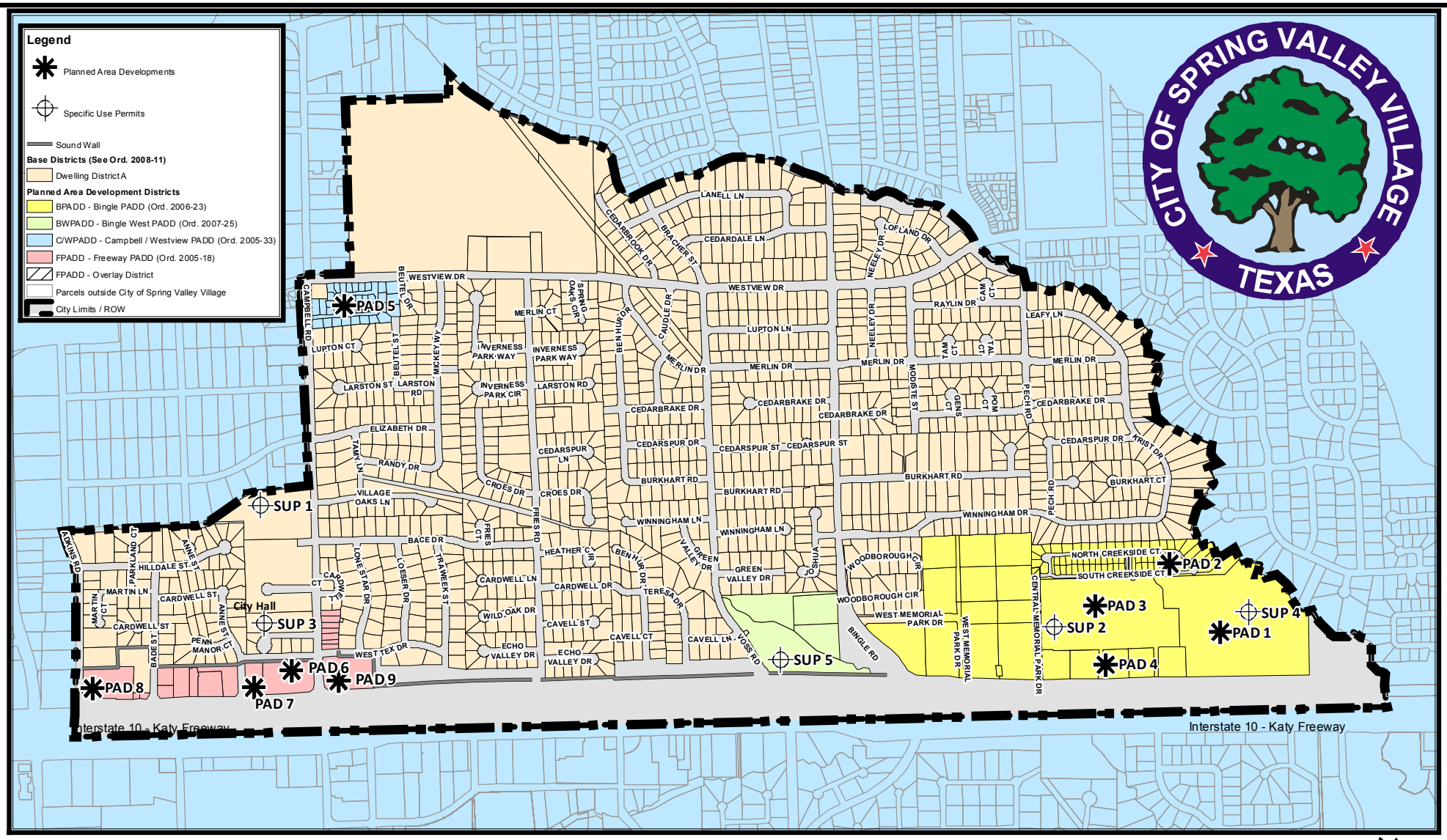
Having a covered heated pool protected from the weather is critical to fulfill our mission. As you may know, we operate year around for swim lessons, medical rehabilitation services, geriatric swim exercise, and swim teams. The Dad's Club Aquatic Center, Inc. (DCAC) is nationally known as a swim facility and was inducted into the Texas Swimming Hall of Fame.

Currently, some 200 residents of Spring Valley use the Dad's Club as members. We are very proud of being the only remaining original "resident" of the city!

As president of the corporation, I am authorized, by our Board of Directors, to submit this letter and the attached application to amend the SUP. If you have any questions, feel free to contact us.

Sincerely,

Charles A. Calderwood
President
713-808-9077 Office
713-628-4212 Cell



The City of Spring Valley Village, Texas

Official 2014 Zoning Map

Planned Area Developments		
PAD	Description	Ordinance
PAD 1	Christ Evangelical Presbyterian Church	Ordinance 2002-05 Amended by Ordinance 2003-24
PAD 2	Stiffel Schwab Builders (Creekside Villas of Memorial)	Ordinance 2004-09
PAD 3	Home Depot	Ordinance 2005-06
PAD 4	The Center	Ordinance 2006-01
PAD 5	Windsor Court	Ordinance 2006-18
PAD 6	Wellington Fidelis Campbell I, L.P.	Ordinance 2009-12 Amended by Ordinance 2013-25
PAD 7	West Park Subdivision PAD	Ordinance 2013-15
PAD 8	Adkins Corner PAD	Ordinance 2013-22 Amended by Ordinance 2014-13
PAD 9	Ersa Grae PAD	Ordinance 2014-12

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PAD 9	Ersa Grae PAD	Ordinance 2014-12

N

1 " = 1,150 '

Printed July, 2014

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0440340020450

Tax Year: 2019

Print

Owner and Property Information			
Owner Name & Mailing Address:	**DAD'S CLUB SWIM TEAM INC** **1006 VOSS RD** **HOUSTON TX 77055-6632**	Legal Description: Property Address:	**TR 18** **ABST 610 A H OSBORNE** **1006 VOSS RD** **HOUSTON TX 77055**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
XV -- Other Exempt (Charitable)	8002 -- Land Neighborhood Section 2	E	0	257,213 SF	0	0	9854.1	4014 -- Katy Freeway	5058B	490D

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	05/03/2019	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
Total	025	SPRING BRANCH ISD	12,498,610	Not Certified	1.394500	
	040	HARRIS COUNTY	12,498,610	Not Certified	0.418580	
	041	HARRIS CO FLOOD CNTRL	12,498,610	Not Certified	0.028770	
	042	PORT OF HOUSTON AUTHY	12,498,610	Not Certified	0.011550	
	043	HARRIS CO HOSP DIST	12,498,610	Not Certified	0.171080	
	044	HARRIS CO EDUC DEPT	12,498,610	Not Certified	0.005190	
	080	CITY OF SPRING VALLEY	12,498,610	Not Certified	0.430000	

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

Valuations

Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	0		Land	0	
Improvement	0		Improvement	0	
Total	0	0	Total	0	0

Land

Market Value Land

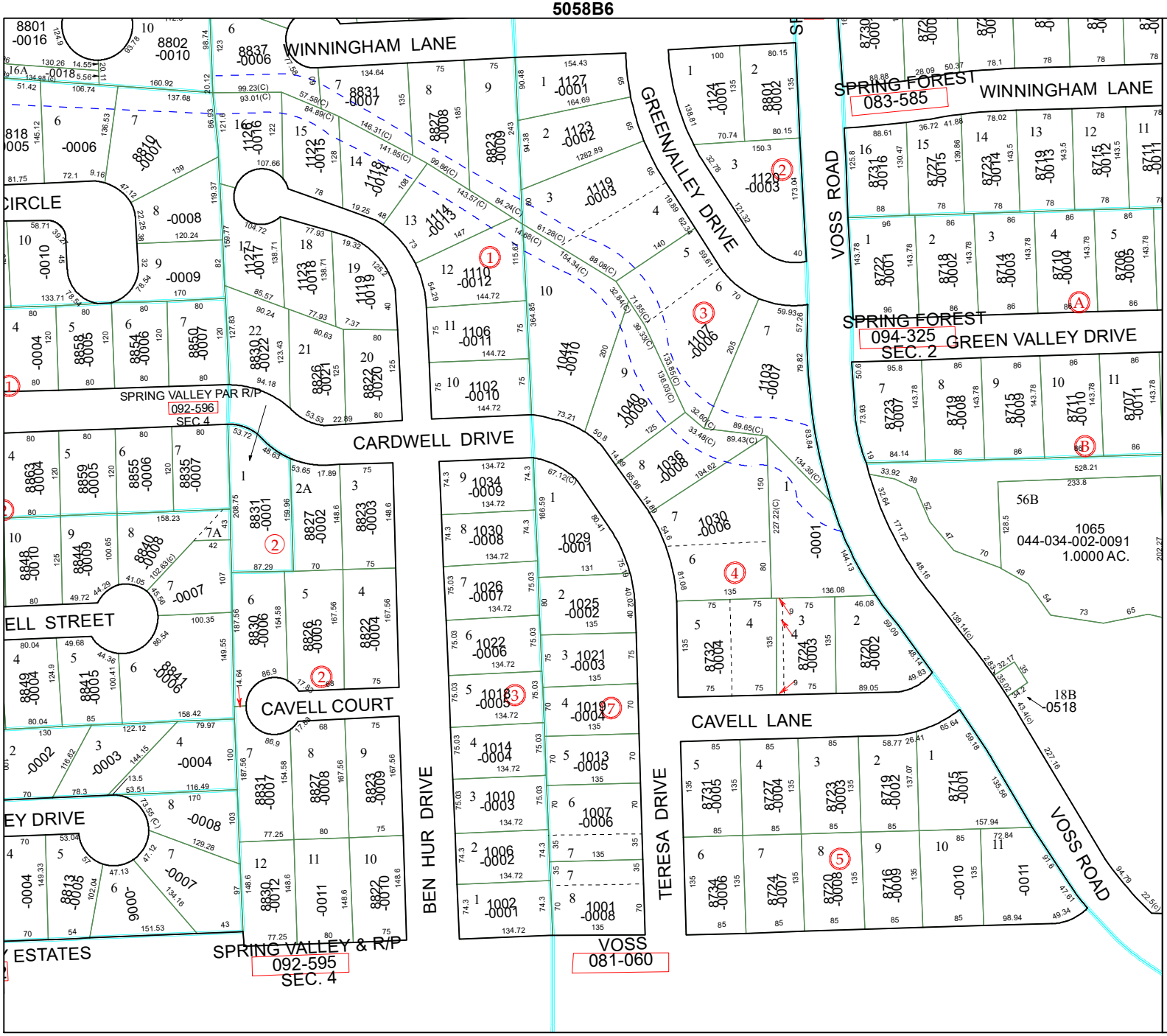
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4393	SF	108,900	1.00	1.00	1.00	--	1.00	0	0	0
2	8002 -- Land Neighborhood Section 2	4393	SF	148,313	1.00	1.00	0.55	Shape or Size	0.55	0	0	0

Building

Vacant (No Building Data)

Extra Features

Line	Description	Quality	Condition	Units	Year Bulit
1	YMCA 42,500 SF	Average	Average	2,975.00	0



Harris County Appraisal District

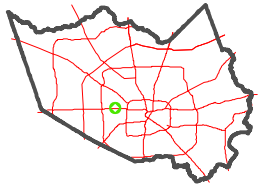
0 50 100 200 Feet

PUBLICATION DATE: 12/28/2018

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may **not** have been prepared for or be suitable for legal, engineering, or surveying purposes. It does **not** represent an on-the-ground survey and only represents the approximate location of property boundaries.

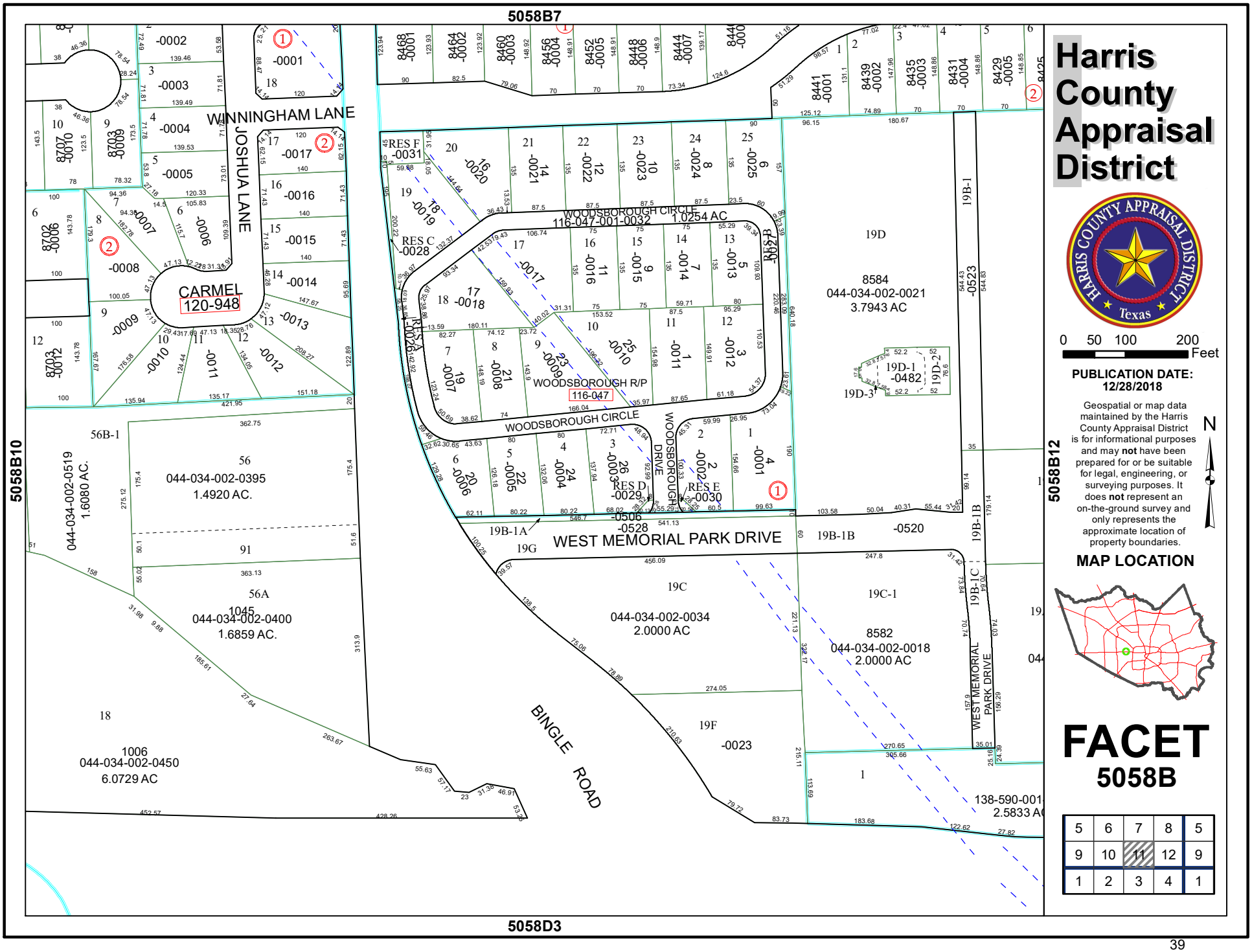
N

MAP LOCATION



FACET
5058B

8	5	6	7	8
12	9	10	11	12
4	1	2	3	4



Harris County Appraisal District

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N

MAP LOCATION

FACET 5058B

5	6	7	8	5
9	10	11	12	9
1	2	3	4	1

DAD'S CLUB SWIM TEAM

1006 Voss Rd
Houston, TX 77055

June 01, 2019
Planning and Zoning issues and solutions for 2019 SUP Amendment from the 2009 SUP + 2013 SUP

ISSUE	CONCERN	PREVIOUS 2009 + 2013 SOLUTIONS	2019 CHANGES
Traffic	Congestion	The previously adopted plan to handle "extreme" events, such as swim meets and afternoon swim team drop off is very efficient and will be continued.	Adjusting the drop-off and allowing for fire-truck access and turn-around for the facility. The entry at Voss will be adjusted for safer access and egress to the site. Refer to the Exhibit-J.
Storm Water Runoff	Runoff and flooding	The original Drainage Area Map prepared by TxDOT for the IH-10 expansion includes handling the runoff from the north area in the design of the storm sewers for the feeder road.	The new Drainage Area Map will be applied to the new facilities and comply with the Harris County requirements for drainage. Refer to the Exhibit-E.
Noise	Noise from the new pool	Trees to be planted to grow thick shade canopies and thick shrubbery to reduce noise levels.	We do not anticipate any additional noise from the facility, we actually anticipate a reduction of noise due to the indoor natatorium.
Light During the Evenings	Light overflow	The pool is a summer use pool therefore lighting should be minimal as a result of later sunsets. Tree canopies and	New lighting will be installed for the parking areas for security and do not face any residential areas adjoining the

		shrubbery will also reduce lighting issues.	property. Refer to Exhibit-H.
Tree Removal	Certain trees must be removed to construct the new pool	The plan includes the planting of 25 new 3-6" diameter trees to replace the 13 trees that must be removed to make way for the pool. Hardwood species to be planted in lieu of pine trees.	We will replace any tree removed due to the new building. Refer to Exhibit-G.
Green Space	The facility needs green spaces and picnic areas	A new picnic pavilion is proposed for the east side of the existing 50 Meter outdoor pool. The fence line to be expanded on the northern boundary and along Voss, to include an additional vegetation buffer area. Underbrush to be thinned out to allow for pedestrian access.	Additional green space will be installed on the west side of the property. Refer to Exhibit-G.
Restroom	Additional restrooms and changing areas are needed	An outdoor restroom to be included in the plans to be located adjacent to the family pool.	The new Natatorium will include the new locker rooms and also have additional restrooms. Refer to Exhibit-K + Exhibit-L.
Bicycle Access	Neighbors need to be able to access the facility by bicycle	Bicycle rack to be included as one of the amenities to be in the project.	No Change.
Family Activities	Neighborhood recreational pool is needed	Discount family summer memberships to be offered to COSV residents. Hours to be adjusted as needed to manage traffic flow.	No Change.
Utilities	Electricity and water	Electrical contractor will coordinate with CenterPoint to ensure adequate power is available for the new pool. Plumbing contractor will work with COSV water department to ensure adequate water is available for the new pool.	Utilities will be coordinated with our Engineer consultants to meet the requirements for the new facility.
Fencing and Security	Manage accessibility	DCST plans to repair the existing fencing and add 4 feet tall wrought iron fencing	Wrought-Iron fencing shall separate the parking areas from the

		around the new facilities that matches existing fencing.	swim facilities. Refer to Exhibit-F.
Hours of Operation	Concern regarding hours, noise and lights	New shrubbery and trees planted in specific locations will minimize noise levels.	No Change.

Report of Progress—Special Use Permit Amendment 2019
Dads Club Swim Team

1006 Voss Road

The following document reviews the status of proposed plan exhibits submitted to the City of Spring Valley Village on May 16, 2019 and to be reviewed in subsequent City P&Z committee and COSV City Council for the updated SUP amendment 2019.

Exhibit 'C' Overall Plan

- Area 1—Proposed Natatorium Building — PROPOSED
- Area 2—Proposed Work-out Building — PROPOSED
- Area 3—Proposed Modified Existing Parking Area — PROPOSED
- Area 4—Proposed Future Storage Building — PROPOSED

Exhibit 'D+E' Impervious Cover Calculations

	EXISTING-EXHIBIT D	AMENDED 2019-EXHIBIT E
Property size (5.9048 Acres)	**257,211 SF**	**257,211 SF**
Total Impermeable Cover	(2.70 Acres) – **117,612 SF**	(2.79 Acres) **-121,532 SF**
Total Impermeable Cover		
▪ Drainage Area B-1:	(2.00 Acres) - **87,120 S.F.**	(2.18 Acres) - **94,960 SF**
▪ Voss Drainage Area A1+A2:	(.70 Acres) – **30,492 S.F.**	(.61 Acres) – **26,572 SF**

Impermeable Area Difference

- Drainage Area B-1: **87,120 S.F. - 94,960 SF = +7,840 S.F.** (+.18 Acres increase)
- Voss Drainage Area A1+A2: **30,492 S.F. - 26,572 SF = -3,920 S.F.** (-.09 Acres decrease)

Total Impermeable Cover Increase **(7,840 S.F. – 3,920 S.F. = 3,920 S.F.)** – (.09 Acres)

Total % Impermeable	(117,612/257,211) - **45.72%**	(121,532/257,211) - **47.24%**

Exhibit 'A'—Existing Survey

- All existing areas as surveyed.

Exhibit 'B'--Proposed Demolition Plan

- All existing areas to be removed or modified for the new construction.

Exhibit 'C'--Proposed Site Plan

- Proposed site plan for the renovated facility.

Exhibit 'D'—Existing Civil Drainage Area Plan

- Existing drainage plan + impervious cover analysis.

Exhibit 'E'—Proposed Civil Drainage Area Plan

- Proposed drainage plan modified per current codes + impervious cover analysis.

Exhibit 'F'--Proposed Fencing Plan

- All proposed fencing to secure the new Natatorium.

Exhibit 'G'--Proposed Landscaping

- All existing and proposed for the new construction.

Exhibit 'H'--Proposed Lighting Plan

- All existing and updated lighting for the new construction.

Exhibit 'J + K + L + M'--Proposed Floor Plans

- All proposed building plans for the new construction.

Exhibit 'N + O '--Proposed Building Elevations

- All proposed building elevations for the new construction.

Exhibit 'P'--Proposed Color Renderings

- All proposed exterior renderings of the new complex.

Exhibit 'Q'—Original Specific Use Permit

- The original Specific Use Ordinance No.2013-13.

Exhibit 'R'—Original Specific Use Permit

- The original Specific Use Ordinance No.2009-06.

Respectfully Submitted,
The Dad's Club Swim Team

Proposed improvements 1066 Voss

Proposed improvements to existing facility:

1. Demolition/Clearing
   a. Demolition of the existing one story brick and frame building located along the southern property line, as indicated on the attached demolition plan. (Exhibit B, Area 1)
      This includes but is not limited to capping the existing water service, plugging the sanitary sewer connection, capping the natural gas line, removing power to the building and removing adjacent canopies and sidewalks
   b. Demolition of the existing one story metal building located adjacent to building described in 1a above, as indicated on the attached demolition plan (Exhibit B, area 2). This includes but is not limited to capping the existing water service, plugging the sanitary sewer connection, capping the natural gas line, removing power to the building and removing adjacent canopies and sidewalks.
   c. Demolition of the easternmost existing pool, including mechanical pump station, equipment in basement, capping the existing water service, plugging the sanitary sewer connection, capping the natural gas line, removing power to the structure and removing the surrounding concrete pool deck. (Exhibit B, Area 3)
   d. Demolition of all existing asphalt parking on site. (Exhibit B, Area 4)
   e. Removal of two existing wood sheds. See attached demolition site plan. (exhibit B, area 6)
   f. Re-grading of site to allow for positive drainage of the proposed new building (including new pool), new pool deck connections to existing pool deck and parking lot.
   g. Remove/relocate existing wood Scout Structure and concrete slab as indicated on the attached demolition plan (Exhibit B, Area 5).

2. Utilities
   a. Cap existing water line, plug existing sewer and cap existing natural gas line. (1a, 1b and 1c above)
   b. Request additional availability of water and sewer from the City of Spring Valley Villages, once usage is determined.
   c. Determine if a separate electrical service location will be required.
   d. Install proposed water, sewer and electric lines to serve the proposed new building (including new pool) If existing facilities are sufficient, tie in to existing on site utilities, with increased water, sewer and electrical usage to be determined.
   e. Extend existing on site natural gas line to serve the proposed pool heater.
   f. Provide power along with switchgear, panels, controllers and breakers as required for power distribution.

Proposed improvements 1066 Voss

3. Sidewalks and Paving
   a. Provide ADA compliant sidewalks and decking around the proposed pool and accessible routes within the proposed improvement areas.

   b. Provide new parking areas with increased parking capacity as indicated on the attached site plan (Exhibit C). Configure and stripe parking spaces to comply with ADA/TAS requirements.

4. Security Fencing
   a. Provide security fencing around the proposed improvement area (including new pool) and make repairs to the existing fencing as required for safety. All proposed gates to adhere to current ADA/TSA standards.

5. Drainage, Site Grading and SWPPP
   a. Provide internal drainage to alleviate standing water and promote drainage. Drainage piping to be tied into existing drainage structures and outfalls.
   b. Provide silt fencing and erosion prevention measures during construction, including minimizing the areas disturbed and limiting runoff. Restore vegetation to the disturbed area as soon as practicable.
   c. No areas delineated as being in the 100 year flood plain will be disturbed.
   d. No fill will be placed within the 100 year flood plain.
   e. Grading will be done to provide for local storage and mitigation of storm runoff.

6. Proposed Buildings, (including new pool)
   a. Construct the Proposed Buildings (including new pool piping and equipment. Soils from the excavation are intended to be used on site or disposed of off site.
   b. Provide a two story 22,321 sf permanent Natatorium facility as indicated on the attached plans (Exhibit K+L). The facility shall include: secure entrance, offices, meeting rooms, fitness area, men's and women's locker rooms with showers, men's and women's restrooms, family restrooms, indoor heated pool, observation areas, equipment storage areas as indicated on the drawings.
   c. Provide a one story 1,494 sf free standing work out room with adjacent concrete areas as indicated on the attached plan. (Exhibits M+O)
   d. All facilities shall be ADA compliant and meet all local codes.
   e. Facilities shall have all utility connections including water, sewer electricity and natural gas.
   f. Provide an 8' high storage container as indicated on attached site plan, (Exhibit C)

Proposed improvements 1066 Voss

7. Site Lighting
   a. Provide Site Lighting for illumination and security. Lighting will be designed not to impact the surrounding areas or residences. (Exhibit H)

8. Relocation of Scout Structure
   a. Relocate existing wood Scout Structure to the east site of proposed new building as indicated on the attached site plan (Exhibits B+C).
   b. Provide new concrete slab under the structure and adjacent paving to match existing.

9. Storage Area
   a. Provide portable prefabricated 8' high storage container on far east corner of site, as shown on the attached site plan (Exhibit C) to allow for covered storage of seasonal equipment.
   b. Provide new concrete slab or raised concrete blocking under the structure.

10. Landscaping
   a. Existing vegetative buffer with mature trees and undergrowth to remain in ravine area.
   b. Existing trees on site are to remain, except for 9 pine trees at the building site, as indicated on the Landscape Plan. (Exhibit G)
   c. Additional trees in parking areas shall be provided at one tree per ten parking spaces.
   d. All removed trees to be replaced by new trees which shall meet standards required by the City of Spring Valley Village.
   e. New plants and ground cover to provide an aesthetic buffer along Voss Road frontage, as well as the remainder of the site. (Exhibit G)

All improvements are to be designed by a licensed professional, permitted and inspected as required by the local building code.

July 15, 2019

City Council

City of Spring Valley Village, Texas

1025 Campbell Road

Houston, Texas 77055

This document serves as a summary of information submitted in support of a request by the

Dad's Club Swim Team, Inc.

To amend Specific Use Permit number 2013-13 to build a new Natatorium facility and parking lot

At 1006 Voss Road, Houston, Texas 77055.

- Exhibit A is the existing survey of the property to be used as a reference for proposed improvements.

- Exhibit B is the Demolition Site Plan indicating structures to be removed.

- Exhibit C is the overall proposed site plan, indicating new building, new facility access, new parking, fencing (new and repairs), 8' high storage building, landscaping and lighting.

- Exhibit D is the Civil Engineer's Drainage Plan and Impervious Cover Calculations for the existing site.

- Exhibit E is the Civil Engineer's Drainage Plan and Impervious Cover Calculations for the proposed site.

- Exhibit F represents the proposed fencing plan for the new facility. The plan utilizes new ornamental fencing to match existing ornamental fencing as approved in the 2009 SUP on page 3, Section 6, Item B, Bullet 2. DCST shall repair as necessary the existing chain link fence along the northern border of the property adjacent to the creek.

- Exhibit G is the proposed Landscape Plan to retain existing trees, while adding several new parking lot trees. In addition, the plan calls for new plants and ground cover throughout the site, especially along the Voss Road frontage.

- Exhibit H is the proposed lighting plan that will comply with the SUP requirements as stipulated in 2009 SUP, Page 6, Section 6, Item H, Bullet 1. The plan includes a Photometric Study.

- Exhibit J is the proposed Traffic Control plan that will comply with the 2009 SUP requirements stipulated on Page 4, Section 6, Item F, Bullet 1; Page 5, Section 6, Item 2 and Page 6, Section 6, Item G.

- Exhibit K is the proposed First Floor Plan

- Exhibit L is the proposed Second Floor Plan

- Exhibit M is the proposed Work-out Room Plan

- Exhibit N represents the proposed Exterior Natatorium Building Elevations. The maximum Building Height is 40'-4"

- Exhibit O represents the proposed Exterior Natatorium Building + Fitness Center Elevations. The maximum Building Height is 40"-4".

- Exhibit P includes color renderings of the proposed Dad's Club Swim Team facility.

- Exhibit Q is a copy of the current Specific Use Permit ordinance number 2013-13 with certain paragraphs highlighted to correspond to those exhibits that specifically reference the ordinance.

- Exhibit R is a copy of the previous Specific Use Permit ordinance number 2009-06 with certain paragraphs highlighted to correspond to those exhibits that specifically reference the ordinance.

Thank you for your time and consideration of this request. The construction team will be ready to meet at the committee's convenience. Our goal is to provide the citizens City of Spring Valley Village a premium neighborhood swim and fitness facility. We would like to open as soon as possible; and will make every effort to meet the requirements of the City's approval process in a timely manner.

Respectfully submitted,

The Dad's Club Swim Team

From: Oscar Arevalo
To: Roxanne Benitez
Subject: FW: Dad"s Club Letter of Clarification
Date: Thursday, July 25, 2019 11:16:40 AM
Attachments: Dads Club Clarification Letter SUP July 24 2019.pdf

---

FYI

Oscar Arevalo, CBO | Building Official
713-465-8308 | Direct: 832-910-8577
1025 Campbell Road | Houston, Texas 77055

From: Charlie Calderwood [mailto:charlie@calderwoodfinancial.com]
Sent: Wednesday, July 24, 2019 3:18 PM
To: Oscar Arevalo <OArevalo@springvalleytx.com>
Cc: Mark Goulas <Mark@gaarchitects.com>
Subject: Dad's Club Letter of Clarification

Oscar, good afternoon! Many thanks for all you do to help and assist ! It is greatly appreciated!!! Have a good evening!

Charlie
713-808-9077

DAD'S CLUB SWIM TEAM

1006 Voss Rd
Houston, TX 77055

Oscar Arevalo

City of Spring Valley Village

Dear Oscar,

Thank you for asking to clarify two items.

1. The term "Medical Therapy" used in a previous letter to the city for a use of our new natatorium is a misstatement. We do not do medical therapy of any sort.
   What was meant that swimmers whom have suffered an injury of some sort can use the pool water as a means of conditioning to recover from their injury.

2. On the Landscaping Plan, there are a total 26 trees to be planted, 14 on the front parking lot walkway border and 12 along the walkway in the back. We prefer not to plant trees in the parking lot every ten spots because
   the perimeter planting gives the 26 trees a better chance of survival with consistent watering and care with reduced chances of a car collision. Plus we pick up a few extra parking spots. For the most part, both parking lots, especially the back are hidden from street view. This is consistent with the 2013 SUP Approval of not having trees in either parking lot.

Thank you for your review and help, it is greatly appreciated.

Best wishes!

Charlie Calderwood, President

Dad's Club Aquatic Center, Inc.

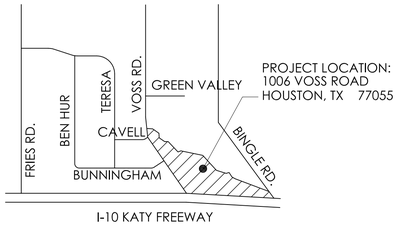
OWNER	Dad's Club 1006 Voss Road Houston, Texas 77055 XXX
CONTRACTOR	TBD XXX XXX XXX
ARCHITECTS	Goulas + Associates, Inc. 1505 Whispering Pines Dr. Houston, Texas 77055 713.667.8774
LANDSCAPE ARCHITECT	Town Center Landscape, Inc. 17207 Telge Road Cypress, Texas 77429 281.217.1951
STRUCTURAL ENGINEER	Hurley SCCI 3111 Sackett St., Suite 200 Houston, Texas 77098 713.520.8528
MECHANICAL/ELECTRICAL PLUMBING ENGINEERS	Jones Engineers, L.P. 9820 Whithorn Dr. Houston, Texas 77095 713.222.7766
CIVIL ENGINEER	H2B, Inc. 1225 North Loop West, Suite 800 Houston, Texas 77008 713.864.2900

GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

DAD'S CLUB

1006 VOSS ROAD
HOUSTON TEXAS 77055

ISSUED FOR REVIEW
15 JULY 2019



N

VICINITY MAP
KEY MAP No. 490 D

INDEX OF EXHIBITS

EXHIBIT A - EXISTING SURVEY
EXHIBIT B - DEMOLITION SITE PLAN
EXHIBIT C - PROPOSED SITE PLAN
EXHIBIT D - CIVIL EXISTING DRAINAGE PLAN + IMPERVIOUS COVER CALCULATIONS
EXHIBIT E - CIVIL PROPOSED DRAINAGE PLAN + IMPERVIOUS CEVER CALCULATIONS
EXHIBIT F - PROPOSED SITE FENCING PLAN
EXHIBIT G - PROPOSED LANDSCAPE PLAN
EXHIBIT H - PROPOSED SITE LIGHTING PLAN
EXHIBIT J - PROPOSED TRAFFIC CONTROL PLAN
EXHIBIT K - PROPOSED FIRST FLOOR PLAN
EXHIBIT L - PROPOSED SECOND FLOOR PLAN
EXHIBIT M - PROPOSED WORK OUT ROOM PLAN
EXHIBIT N - EXTERIOR NATATORIUM BUILDING ELEVATIONS
EXHIBIT O - EXTERIOR NATATORIUM BUILDING + FITNESS CENTER ELEVATIONS
EXHIBIT P - COLOR RENDERINGS OF THE PROPOSED DADS CLUB SWIM FACILITY
EXHIBIT Q - SPECIFIC USE PERMIT ORDINANCE NUMBER 2013-13
EXHIBIT R - SPECIFIC USE PERMIT ORDINANCE NUMBER 2009-06

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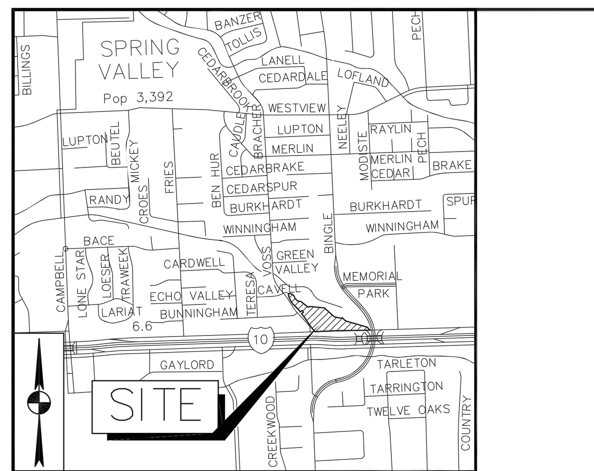


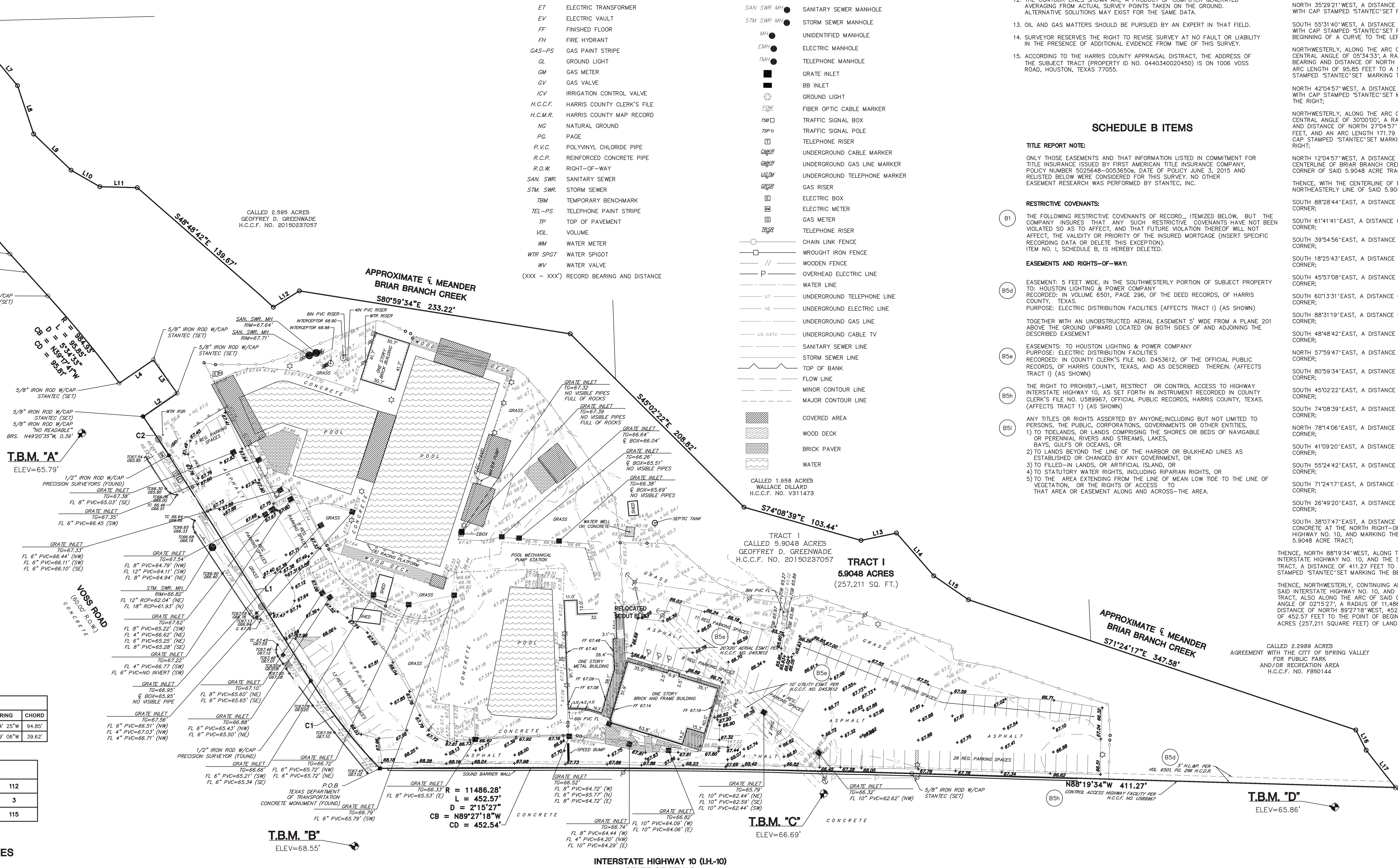
N.T.S.

LOCATION MAP
HARRIS COUNTY, TEXAS

HARRIS CO. KEY MAP # 490D

AH. OSBOURNE SURVEY, ABSTRACT 610
HARRIS COUNTY, TEXAS

GRAPHIC SCALE IN FEET
0 20 40 60 80
SCALE: 1" = 40'



ABBREVIATIONS

x 90.00	CONCRETE ELEVATION
x 90.00	ASPHALT ELEVATION
x TC 98.10	TOP OF CURB ELEVATION
x G 97.75	GUTTER ELEVATION
x FL 90.00	FLOWLINE ELEVATION
x NG 90.00	NATURAL GROUND ELEVATION
RIM 68.85	RIM ELEVATION
TG 68.85	TOP OF GRATE ELEVATION
ASPH	ASPHALT
BO	BOLLARD
BOV	BLOWOFF VALVE
CATV	CABLE TV BOX
CL	CENTERLINE
C.M.P.	CORRUGATED METAL PIPE
CONC	CONCRETE
C.P.P.	CORRUGATED PLASTIC PIPE
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
EB	ELECTRIC BOX
EOP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GAS–PS	GAS PAINT STRIPE
GL	GROUND LIGHT
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORD
NG	NATURAL GROUND
PG.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT–OF–WAY
SAN. SWR.	SANITARY SEWER
STM. SWR.	STORM SEWER
TBM	TEMPORARY BENCHMARK
TEL–PS	TELEPHONE PAINT STRIPE
TP	TOP OF PAVEMENT
VOL.	VOLUME
WM	WATER METER
WTR SPGT	WATER SPIGOT
WV	WATER VALVE
(XXX – XXX')	RECORD BEARING AND DISTANCE

LEGEND

5/8" IRON ROD SET W/STANTEC CAP (UNLESS NOTED)
5/8" IRON ROD W/CAP FOUND (UNLESS NOTED)
IRON PIPE FOUND
POINT FOR CORNER
CUT "X" FOUND
MONUMENT FOUND
"PK" NAIL FOUND
BENCHMARK
SAMPLE WELL
FIRE HYDRANT
WATER VALVE
SIGN
LIGHT STANDARD
WATER METER
BLOWOFF VALVE/BACKFLOW PREVENTER
UTILITY POLE
GUY WIRE
BOLLARD
WASTEWATER CLEANOUT
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
UNIDENTIFIED MANHOLE
ELECTRIC MANHOLE
TELEPHONE MANHOLE
GRATE INLET
BB INLET
GROUND LIGHT
FIBER OPTIC CABLE MARKER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
TELEPHONE RISER
UNDERGROUND CABLE MARKER
UNDERGROUND GAS LINE MARKER
UNDERGROUND TELEPHONE MARKER
GAS RISER
ELECTRIC BOX
ELECTRIC METER
GAS METER
TELEPHONE RISER
CHAIN LINK FENCE
WROUGHT IRON FENCE
WOODEN FENCE
OVERHEAD ELECTRIC LINE
WATER LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND CABLE TV
SANITARY SEWER LINE
STORM SEWER LINE
TOP OF BANK
FLOW LINE
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
COVERED AREA
WOOD DECK
BRICK PAVER
WATER

GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY WAS MADE IN CONJUNCTION WITH THE INFORMATION DESCRIBED IN COMMITMENT FOR TITLE INSURANCE FURTHER DESCRIBED HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR: 0.9998952864
4. THIS PROPERTY LIES IN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) ACCORDING TO THE MOST RECENT OFFICIAL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER48201C0645L, REVISED JUNE 18, 2007.
5. THE CITY OF HOUSTON HAS NO ZONING ORDINANCE.
6. NO APPARENT PARTY WALLS WERE FOUND IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
8. VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON. UNDERGROUND UTILITY INFORMATION SHOWN HEREON BASED ON LOCATIONS PROVIDED BY TEXAS ONE–CALL. SURVEYOR MAKES NO CERTIFICATION, STATEMENT OR GUARANTEE AS TO THE ACCURACY OR COMPLETENESS THEREOF.
9. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING, CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. NO BUILDING WAS ON SITE AT TIME OF SURVEY.
12. THE CONTOUR LINES SHOWN ARE A PRODUCT OF COMPUTER GENERATED AVERAGING FROM ACTUAL SURVEY POINTS TAKEN ON THE GROUND. ALTERNATIVE SOLUTIONS MAY EXIST FOR THE SAME DATA.
13. OIL AND GAS MATTERS SHOULD BE PURSUED BY AN EXPERT IN THAT FIELD.
14. SURVEYOR RESERVES THE RIGHT TO REVISE SURVEY AT NO FAULT OR LIABILITY IN THE PRESENCE OF ADDITIONAL EVIDENCE FROM TIME OF THIS SURVEY.
15. ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRACT, THE ADDRESS OF THE SUBJECT TRACT (PROPERTY ID NO. 0440340020450) IS ON 1006 VOSS ROAD, HOUSTON, TEXAS 77055.

SCHEDULE B ITEMS

TITLE REPORT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER 5025648–0053650e, DATE OF POLICY JUNE 3, 2015 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY STANTEC, INC.

RESTRICTIVE COVENANTS:

B1 THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD_ ITEMIZED BELOW, BUT THE COMPANY INSURES THAT ANY SUCH RESTRICTIVE COVENANTS HAVE NOT BEEN VIOLATED SO AS TO AFFECT, AND THAT FUTURE VIOLATION THEREOF WILL NOT AFFECT, THE VALIDITY OR PRIORITY OF THE INSURED MORTGAGE (INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
ITEM NO. I, SCHEDULE B, IS HEREBY DELETED.

EASEMENTS AND RIGHTS–OF–WAY:

B5d EASEMENT: 5 FEET WIDE, IN THE SOUTHWESTERLY PORTION OF SUBJECT PROPERTY
TO: HOUSTON LIGHTING & POWER COMPANY
RECORDED: IN VOLUME 6501, PAGE 296, OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS.
PURPOSE: ELECTRIC DISTRIBUTION FACILITIES (AFFECTS TRACT I) (AS SHOWN)

TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5' WIDE FROM A PLANE 201 ABOVE THE GROUND UPWARD LOCATED ON BOTH SIDES OF AND ADJOINING THE DESCRIBED EASEMENT

B5e EASEMENTS: TO HOUSTON LIGHTING & POWER COMPANY
PURPOSE: ELECTRIC DISTRIBUTION FACILITIES
RECORDED: IN COUNTY CLERK'S FILE NO. D453612, OF THE OFFICIAL PUBLIC RECORDS, OF HARRIS COUNTY, TEXAS, AND AS DESCRIBED THEREIN. (AFFECTS TRACT I) (AS SHOWN)

B5h THE RIGHT TO PROHIBIT,–LIMIT, RESTRICT OR CONTROL ACCESS TO HIGHWAY INTERSTATE HIGHWAY 10, AS SET FORTH IN INSTRUMENT RECORDED IN COUNTY CLERK'S FILE NO. U589967, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS TRACT 1) (AS SHOWN)

B5i ANY TITLES OR RIGHTS ASSERTED BY ANYONE; INCLUDING BUT NOT LIMITED TO PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES,
1) TO TIDELANDS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS, OR
2) TO LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT, OR
3) TO FILLED–IN LANDS, OR ARTIFICIAL ISLAND, OR
4) TO STATUTORY WATER RIGHTS, INCLUDING RIPARIAN RIGHTS, OR
5) TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF VEGETATION, OR THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS–THE AREA.

LEGAL DESCRIPTION

BEING A 5.9048 ACRE (257,211 SQUARE FEET) SITUATED IN AH. OSBOURNE SURVEY, ABSTRACT 610, HARRIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 5.9048 ACRE TRACT, CONVEYED TO GEOFFREY D. GREENWADE, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F) NO. 20150237057, SAID 5.9048 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A TXDOT DISC FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT–OF–WAY LINE OF VOSS ROAD (60 FEET WIDE), AND THE NORTH RIGHT–OF–WAY LINE OF INTERSTATE HIGHWAY NO. 10 (WIDTH VARIES), ALSO MARKING THE SOUTHWEST CORNER OF SAID 5.9048 ACRE TRACT;

THENCE, ALONG THE EASTERLY RIGHT–OF–WAY LINE OF SAID VOSS ROAD, AND THE WESTERLY LINE OF SAID 5.9048 ACRE TRACT AS FOLLOWS:

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°10'05", A RADIUS OF 447.46 FEET, A CHORD BEARING AND DISTANCE OF NORTH 38°14'25" WEST, 94.85 FEET, AND AN ARC LENGTH OF 95.03 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "PRECISION SURVEYORS" FOUND MARKING THE END OF SAID CURVE TO THE RIGHT;

NORTH 32°11'26" WEST, A DISTANCE OF 226.50 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "PRECISION SURVEYORS" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°18'18", A RADIUS OF 984.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 33°19'06" WEST, 39.62 FEET, AND AN ARC LENGTH OF 39.62 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT AND MARKING THE END OF SAID CURVE TO THE LEFT;

NORTH 55°31'44" EAST, A DISTANCE OF 35.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT;

NORTH 35°29'21" WEST, A DISTANCE OF 35.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT;

SOUTH 55°31'40" WEST, A DISTANCE OF 35.00 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "STANTEC" SET FOR ANGLE POINT, AND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°34'33", A RADIUS OF 984.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 39°17'41" WEST, 95.81 FEET, AND AN ARC LENGTH OF 95.85 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE END OF SAID CURVE TO THE LEFT;

NORTH 42°04'57" WEST, A DISTANCE OF 48.16 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 328.10 FEET, A CHORD BEARING AND DISTANCE OF NORTH 27°04'57" WEST, A DISTANCE OF 169.84 FEET, AND AN ARC LENGTH 171.79 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE END OF SAID CURVE TO THE RIGHT;

NORTH 12°04'57" WEST, A DISTANCE OF 36.41 FEET TO A POINT IN THE CENTERLINE OF BRIAR BRANCH CREEK, AND MARKING THE NORTHWESTERLY CORNER OF SAID 5.9048 ACRE TRACT;

THENCE, WITH THE CENTERLINE OF BRIAR BRANCH CREEK, AND THE NORTHEASTERLY LINE OF SAID 5.9048 ACRE TRACT AS FOLLOWS;

SOUTH 88°28'44" EAST, A DISTANCE OF 36.29 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 61°41'41" EAST, A DISTANCE OF 40.04 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 39°54'56" EAST, A DISTANCE OF 30.75 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 18°25'43" EAST, A DISTANCE OF 43.41 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 45°57'08" EAST, A DISTANCE OF 44.26 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 60°13'31" EAST, A DISTANCE OF 28.22 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 88°31'19" EAST, A DISTANCE OF 31.85 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 48°48'42" EAST, A DISTANCE OF 139.67 FEET TO AN ANGLE POINT FOR CORNER;

NORTH 57°59'47" EAST, A DISTANCE OF 26.07 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 80°59'34" EAST, A DISTANCE OF 233.22 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 45°02'22" EAST, A DISTANCE OF 208.82 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 74°08'39" EAST, A DISTANCE OF 103.44 FEET TO AN ANGLE POINT FOR CORNER;

NORTH 78°14'06" EAST, A DISTANCE OF 30.76 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 41°09'20" EAST, A DISTANCE OF 48.31 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 55°24'42" EAST, A DISTANCE OF 35.81 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 71°24'17" EAST, A DISTANCE OF 347.58 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 26°49'20" EAST, A DISTANCE OF 19.34 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 38°07'47" EAST, A DISTANCE OF 40.34 FEET TO A "X" CUT SET IN CONCRETE AT THE NORTH RIGHT–OF–WAY LINE OF SAID INTERSTATE HIGHWAY NO. 10, AND MARKING THE SOUTHEASTERLY CORNER OF SAID 5.9048 ACRE TRACT;

THENCE, NORTH 88°19'34" WEST, ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID INTERSTATE HIGHWAY NO. 10, AND THE SOUTH LINE OF SAID 5.9048 ACRE TRACT, A DISTANCE OF 411.27 FEET TO A 5/8–INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, NORTHWESTERLY, CONTINUING ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID INTERSTATE HIGHWAY NO. 10, AND THE SOUTH LINE OF SAID 5.9048 ACRE TRACT, ALSO ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°15'27", A RADIUS OF 11,486.28 FEET, A CHORD BEARING AND DISTANCE OF NORTH 89°27'18" WEST, 452.54 FEET, AND AN ARC LENGTH OF 452.57 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.9048 ACRES (257,211 SQUARE FEET) OF LAND.

LINE DATA

LINE #	BEARING	DISTANCE
L1	N32°11'26"W	226.50'
L2	N55°31'44"E	35.00'
L3	N35°29'21"W	35.00'
L4	S55°31'40"W	35.00'
L5	S88°28'44"E	36.29'
L6	S61°41'41"E	40.04'
L7	S39°54'56"E	30.75'
L8	S18°25'43"E	43.41'
L9	S45°57'08"E	44.26'
L10	S60°13'31"E	28.22'
L11	S88°31'19"E	31.85'
L12	N57°59'47"E	26.07'
L13	N78°14'06"E	30.76'
L14	S41°09'20"E	48.31'
L15	S55°24'42"E	35.81'
L16	S26°49'20"E	19.34'
L17	S38°07'47"E	40.34'

CURVE DATA

CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	447.46'	12°10'05"	95.03'	N38° 14' 25"W	94.85'
C2	984.93'	2°18'18"	39.62'	N33° 19' 06"W	39.62'

PARKING TABLE

REGULAR PARKING SPACES	112
HANDICAPPED–DESIGNATED SPACES	3
TOTAL (MARKED) PARKING SPACES	115

BENCHMARK NOTES

BENCHMARKS:
ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARKS:
RM #210260
ELEVATION=72.96' NAVD88, (2001 ADJUSTMENT)
RM #X210255
ELEVATION=70.83' NAVD88, (2001 ADJUSTMENT)

TBM "A"
"X" CUT SET IN SIDEWALK LOCATED AT THE INTERSECTION OF THE WEST SIDE OF VOSS ROAD AND THE SOUTH SIDE OF CAVELL ROAD. APPROXIMATELY 370 FEET SOUTHEAST FROM THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT.
ELEVATION=65.79'

TBM "B"
"X" CUT SET IN CONCRETE LOCATED ON THE MEDIAN OF THE INTERSTATE HIGHWAY NO. 10. APPROXIMATELY 70 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION=68.55'

TBM "C"
"X" CUT SET IN SIDEWALK ON THE NORTH SIDE OF THE INTERSTATE HIGHWAY NO. 10. APPROXIMATELY 380 FEET SOUTHEAST FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION=66.69'

TBM "D"
"X" CUT SET IN SIDEWALK ON THE NORTH SIDE OF THE INTERSTATE HIGHWAY NO. 10. APPROXIMATELY 55 FEET FROM THE SOUTHEASTERLY CORNER OF THE SUBJECT TRACT.
ELEVATION=65.86'

1 EXISTING SURVEY
N.T.S.

SURVEYOR'S CERTIFICATION

TO GREEN BANK, N.A., DAD'S CLUB SWIM TEAM, INC., FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A AND CATEGORY 6, CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED ON OCTOBER 26, 2018

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STEPHEN L. GODINICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5170
STANTEC, INC.
580 WESTLAKE PARK BOULEVARD, SUITE 1000
HOUSTON, TEXAS 77079

REVISION	NO.	DATE	APPROVAL

Stantec
580 Westlake Park Boulevard Suite, Suite 1000
Houston, Texas 77079-2662
Tel. (713) 212-0011 Fax (713) 212-0010
TBPE # F-6324 TBPLS # 10194227

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BOUNDARY AND TOPOGRAPHIC SURVEY
BEING ALL OF CERTAIN 5.9048 ACRE TRACT, CONVEYED TO GEOFFREY D. GREENWADE
H.C.C.F. NO. 20150237057
SITUATED IN HARRIS COUNTY, TEXAS

DAD'S CLUB SWIM TEAM, INC.

SPRING BRANCH

Scale: 1"=40'
File: V:\2220\ACTIVE\222011468\SURVEY
Date: 11/05/2018
Drawn by: RB
Approved by: SLG
Project No.: 222011468

EXHIBIT
A

V:\2220\active\222011468\survey\drawings\222011468_topo.dwg modified by ribermudez on Nov 6, 18 7:01 AM

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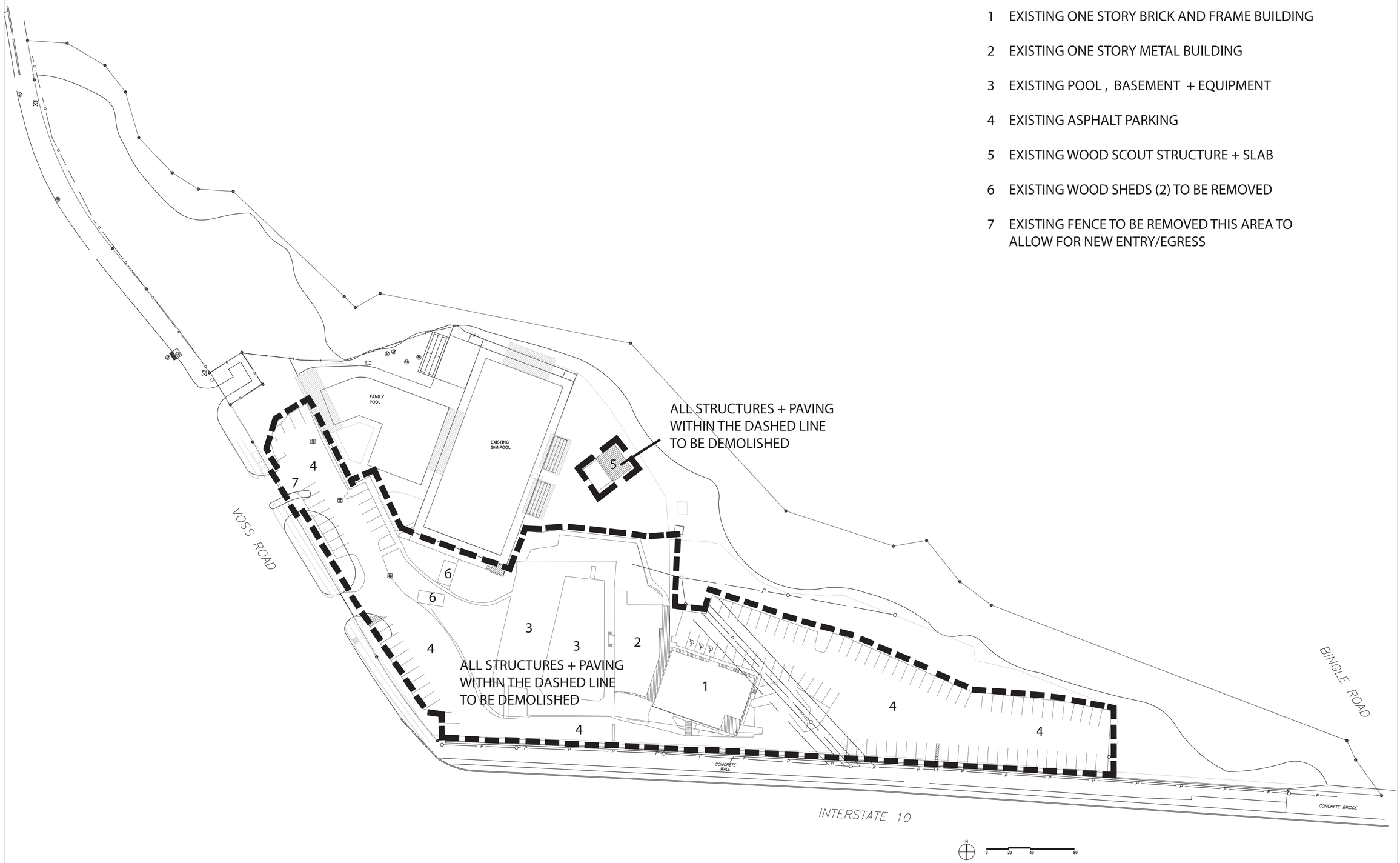

LEGEND OF DEMOLITION ITEMS

1 EXISTING ONE STORY BRICK AND FRAME BUILDING

2 EXISTING ONE STORY METAL BUILDING

3 EXISTING POOL , BASEMENT + EQUIPMENT

4 EXISTING ASPHALT PARKING

5 EXISTING WOOD SCOUT STRUCTURE + SLAB

6 EXISTING WOOD SHEDS (2) TO BE REMOVED

7 EXISTING FENCE TO BE REMOVED THIS AREA TO ALLOW FOR NEW ENTRY/EGRESS

1 DEMOLITION PLAN
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

DEMOLITION PLAN

Issue:

REVIEW

Issue Date:

31 MAY 2019

Revision Date:

Sheet:

EXHIBIT
B

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PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

5.9048 ACRES
SITUATED IN THE A.H. ORBORNE SURVEY
ABSTRACT NO. 610
HARRIS COUNTY, TEXAS

PROPOSED TWO STORY
NATATORIUM + ONE STORY
FITNESS CENTER

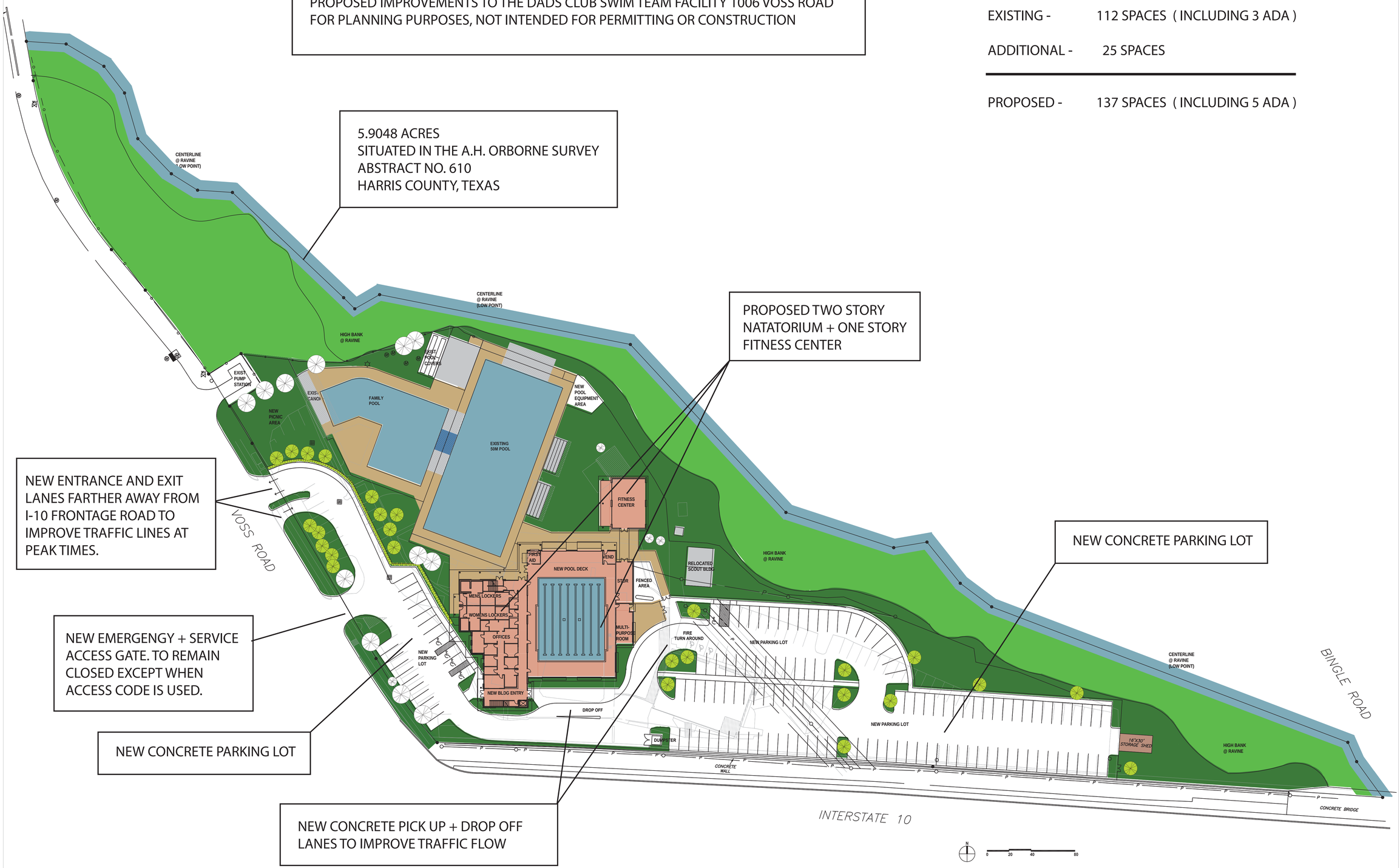
NEW ENTRANCE AND EXIT
LANES FARTHER AWAY FROM
I-10 FRONTAGE ROAD TO
IMPROVE TRAFFIC LINES AT
PEAK TIMES.

NEW EMERGENGY + SERVICE
ACCESS GATE. TO REMAIN
CLOSED EXCEPT WHEN
ACCESS CODE IS USED.

NEW CONCRETE PARKING LOT

NEW CONCRETE PICK UP + DROP OFF
LANES TO IMPROVE TRAFFIC FLOW

NEW CONCRETE PARKING LOT



PARKING ANALYSIS

EXISTING -	112 SPACES (INCLUDING 3 ADA)
ADDITIONAL -	25 SPACES
PROPOSED -	137 SPACES (INCLUDING 5 ADA)

1 PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
PROPOSED SITE PLAN

Issue:
REVIEW

Issue Date:
31 MAY 2019

Revision Date:

Sheet:
EXHIBIT
C

1 EXISTING DRAINAGE AREA MAP + PERMEABILITY CALCULATIONS

SCALE: 1" = 40'-0"

0 50' 100'

SCALE: 1" = 50'

BENCHMARK:

ELEVATIONS SHOWN HERON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARKS:

RM # 210260: ELEVATION=72.96' NAVD88, (2001 ADJ)
RM #X210255: ELEVATION=70.83' NAVD88, (2001 ADJ)

SEE BOUNDARY AND TOPOGRAPHIC SURVEY FOR TEMPORARY BENCHMARKS, AND LEGEND OF EXISTING FEATURES

LEGEND:

- EXISTING IMPERVIOUS SURFACE
- EXISTING DRAINAGE AREA (W140-01-00)
- EXISTING DRAINAGE AREA (VOSS ROAD)
- PROPERTY LINE
- SHEET FLOW DIRECTION

ALAN L. LACKEY , P.E.
TEXAS REGISTRATION NO. 120249
INTERIM SUBMITTAL
NOT FOR CONSTRUCTION PURPOSES

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Consultants:

H2B INC.

Sheet Title:

EXISTING DRAINAGE AREA MAP + PERMEABILITY CALCULATIONS

Issue:

REVIEW

Issue Date:

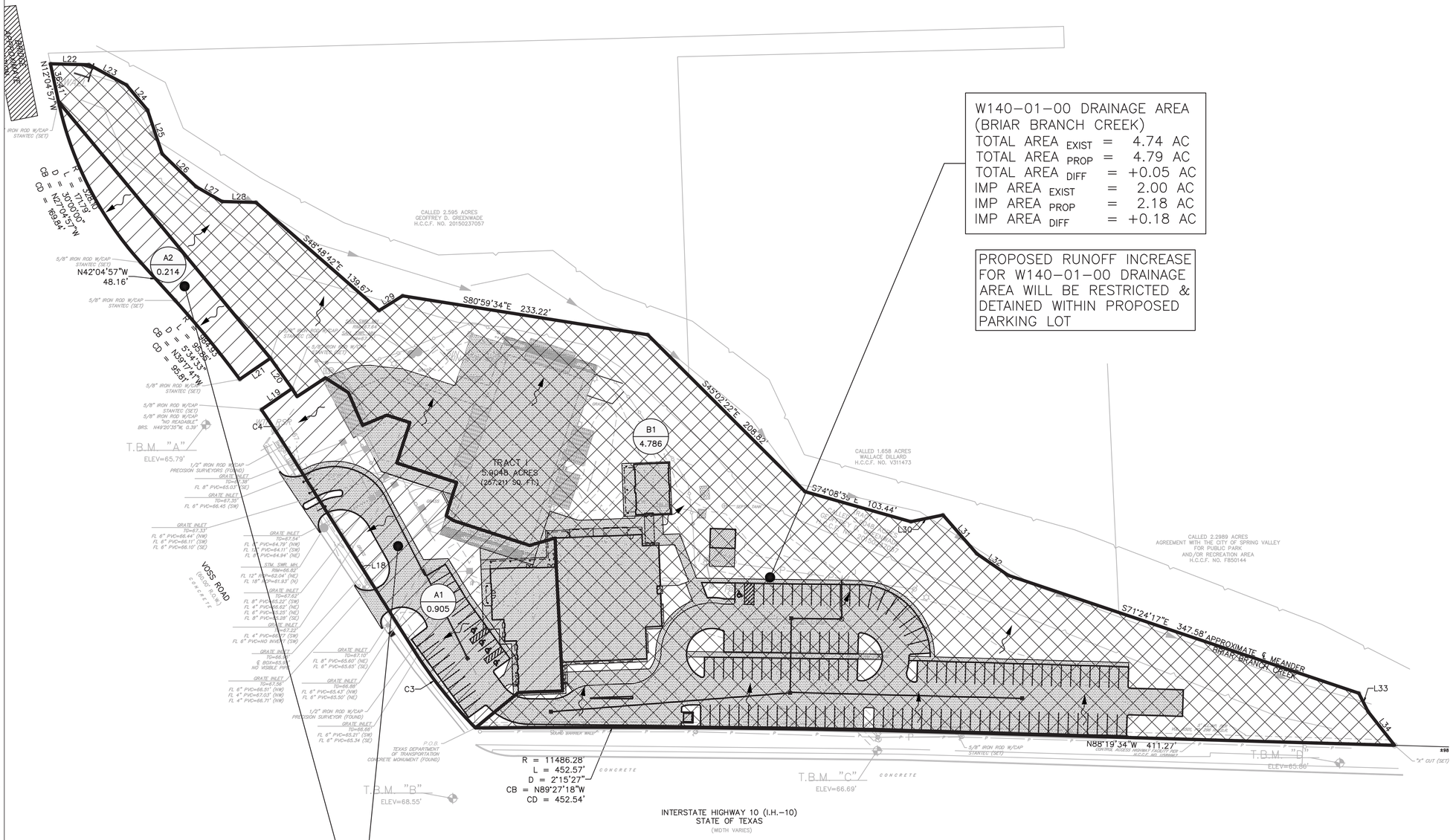
11 APRIL 2018

Revision Date:

Sheet:

EXHIBIT D

PLOTTED ON: 07/18/2019 4:20pm FILE: S:\Projects\Goulas & Associates\Dads Club\DWG\C0.01-DAM EXIST LAYOUT.dwg



W140-01-00 DRAINAGE AREA
(BRIAR BRANCH CREEK)

TOTAL AREA	EXIST	=	4.74 AC
TOTAL AREA	PROP	=	4.79 AC
TOTAL AREA	DIFF	=	+0.05 AC
IMP AREA	EXIST	=	2.00 AC
IMP AREA	PROP	=	2.18 AC
IMP AREA	DIFF	=	+0.18 AC

PROPOSED RUNOFF INCREASE FOR W140-01-00 DRAINAGE AREA WILL BE RESTRICTED & DETAINED WITHIN PROPOSED PARKING LOT

VOSS ROAD DRAINAGE AREA

TOTAL AREA	EXIST	=	1.17 AC
TOTAL AREA	PROP	=	1.12 AC
TOTAL AREA	DIFF	=	−0.05 AC
IMP AREA	EXIST	=	0.70 AC
IMP AREA	PROP	=	0.61 AC
IMP AREA	DIFF	=	−0.09 AC

1 PROPOSED DRAINAGE AREA MAP + PERMEABILITY CALCULATIONS

SCALE: 1" = 40'-0"

0 50' 100'
SCALE: 1" = 50'

BENCHMARK:

ELEVATIONS SHOWN HERON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARKS:

RM # 210260: ELEVATION=72.96' NAVD88, (2001 ADJ)
RM #X210255: ELEVATION=70.83' NAVD88, (2001 ADJ)

SEE BOUNDARY AND TOPOGRAPHIC SURVEY FOR TEMPORARY BENCHMARKS, AND LEGEND OF EXISTING FEATURES

LEGEND:

- PROPOSED IMPERVIOUS SURFACE
- PROPOSED DRAINAGE AREA (W140-01-00)
- PROPOSED DRAINAGE AREA (VOSS ROAD)
- PROPERTY LINE
- SHEET FLOW DIRECTION
- "X" DRAINAGE AREA DESIGNATION
- X.XX DRAINAGE AREA (ACRES)

NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITE INFORMATION.

ALAN L. LACKEY , P.E.
TEXAS REGISTRATION NO. 120249
INTERIM SUBMITTAL
NOT FOR CONSTRUCTION PURPOSES

G&A
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ARCHITECTS / PLANNERS

Project Information:

Consultants:

H2B INC.

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

PROPOSED DRAINAGE AREA MAP + PERMEABILITY CALCULATIONS

Issue:

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Issue Date:

11 APRIL 2018

Revision Date:

Sheet:

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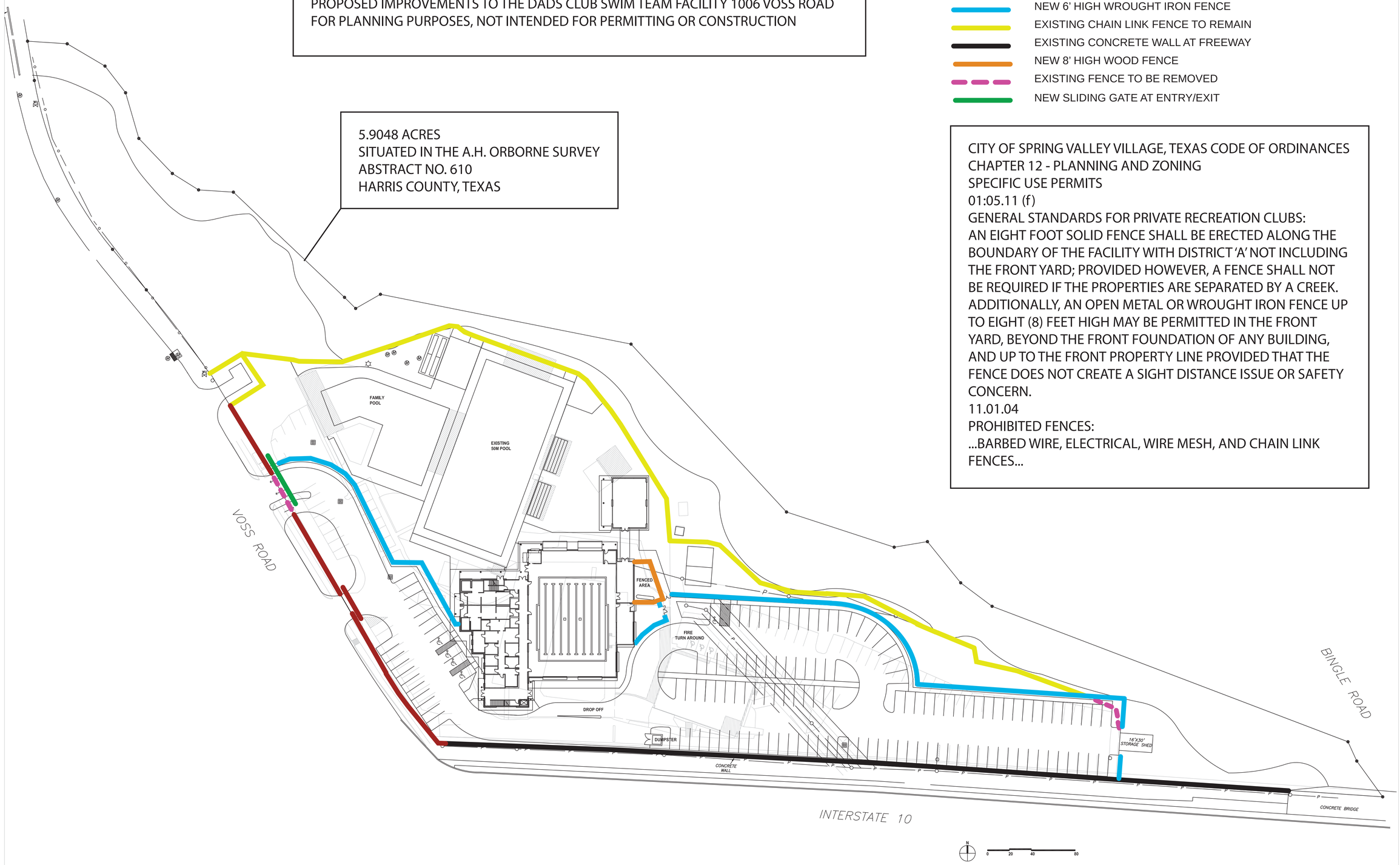
PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

5.9048 ACRES
SITUATED IN THE A.H. ORBORNE SURVEY
ABSTRACT NO. 610
HARRIS COUNTY, TEXAS

FENCING LEGEND

- EXISTING 8' HIGH WROUGHT IRON FENCE TO REMAIN
- NEW 6' HIGH WROUGHT IRON FENCE
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING CONCRETE WALL AT FREEWAY
- NEW 8' HIGH WOOD FENCE
- EXISTING FENCE TO BE REMOVED
- NEW SLIDING GATE AT ENTRY/EXIT

CITY OF SPRING VALLEY VILLAGE, TEXAS CODE OF ORDINANCES
CHAPTER 12 - PLANNING AND ZONING
SPECIFIC USE PERMITS
01:05.11 (f)
GENERAL STANDARDS FOR PRIVATE RECREATION CLUBS:
AN EIGHT FOOT SOLID FENCE SHALL BE ERECTED ALONG THE BOUNDARY OF THE FACILITY WITH DISTRICT 'A' NOT INCLUDING THE FRONT YARD; PROVIDED HOWEVER, A FENCE SHALL NOT BE REQUIRED IF THE PROPERTIES ARE SEPARATED BY A CREEK. ADDITIONALLY, AN OPEN METAL OR WROUGHT IRON FENCE UP TO EIGHT (8) FEET HIGH MAY BE PERMITTED IN THE FRONT YARD, BEYOND THE FRONT FOUNDATION OF ANY BUILDING, AND UP TO THE FRONT PROPERTY LINE PROVIDED THAT THE FENCE DOES NOT CREATE A SIGHT DISTANCE ISSUE OR SAFETY CONCERN.
11.01.04
PROHIBITED FENCES:
...BARBED WIRE, ELECTRICAL, WIRE MESH, AND CHAIN LINK FENCES...



1 PROPOSED SITE FENCING PLAN
SCALE: 1" = 40'-0"

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ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
PROPOSED SITE FENCING PLAN

Issue:
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Issue Date:
31 MAY 2019

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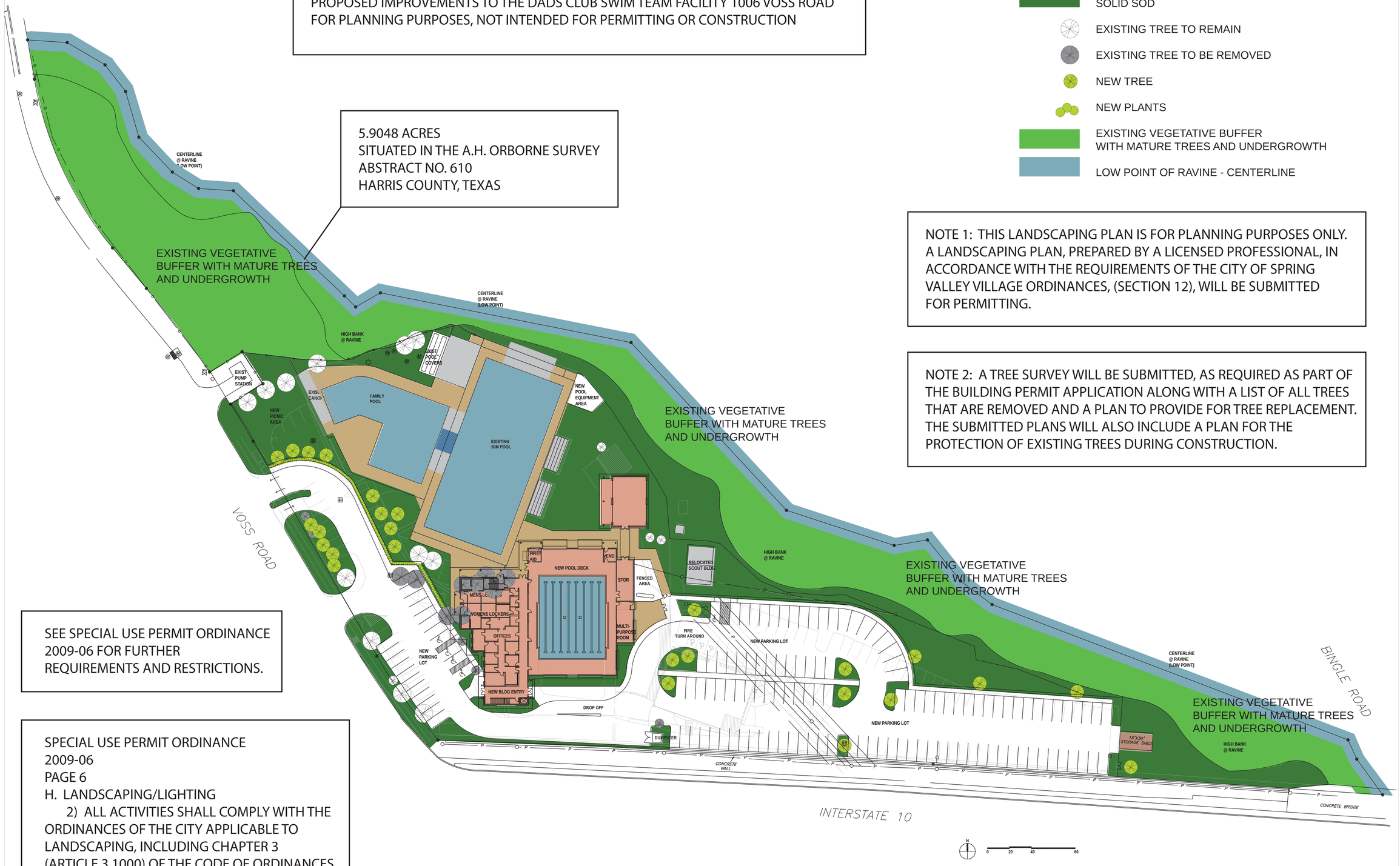
PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

5.9048 ACRES
SITUATED IN THE A.H. ORBORNE SURVEY
ABSTRACT NO. 610
HARRIS COUNTY, TEXAS



SEE SPECIAL USE PERMIT ORDINANCE
2009-06 FOR FURTHER
REQUIREMENTS AND RESTRICTIONS.

SPECIAL USE PERMIT ORDINANCE
2009-06
PAGE 6
H. LANDSCAPING/LIGHTING
2) ALL ACTIVITIES SHALL COMPLY WITH THE ORDINANCES OF THE CITY APPLICABLE TO LANDSCAPING, INCLUDING CHAPTER 3 (ARTICLE 3.1000) OF THE CODE OF ORDINANCES.

LANDSCAPE LEGEND

- SOLID SOD
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW TREE
- NEW PLANTS
- EXISTING VEGETATIVE BUFFER WITH MATURE TREES AND UNDERGROWTH
- LOW POINT OF RAVINE - CENTERLINE

NOTE 1: THIS LANDSCAPING PLAN IS FOR PLANNING PURPOSES ONLY. A LANDSCAPING PLAN, PREPARED BY A LICENSED PROFESSIONAL, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SPRING VALLEY VILLAGE ORDINANCES, (SECTION 12), WILL BE SUBMITTED FOR PERMITTING.

NOTE 2: A TREE SURVEY WILL BE SUBMITTED, AS REQUIRED AS PART OF THE BUILDING PERMIT APPLICATION ALONG WITH A LIST OF ALL TREES THAT ARE REMOVED AND A PLAN TO PROVIDE FOR TREE REPLACEMENT. THE SUBMITTED PLANS WILL ALSO INCLUDE A PLAN FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.

1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
LANDSCAPE PLAN

Issue:
REVIEW
Issue Date:
31 MAY 2019

Revision Date:

Sheet:
EXHIBIT
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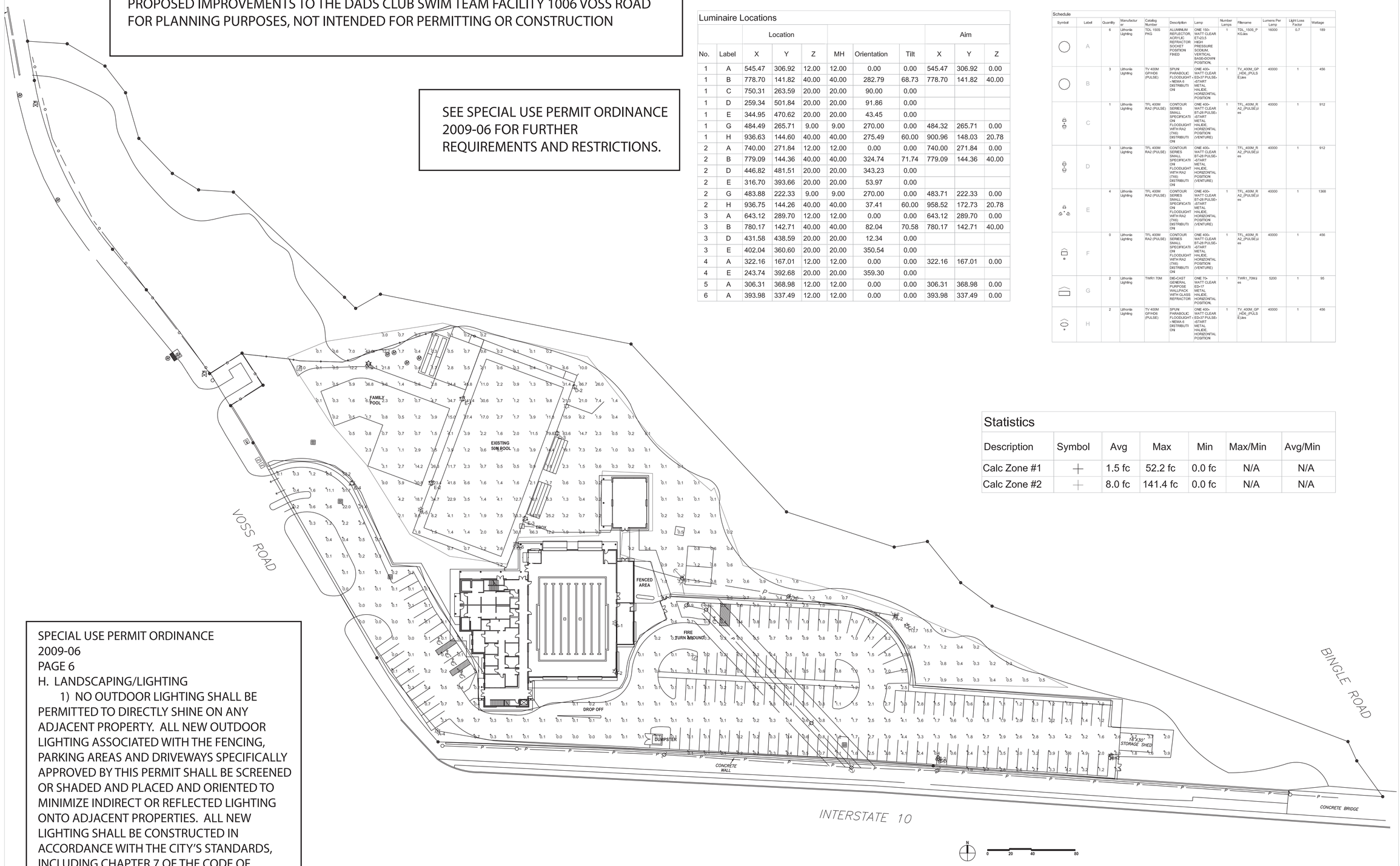
PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

SEE SPECIAL USE PERMIT ORDINANCE 2009-06 FOR FURTHER REQUIREMENTS AND RESTRICTIONS.



SPECIAL USE PERMIT ORDINANCE
2009-06
PAGE 6
H. LANDSCAPING/LIGHTING
1) NO OUTDOOR LIGHTING SHALL BE PERMITTED TO DIRECTLY SHINE ON ANY ADJACENT PROPERTY. ALL NEW OUTDOOR LIGHTING ASSOCIATED WITH THE FENCING, PARKING AREAS AND DRIVEWAYS SPECIFICALLY APPROVED BY THIS PERMIT SHALL BE SCREENED OR SHADED AND PLACED AND ORIENTED TO MINIMIZE INDIRECT OR REFLECTED LIGHTING ONTO ADJACENT PROPERTIES. ALL NEW LIGHTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S STANDARDS, INCLUDING CHAPTER 7 OF THE CODE OF ORDINANCES.

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	545.47	306.92	12.00	12.00	0.00	0.00	545.47	306.92	0.00
1	B	778.70	141.82	40.00	40.00	282.79	68.73	778.70	141.82	40.00
1	C	750.31	263.59	20.00	20.00	90.00	0.00			
1	D	259.34	501.84	20.00	20.00	91.86	0.00			
1	E	344.95	470.62	20.00	20.00	43.45	0.00			
1	G	484.49	265.71	9.00	9.00	270.00	0.00	484.32	265.71	0.00
1	H	936.63	144.60	40.00	40.00	275.49	60.00	900.96	148.03	20.78
2	A	740.00	271.84	12.00	12.00	0.00	0.00	740.00	271.84	0.00
2	B	779.09	144.36	40.00	40.00	324.74	71.74	779.09	144.36	40.00
2	D	446.82	481.51	20.00	20.00	343.23	0.00			
2	E	316.70	393.66	20.00	20.00	53.97	0.00			
2	G	483.88	222.33	9.00	9.00	270.00	0.00	483.71	222.33	0.00
2	H	936.75	144.26	40.00	40.00	37.41	60.00	958.52	172.73	20.78
3	A	643.12	289.70	12.00	12.00	0.00	0.00	643.12	289.70	0.00
3	B	780.17	142.71	40.00	40.00	82.04	70.58	780.17	142.71	40.00
3	D	431.58	438.59	20.00	20.00	12.34	0.00			
3	E	402.04	360.60	20.00	20.00	350.54	0.00			
4	A	322.16	167.01	12.00	12.00	0.00	0.00	322.16	167.01	0.00
4	E	243.74	392.68	20.00	20.00	359.30	0.00			
5	A	306.31	368.98	12.00	12.00	0.00	0.00	306.31	368.98	0.00
6	A	393.98	337.49	12.00	12.00	0.00	0.00	393.98	337.49	0.00

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	6	Lithonia Lighting	TDL 150S PKG	ALUMINUM REFLECTOR, ACRYLIC REFRACTOR SOCKET POSITION FIXED	ONE 150-WATT CLEAR ET-23.5 HIGH PRESSURE SODIUM, VERTICAL BASE-DOWN POSITION.	1	TDL_150S_PKG.ies	16000	0.7	189
	B	3	Lithonia Lighting	TV 400M GPHD6 (PULSE)	SPUN PARABOLIC FLOODLIGHT - NEMA 6 DISTRIBUTION	ONE 400-WATT CLEAR E0+37 PULSE-START METAL HALIDE, HORIZONTAL POSITION	1	TV_400M_GPH_PULSE.ies	40000	1	456
	C	1	Lithonia Lighting	TFL 400M RA2 (PULSE)	CONTOUR SERIES SMALL SPECIFICATION FLOODLIGHT WITH RA2 (TX6) DISTRIBUTION	ONE 400-WATT CLEAR BT-28 PULSE-START METAL HALIDE, HORIZONTAL POSITION (VENTURE)	1	TFL_400M_RA2_(PULSE).ies	40000	1	912
	D	3	Lithonia Lighting	TFL 400M RA2 (PULSE)	CONTOUR SERIES SMALL SPECIFICATION FLOODLIGHT WITH RA2 (TX6) DISTRIBUTION	ONE 400-WATT CLEAR BT-28 PULSE-START METAL HALIDE, HORIZONTAL POSITION (VENTURE)	1	TFL_400M_RA2_(PULSE).ies	40000	1	912
	E	4	Lithonia Lighting	TFL 400M RA2 (PULSE)	CONTOUR SERIES SMALL SPECIFICATION FLOODLIGHT WITH RA2 (TX6) DISTRIBUTION	ONE 400-WATT CLEAR BT-28 PULSE-START METAL HALIDE, HORIZONTAL POSITION (VENTURE)	1	TFL_400M_RA2_(PULSE).ies	40000	1	1368
	F	0	Lithonia Lighting	TFL 400M RA2 (PULSE)	CONTOUR SERIES SMALL SPECIFICATION FLOODLIGHT WITH RA2 (TX6) DISTRIBUTION	ONE 400-WATT CLEAR BT-28 PULSE-START METAL HALIDE, HORIZONTAL POSITION (VENTURE)	1	TFL_400M_RA2_(PULSE).ies	40000	1	456
	G	2	Lithonia Lighting	TWR1 70M	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR	ONE 70-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	1	TWR1_70M.ies	5200	1	95
	H	2	Lithonia Lighting	TV 400M GPHD6 (PULSE)	SPUN PARABOLIC FLOODLIGHT - NEMA 6 DISTRIBUTION	ONE 400-WATT CLEAR E0+37 PULSE-START METAL HALIDE, HORIZONTAL POSITION	1	TV_400M_GPH_PULSE.ies	40000	1	456

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	52.2 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	8.0 fc	141.4 fc	0.0 fc	N/A	N/A

1 LIGHTING PLAN + PHOTOMETRIC CALCULATIONS
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
LIGHTING PLAN

Issue:
REVIEW

Issue Date:
02 JULY 2019

Revision Date:

Sheet:
EXHIBIT
H

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PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

5.9048 ACRES
SITUATED IN THE A.H. ORBORNE SURVEY
ABSTRACT NO. 610
HARRIS COUNTY, TEXAS

SEE SPECIAL USE PERMIT ORDINANCE
2009-06 FOR FURTHER
REQUIREMENTS AND RESTRICTIONS.

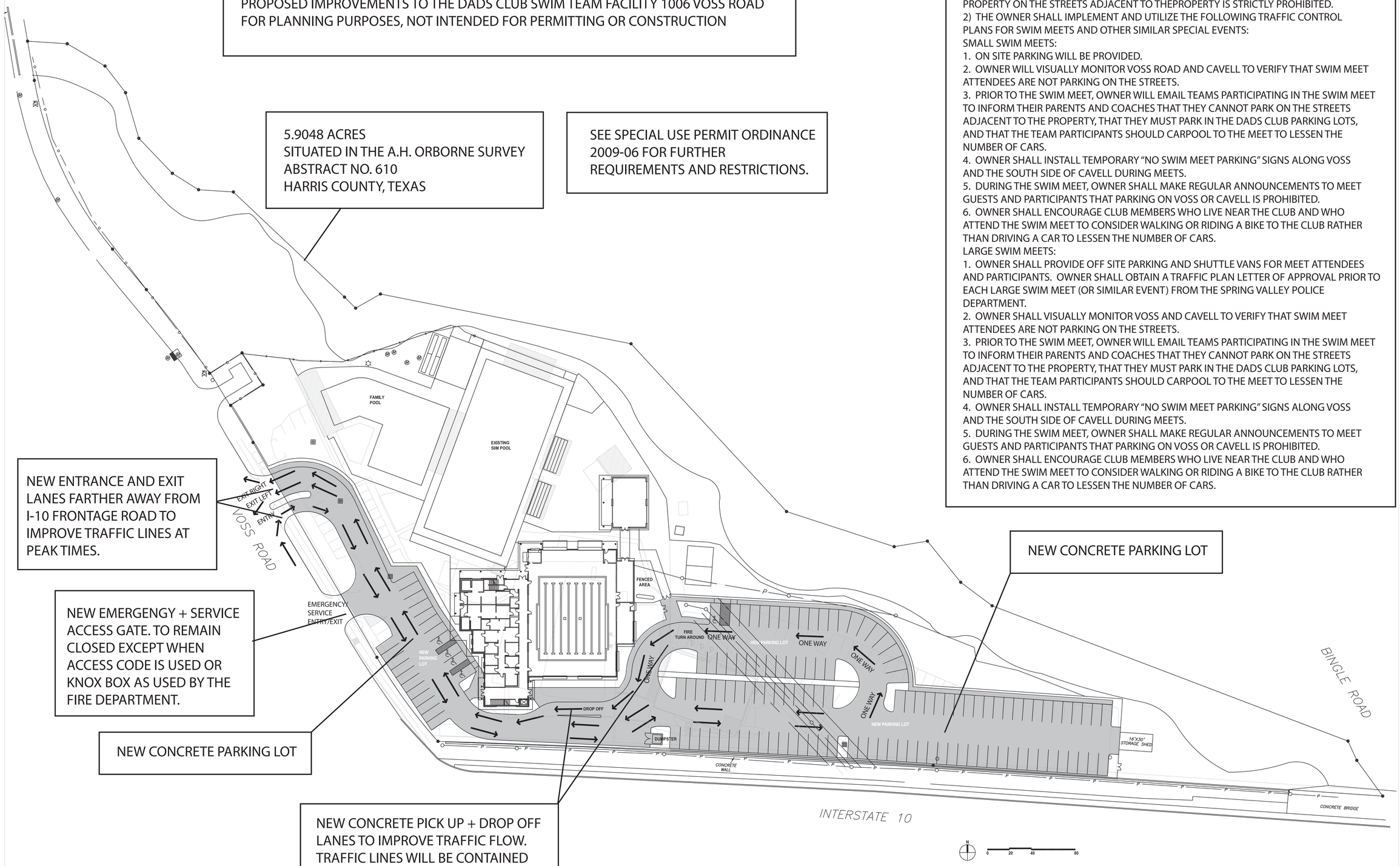
NEW ENTRANCE AND EXIT LANES FARTHER AWAY FROM I-10 FRONTAGE ROAD TO IMPROVE TRAFFIC LINES AT PEAK TIMES.

NEW EMERGENGY + SERVICE ACCESS GATE. TO REMAIN CLOSED EXCEPT WHEN ACCESS CODE IS USED OR KNOX BOX AS USED BY THE FIRE DEPARTMENT.

NEW CONCRETE PARKING LOT

NEW CONCRETE PICK UP + DROP OFF LANES TO IMPROVE TRAFFIC FLOW. TRAFFIC LINES WILL BE CONTAINED WITHIN THE PROPERTY BOUNDARIES.

NEW CONCRETE PARKING LOT



F. TRAFFIC CONTROL, (PAGES 4,5&6)

1) ALL GUESTS, MEMBERS AND VISITORS OF THE FACILITY SHALL BE DISCHARGED AND PICKED UP ON THE PROPERTY; I.E., THE LOADING AND UNLOADING OF PASSENGERS OR PROPERTY ON THE STREETS ADJACENT TO THEPROPERTY IS STRICTLY PROHIBITED.

2) THE OWNER SHALL IMPLEMENT AND UTILIZE THE FOLLOWING TRAFFIC CONTROL PLANS FOR SWIM MEETS AND OTHER SIMILAR SPECIAL EVENTS:

SMALL SWIM MEETS:

1. ON SITE PARKING WILL BE PROVIDED.
2. OWNER WILL VISUALLY MONITOR VOSS ROAD AND CAVELL TO VERIFY THAT SWIM MEET ATTENDEES ARE NOT PARKING ON THE STREETS.
3. PRIOR TO THE SWIM MEET, OWNER WILL EMAIL TEAMS PARTICIPATING IN THE SWIM MEET TO INFORM THEIR PARENTS AND COACHES THAT THEY CANNOT PARK ON THE STREETS ADJACENT TO THE PROPERTY, THAT THEY MUST PARK IN THE DADS CLUB PARKING LOTS, AND THAT THE TEAM PARTICIPANTS SHOULD CARPOOL TO THE MEET TO LESSEN THE NUMBER OF CARS.
4. OWNER SHALL INSTALL TEMPORARY "NO SWIM MEET PARKING" SIGNS ALONG VOSS AND THE SOUTH SIDE OF CAVELL DURING MEETS.
5. DURING THE SWIM MEET, OWNER SHALL MAKE REGULAR ANNOUNCEMENTS TO MEET GUESTS AND PARTICIPANTS THAT PARKING ON VOSS OR CAVELL IS PROHIBITED.
6. OWNER SHALL ENCOURAGE CLUB MEMBERS WHO LIVE NEAR THE CLUB AND WHO ATTEND THE SWIM MEET TO CONSIDER WALKING OR RIDING A BIKE TO THE CLUB RATHER THAN DRIVING A CAR TO LESSEN THE NUMBER OF CARS.

LARGE SWIM MEETS:

1. OWNER SHALL PROVIDE OFF SITE PARKING AND SHUTTLE VANS FOR MEET ATTENDEES AND PARTICIPANTS. OWNER SHALL OBTAIN A TRAFFIC PLAN LETTER OF APPROVAL PRIOR TO EACH LARGE SWIM MEET (OR SIMILAR EVENT) FROM THE SPRING VALLEY POLICE DEPARTMENT.
2. OWNER SHALL VISUALLY MONITOR VOSS AND CAVELL TO VERIFY THAT SWIM MEET ATTENDEES ARE NOT PARKING ON THE STREETS.
3. PRIOR TO THE SWIM MEET, OWNER WILL EMAIL TEAMS PARTICIPATING IN THE SWIM MEET TO INFORM THEIR PARENTS AND COACHES THAT THEY CANNOT PARK ON THE STREETS ADJACENT TO THE PROPERTY, THAT THEY MUST PARK IN THE DADS CLUB PARKING LOTS, AND THAT THE TEAM PARTICIPANTS SHOULD CARPOOL TO THE MEET TO LESSEN THE NUMBER OF CARS.
4. OWNER SHALL INSTALL TEMPORARY "NO SWIM MEET PARKING" SIGNS ALONG VOSS AND THE SOUTH SIDE OF CAVELL DURING MEETS.
5. DURING THE SWIM MEET, OWNER SHALL MAKE REGULAR ANNOUNCEMENTS TO MEET GUESTS AND PARTICIPANTS THAT PARKING ON VOSS OR CAVELL IS PROHIBITED.
6. OWNER SHALL ENCOURAGE CLUB MEMBERS WHO LIVE NEAR THE CLUB AND WHO ATTEND THE SWIM MEET TO CONSIDER WALKING OR RIDING A BIKE TO THE CLUB RATHER THAN DRIVING A CAR TO LESSEN THE NUMBER OF CARS.

1 TRAFFIC CONTROL PLAN
SCALE: 1" = 40'-0"

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GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
TRAFFIC CONTROL PLAN

Issue:
REVIEW

Issue Date:
31 MAY 2019

Revision Date:

Sheet:
EXHIBIT
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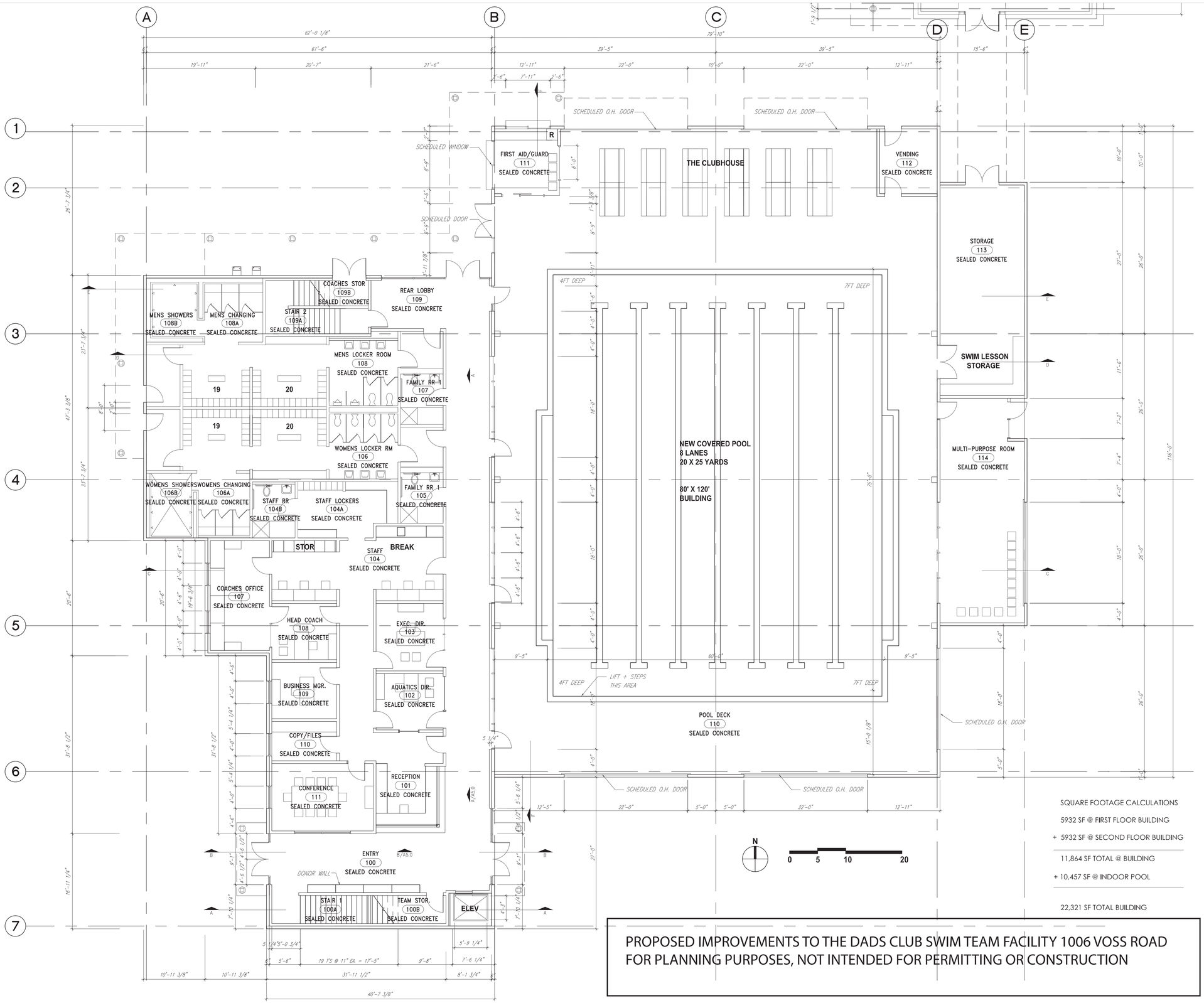

SQUARE FOOTAGE CALCULATIONS

5932 SF @ FIRST FLOOR BUILDING

+ 5932 SF @ SECOND FLOOR BUILDING

11,864 SF TOTAL @ BUILDING

+ 10,457 SF @ INDOOR POOL

22,321 SF TOTAL BUILDING

PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

FIRST FLOOR PLAN

Issue:

REVIEW

Issue Date:

13 APRIL 2018
21 JANUARY 2019

Revision Date:

Sheet:

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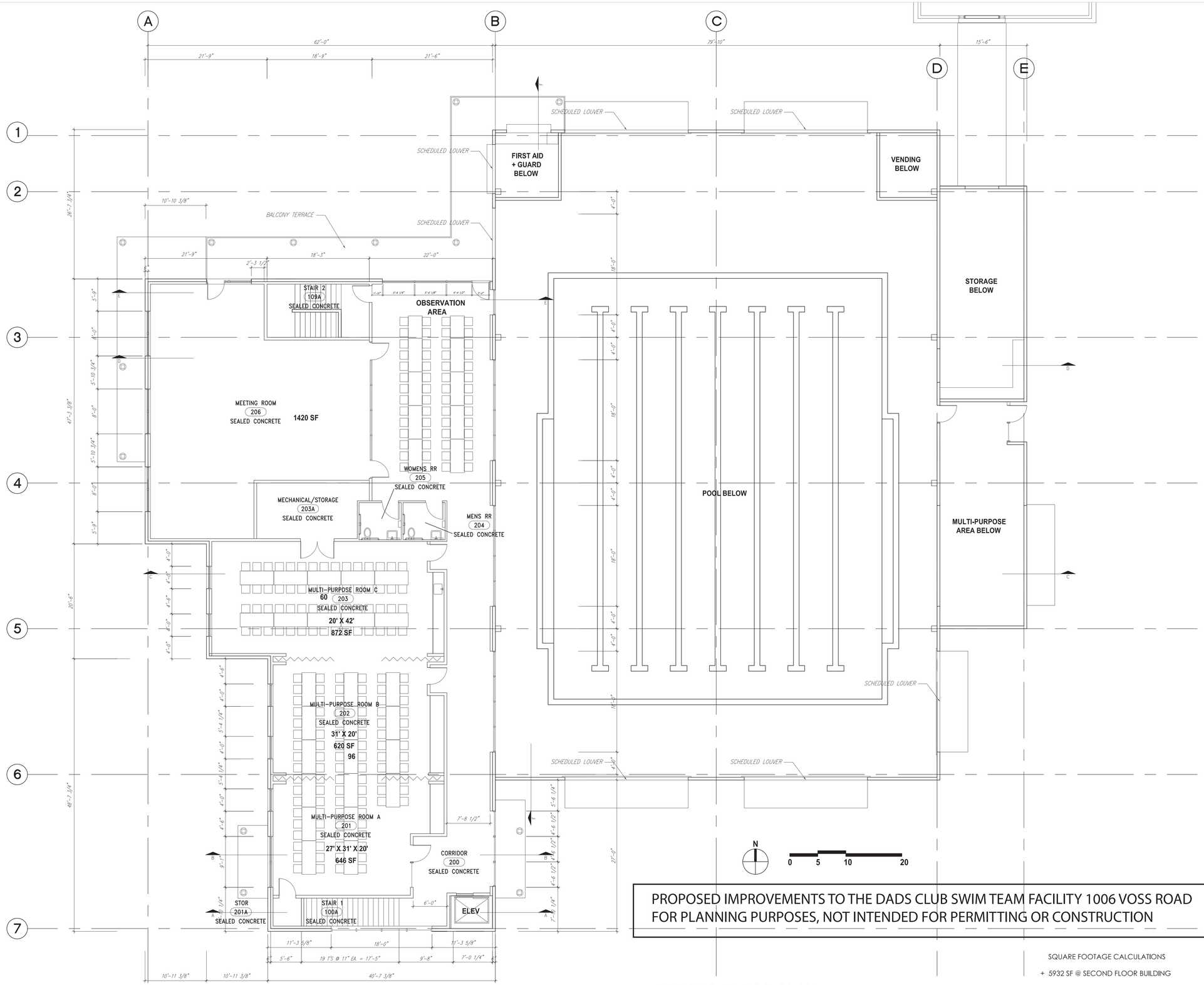

PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

SQUARE FOOTAGE CALCULATIONS

+ 5932 SF @ SECOND FLOOR BUILDING

216 SEATS TOTAL

1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

SECOND FLOOR PLAN

Issue:

REVIEW

Issue Date:

13 APRIL 2018
21 JANUARY 2019

Revision Date:

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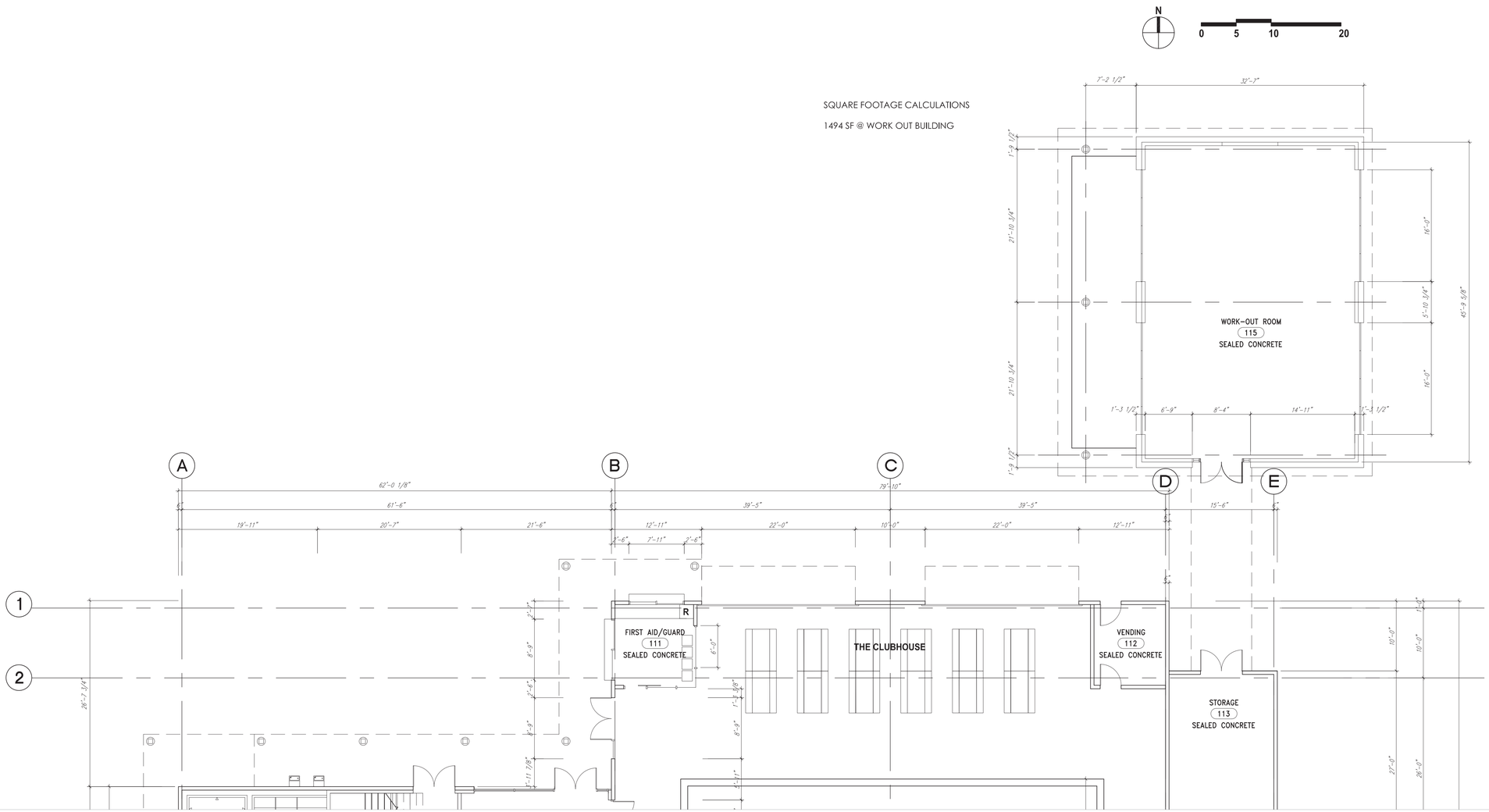
PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

SQUARE FOOTAGE CALCULATIONS

1494 SF @ WORK OUT BUILDING



1 WORK OUT ROOM FLOOR PLAN
SCALE: 1/8" = 1'-0"

GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

WORK OUT ROOM
FLOOR PLAN

Issue:

REVIEW

Issue Date:

13 APRIL 2018
21 JANUARY 2019

Revision Date:

Sheet:

EXHIBIT
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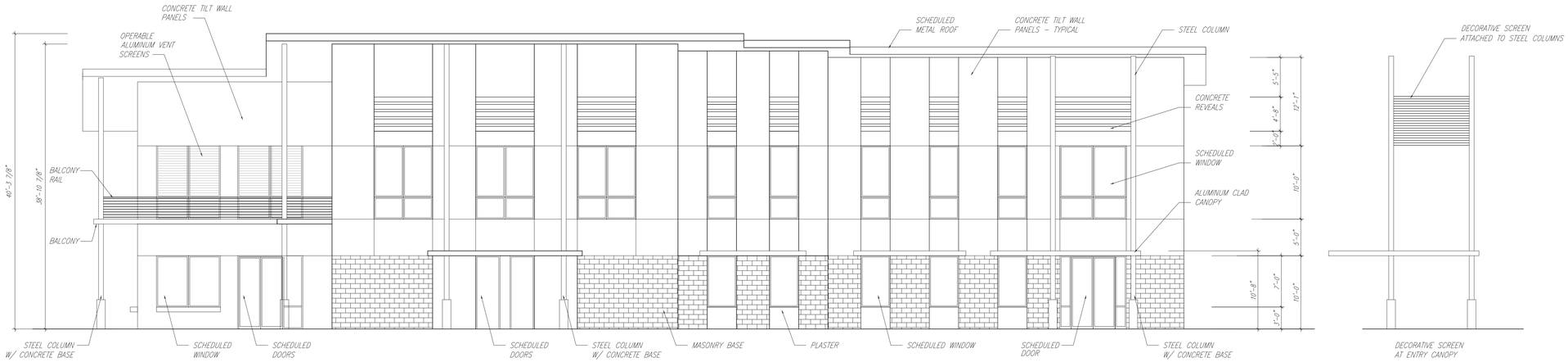
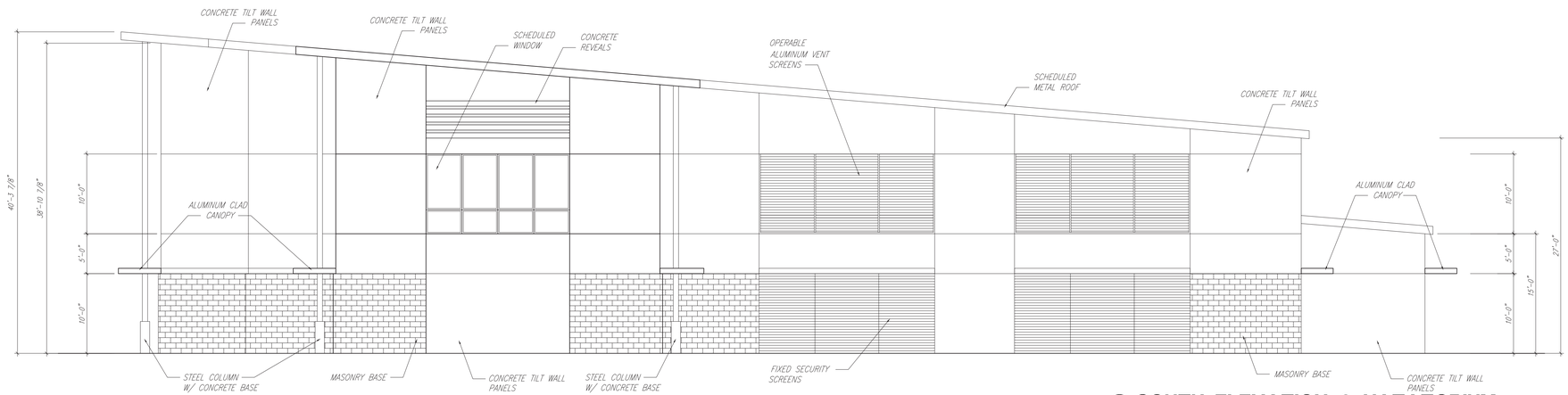


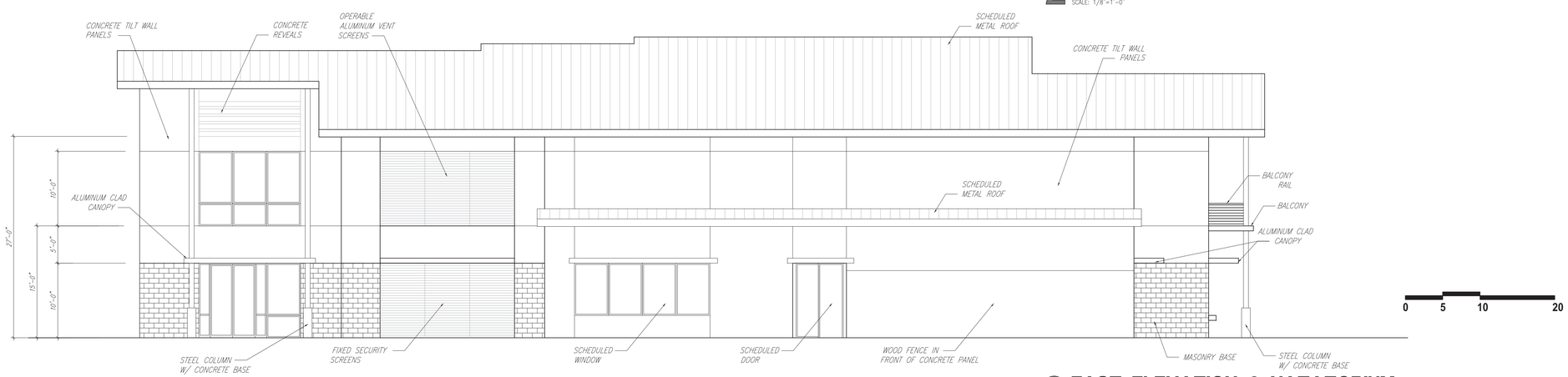
1 WEST ELEVATION @ NATATORIUM

SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION @ NATATORIUM

SCALE: 1/8"=1'-0"



3 EAST ELEVATION @ NATATORIUM

SCALE: 1/8"=1'-0"

PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

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Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

NATATORIUM ELEVATIONS

Issue:

REVIEW

Issue Date:

31 MAY 2019

Revision Date:

Sheet:

EXHIBIT
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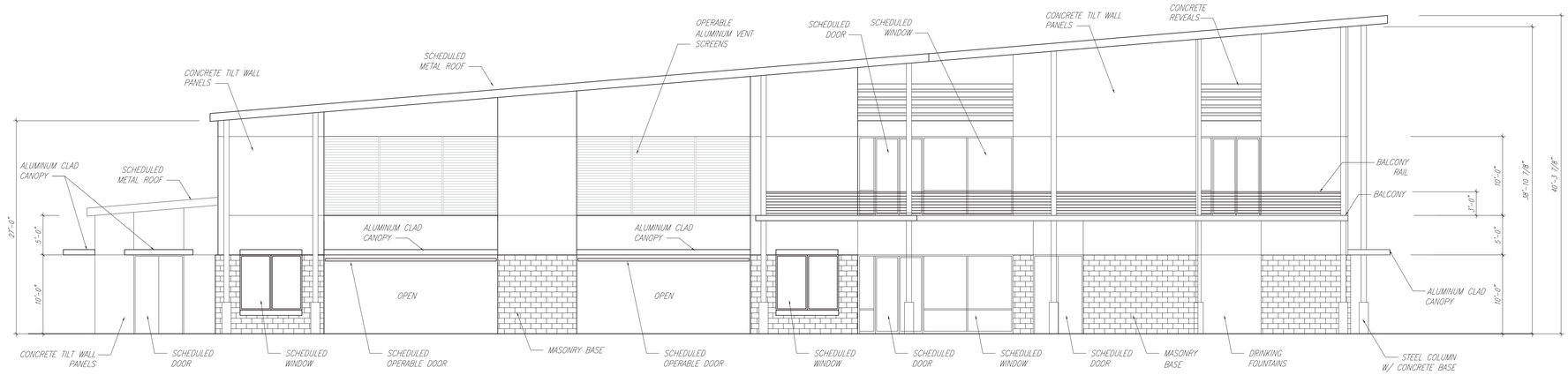
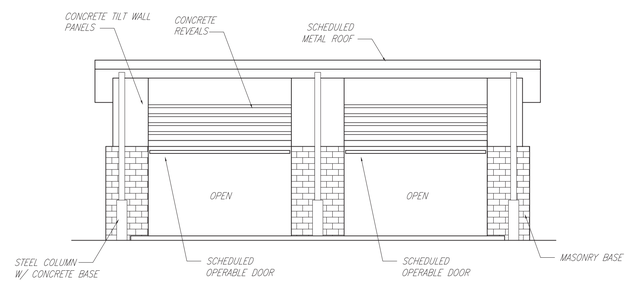


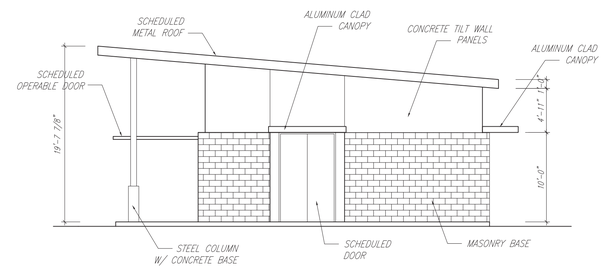
1 NORTH ELEVATION @ NATATORIUM

SCALE: 1/8"=1'-0"



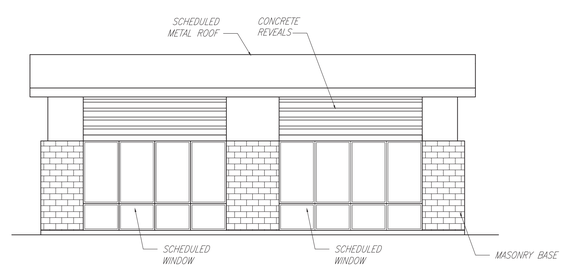
3 WEST ELEVATION @ FITNESS CENTER

SCALE: 1/8"=1'-0"



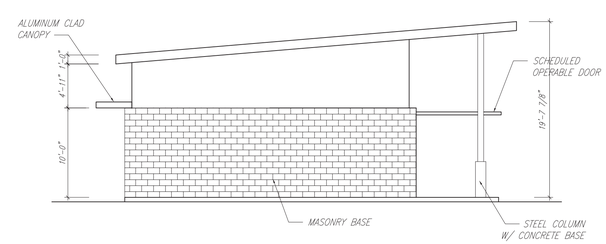
2 SOUTH ELEVATION @ FITNESS CENTER

SCALE: 1/8"=1'-0"



4 EAST ELEVATION @ FITNESS CENTER

SCALE: 1/8"=1'-0"



5 NORTH ELEVATION @ FITNESS CENTER

SCALE: 1/8"=1'-0"

0 5 10 20

PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

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Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

NATATORIUM
+ FITNESS CENTER
ELEVATIONS

Issue:

REVIEW

Issue Date:

31 MAY 2019

Revision Date:

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EXHIBIT
O

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VIEW FROM VOSS

VIEW FROM 50 METER POOL

AERIAL VIEW

VIEW FROM 50 METER POOL

FITNESS BUILDING

FITNESS BUILDING

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Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

COLOR RENDERINGS

Issue:

REVIEW

Issue Date:

13 MAY 2019

Revision Date:

Sheet:

EXHIBIT
P

ORDINANCE NO. 2013-13

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING IMPROVEMENTS TO THE EXISTING FACILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

WHEREAS, DAD'S CLUB SWIM TEAM, INC. (the "Owner") is the Owner of a tract of land comprising 5.904 acres, more or less, in Harris County, Texas, and being further identified as 1006 Voss Road (the "Property"), and situated within the corporate limits of the City of Spring Valley Village, Texas (the "City"), said tract being more particularly described in the Exhibits attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property has been continuously used as a private recreation club since 1947; and

WHEREAS, the Owner proposes to improve and continue to operate the Property as a private recreation club; and

WHEREAS, the Property presently has a zoning classification of Bingle West Planned Area Development District (BWPADD), pursuant to the Zoning Ordinance of the City; and

WHEREAS, the City Council of the City of Spring Valley Village has previously issued to the Dad's Club a specific use permit for the operation of a private recreation club; and

WHEREAS, the Owner of the Property, through its duly authorized representative, has presented an application (the "Application") to the City for the amendment of the Specific Use Permit to allow improvements to its existing facility; and

WHEREAS, the Zoning Commission of the City, following notice and hearing as required by law, has recommended that the City Council grant the specific use permit as shown in the final report of said Commission; and

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

WHEREAS, the City Council finds that the amendment to the specific use permit should be granted subject to certain conditions and terms contained herein; now, therefore,

* * * * *

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

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

Section 2. The Specific Use Permit granted to Dad's Club for use of the Property for the purpose of constructing and operating a private recreation club, the Specific Use, subject to the terms and conditions set forth below, previously granted to the Owner is hereby amended by approving the application setting forth proposed improvements of the existing facility at the Dad's Club located at 1006 Voss Road, subject to the terms and conditions set forth below.

Section 3. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the amending of this Specific Use Permit as herein provided.

Section 4. The authorization granted by this Ordinance to construct the proposed improvements on the Property shall be null and void after the expiration of one (1) year from the

date of adoption hereof unless construction as identified in the Exhibits, attached hereto and made a part hereof, has commenced and the facilities are constructed or substantially complete within a two-year period, or unless an extension of time is approved by City Council.

Section 5. The Specific Use Permit to authorize use of the Private Recreation Clubs, authorized and permitted is hereby amended, subject to the following additional limitations, restrictions, and conditions:

A. Compliance with Application and Site Plans. The granting of the Amended Specific Use Permit shall be, and is hereby, conditioned upon the Specific Use being located, constructed, and conducted upon the Property and in substantial compliance with the application dated February 27, 2013, including the site plan and Exhibits A through K, which are attached hereto and made a part hereof for all purposes. Development of the Property shall comply with the Amendment to SUP Site Plan.

B. Specific Use Requirements Previously Granted Unaffected. This Amended Specific Use Permit shall apply only to the site plan amended herein under this Ordinance, and shall not affect standards previously approved and authorized.

C. Buildings; setbacks; architectural elevations.

1) Existing structures on the Property, not affected by changes herein, must be maintained.

2) Any new construction of future improvements shall require an amendment to this permit and all procedures in place at that time must be followed.

3) All new construction and all maintenance of existing structures shall comply with building code and setback requirements of the City, must be constructed in accordance with the site plan provided for in the Exhibits, and are subject to final approval of the building's footprint and setbacks by the Building Official.

4) All landscaping and lighting shall be in accordance with a landscape and lighting plan as approved by the City.

5) All fencing shall be in compliance with standards set forth in the City Code of Ordinances.

6) All new storage buildings constructed or placed on the site shall have a height that does not exceed the sound wall adjacent to I-10.

7) All entrances to bathrooms constructed or placed on the site shall face existing buildings on site, and the entrances shall not be visible from the adjacent public streets or residences on the north side of the Property.

D. Safety Codes. The Owner shall comply with the requirements of Texas Health and Safety Code Sections 341.064 (Swimming Pools and Bathhouses), 343.011 (fencing around swimming pool), and 25 Texas Administrative Code Chapter 265 (Design Standards for Public Swimming Pool Construction).

E. Abandonment. Should the permitted use be abandoned in any manner, or discontinued in use for ninety (90) days or more, or continued other than in strict conformity with the conditions of this permit, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of the public health, safety or welfare, the Specific Use Permit may be terminated by action of the City Council following hearing and recommendation of the City Planning and Zoning Commission.

F. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this Specific Use Permit, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

Section 6. Any person, corporation or entity who or which 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 in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 7. In the event any 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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

ADOPTED this 25th of June, 2013.

Tom Ramsey
Mayor

ATTEST:

Betty Lusk
City Secretary

RECEIVED
FEB 27 2013

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print the following information)

Subdivision Name: n/a **Development:** n/a

Submittal Type:
___ Preliminary Plat ___ Final Plat
___ Amending Plat
___ Preliminary Replat ___ Final Replat
___ Specific Use Permit
X Specific Use Permit Amendment

Reason for Replat or Amending Plat:
Amendment of the existing Special Use Permit for the approval of a Proposed Community Pool and Related Improvements, Including Additional Parking, Fencing and Utilitites

Type of Plat:
___ Single Family Residential ___ Zero Lot Line Patio Homes
___ Planned Area Development District
___ Planned Area Development
X Amendment to Planned Area Development

Applicant: (Letter attached from Property Owner)

Representative/Authorized Agent:
Lee K. Shuchart, President, Dad's Club Swim Team, Inc.

Contact Name: Linda S. Kutac

Address: 1006 Voss Road, Houston, Texas 77055

Phone: 713-461-8577 Fax: 713-461-8950

Owner: Dad's Club Swim Team, Inc.

Contact Name: Linda S. Kutac

Address: 1006 Voss Road, Houston, Texas 77055

Phone: 713-461-8577 Fax: 713-461-8950

Engineer or Planner:

Company: n/a Contact _____

Address: n/a

Phone: _____ Fax: _____

Plat/PADD Location/Proposed Name: City _____

Survey/Abstract No.
Tract 18, Abstract 610, A.H. Osborne

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

1006 Voss Road, the Northeast Corner of the Intersection of the IH-10 Feeder And Voss Roads

Jurisdictions:
Utility District: City of Spring Valley Village School District: Spring Branch ISD

County Precinct: Harris County Precinct 3 Zoning District: n/a

Plat/PADD Data:
Total Acreage: 5.9048 Acres Typical Lot Size: n/a

Number Lots: n/a Number of Streets: n/a

Numbers and Types of Reserves: n/a Total Acres in Reserve: n/a

Authorization:
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application.

Rick Deuschland President February 26, 2018
Signature of Applicant **Date**

Submittal Requirements:
- Letter stating the applicant's reasons for request, type of request, and other pertinent information.
- Metes and bounds of the site and county slide number of plat, if recorded
- Fifteen (15) 24 x 36, 1" = 100' scale drawings blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map.
- After approval of requirements by Building Official:
  Plat or Replat Application Fee is $500
  Specific Use Permit Application Fee is $500.00
  Planned Area Development District Application Fee is $7,000.
- Upon consideration by City Council for final approval, a PDF with 6 additional copies are requested.

Dad's Club Swim Team, Inc. February 22, 2013

Proposed Improvements 1066 Voss

Proposed Improvements to Existing Facility:

1. Demolition/Clearing

    a. Demolition of the existing 900 SF wood frame building and slab located on the southwest corner of the property, including capping the existing water service, plugging the sanitary sewer connection and removal of power to the building.

    b. Removal of the existing 1,435 SF wood framed canopy and slab located where the proposed pool is to be located, including water and electrical service.

    c. Removal of the existing 485 SF portable building, including removal of electrical service.

    d. Clearing and removal of existing trees where proposed pool, sidewalks and restrooms are to be located.

    e. Re-grading of berm area on east side of the existing outdoor pool to allow for the construction of proposed bleacher pads and shade canopy.

2. Utilities

    a. Cap existing water line and plug existing sewer (1.a.) above.

    b. Request additional availability of water and sewer from the City of Spring Valley Villages, once usage is determined.

    c. Determine if separate electrical service location will be required.

    d. Assuming that existing facilities are sufficient, Install proposed water, sewer and electric lines to serve the proposed pool and restroom, tying into the existing on-site utilities, with increased water, sewer and electrical usage to be determined, (TBD).

    e. Extend existing on-site natural gas line on-site to serve the proposed pool heater.

    f. Provide power along with switchgear, panels, controllers and breakers, as required, for power distribution

3. Sidewalks and Paving

    a. Provide ADA complaint sidewalks and decking around the proposed pool and accessible routes within the proposed improvement areas.

    b. Provide additional parking spaces where the existing building is to be removed and re-configure/restripe parking lot to provide for additional space and comply with ADA/TAS requirements.

4. Security Fencing

    a. Provide security fencing around the proposed pool area and make repairs to the existing fencing as required. All proposed gates to adhere to current ADA/TAS standards.

5. Drainage, Site Grading and SWPPP

    a. Provide internal drainage to alleviate standing water and promote drainage. Drainage piping to be tied into existing drainage structures and outfalls.

    b. Remove the existing elevated berm on the east side of the outside pool and restore the lawn area following construction of improvements.

    c. Provide silt fencing and erosion prevention measures during construction, including minimizing the areas disturbed and limiting runoff. Restore vegetation to the disturbed areas as soon as practicable.

    d. No areas delineated as being in the 100 year flood plain will be disturbed.

    e. No fill will be placed within the 100 year flood plain.

    f. Grading will be done to provide for local storage and mitigation of storm runoff.

6. Proposed Pool

    a. Construct the proposed family/recreational pool including piping and equipment. Soils from excavation are intended to be used on-site or disposed of off site.

7. Restroom

    a. Provide a pre-engineered permanent restroom building with a separate Men's and Women's facilities that are ADA compliant and meet all local codes. A floor plan and specifications are available.

    b. All utility connections including water, sewer and electricity.

8. Site Lighting

    a. Provide site lighting for illumination and security. Lighting will be designed not to impact the surrounding areas or residences.

9. Relocation of Bleachers

    a. Relocate existing aluminum bleachers to the east side of the outdoor pool and provide paving under bleacher areas, including sidewalks fro access.

10. Proposed Shade Canopy and Picnic Area

    a. Construct a shade canopy and amenity areas, including picnic tables for use by the members.

11. Storage Area

    a. Provide portable prefabricated storage containers (8'x40') as shown on the drawings to allow for covered storage, including screening, anchoring and housekeeping pads.

12. Landscaping

a. Provide trees, shrubbery and ground cover to provide an aesthetic buffer along Voss Road frontage and mitigate the removal of existing trees from the site.

All improvements are to be designed by licensed professional, permitted and inspected as required by the Local Building Code.

DAD'S CLUB SWIM TEAM

RECEIVED
MAR 27 2013

March 27, 2013

Planning and Zoning issues and solutions

Dad's Club Swim Team, Inc. (DCST) proposes to begin construction on the Recreational /Family Pool that was included in the original Special Use Permit number 2009-06. DCST hereby requests the City of Spring Valley Planning and Zoning Board's review, consideration and approval of the following Amendment to the Original Special Use Permit to allow the construction of the pool and related improvements.

The following dissertation identifies the possible impacts that the proposed improvements included in this Amendment to the Special Use Permit might have, including the proposed measures to mitigate any nuisance to the neighbors or general public.

Among the issues identified are as follows:

Issue	Concern	Proposed Solutions
Traffic	Congestion	The previously adopted plan to handle "extreme" events, such as swim meets and afternoon swim team drop off is very efficient and will be continued.
Storm Water Runoff	Runoff and flooding	The original Drainage Area Map prepared by TxDOT for the IH-10 expansion includes handling the runoff from the north area in the design of the storm sewers for the feeder road.
Noise	Noise from the new pool	Trees to be planted to grow thick shade canopies and thick shrubbery to reduce noise levels.
Light During the Evenings	Light overflow	The pool is a summer use pool therefore lighting should be minimal as a result of later sunsets. Tree canopies and shrubbery will also reduce lighting issues.
Tree Removal	Certain trees must be removed to construct the new pool	The plan includes the planting of 25 New 3-6" diameter trees to replace the 13 trees that must be removed to make way for the pool. Hardwood species to be planted in lieu of pine trees.
Green Space	The facility needs green spaces and picnic areas	A new picnic pavilion is proposed for the east side of the existing 50 Meter outdoor pool. The fence line to be expanded on the northern boundary and along Voss, to

1006 Voss Road *Houston, Texas 77055* *713.461.6533*

		include an additional vegetation buffer area. Underbrush to be thinned out to allow for pedestrian access.
Restroom	Additional restrooms and changing areas are needed	An outdoor restroom to be included in the plans to be located adjacent to the family pool.
Bicycle Access	Neighbors need to be able to access the facility by bicycle	Bicycle rack to be included as one of the amenities to be in the project.
Family Activities	Neighborhood recreational pool is needed	Discount family summer memberships to be offered to COSV residents. Hours to be adjusted as needed to manage traffic flow.
Utilities	Electricity and water	Electrical contractor will coordinate with CenterPoint to ensure adequate power is available for the new pool. Plumbing contractor will work with COSV water department to ensure adequate water is available for the new pool.
Fencing and Security	Manage accessibility	DCST plans to repair the existing fencing and add 4 feet tall wrought iron fencing around the new facilities that matches existing fencing.
Hours of operation	Concern regarding evening hours, noise and lights	New shrubbery and trees planted in specific locations will minimize noise levels.

ADS
LUB
WIM
EAM

March 27, 2013

RECEIVED
MAR 27

Proposed Improvements to 1006 Voss Road

1. Demolition/Clearing
   a. Demolition of the existing 900 SF wood frame building and slab located on the southwest corner of the property, including capping the existing water service, plugging the sanitary sewer connection and removal of power to the building has been completed.
   b. Demolish existing 1,435 SF wood framed pavilion and slab located where the proposed pool is to be built, including water and electrical service.
   c. Demolition of existing 485 SF portable building, including removal of electrical service has been completed.
   d. Clearing and removal of specific existing trees where proposed pool, sidewalks and restrooms are to be located.
   e. Re-grading of berm area on east side of the existing outdoor pool to allow for the construction of proposed bleacher pads and shade canopy.

2. Utilities
   a. Cap existing water line and plug existing sewer (1.a.) above.
   b. Request additional availability of water and sewer from the City of Spring Valley Village once usage is determined.
   c. Determine if separate electrical service location will be required.
   d. Assuming that existing facilities are sufficient, Install proposed water, sewer and electric lines to serve the proposed pool and restroom, tying into the existing on-site utilities, with increased water, sewer and electrical usage to be determined, (TBD).
   e. Extend existing on-site natural gas line on-site to serve the proposed pool heater.
   f. Provide power along with switchgear, panels, controllers and breakers, as required, for power distribution

3. Sidewalks and Paving
   a. Provide ADA compliant sidewalks and decking around the proposed pool and accessible routes within the proposed improvement areas.
   b. Provide additional parking spaces where the existing building is to be removed and re-configure/restripe parking lot to provide for additional space and comply with ADA/TAS requirements.

4. Security Fencing
   a. Provide security fencing around the proposed pool area and make repairs to the existing fencing as required. All proposed gates to adhere to current ADA/TAS standards.

5. Drainage, Site Grading and SWPPP
   a. Provide internal drainage to alleviate standing water and promote drainage. Drainage pipe will be tied into existing drainage structures and outfalls.
   b. Remove the existing elevated berm on the east side of the outside pool and restore the lawn area following construction of improvements.
   c. Provide silt fencing and erosion prevention measures during construction, including minimizing the areas disturbed and limiting runoff. Restore vegetation to the disturbed areas as soon as practicable.
   d. No areas delineated as being in the 100 year flood plain will be disturbed.
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   a. Construct the proposed family/recreational pool including piping and equipment. Soils from excavation are intended to be used on-site or disposed of off site.

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   a. Provide a pre-engineered permanent restroom building with separate Men's and Women's facilities that are ADA compliant and meet all local codes. A floor plan and specifications are available.
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8. Site Lighting
   a. Provide site lighting for illumination and security. Lighting will be designed not to impact the surrounding areas or residences.

9. Relocation of Bleachers
   a. Relocate existing aluminum bleachers to the east side of the outdoor pool and provide paving under bleacher areas, including sidewalks fro access.

10. Proposed Shade Canopy and Picnic Area
   a. Construct a shade canopy and amenity areas, including picnic tables for use by the members.

11. Storage Area
   a. Provide portable prefabricated storage containers (8'x40') as shown on the drawings on the east end of the property to allow for covered storage, including screening, anchoring and housekeeping pads.

12. Landscaping
   a. Provide trees, shrubbery and ground cover to create an aesthetic buffer along Voss Road frontage and mitigate the removal of existing trees from the site.

All improvements are to be designed by licensed professional, permitted contractors with inspections as required by the Local Building Code.

DAD'S CLUB SWIM TEAM

RECEIVED
JUN 18 2013

June 25, 2013

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

This document serves as a summary of the questions with respective answers asked during Dad's Club Swim Team, Inc.'s (DCST) presentation in support of its request to amend Specific Use Permit number 2009-06 (SUP) to build a recreational swimming pool at 1006 Voss Road, Houston, Texas 77055.

- Exhibit A represents the overall plan proposed to build a pool, restrooms, a storage building, additional parking, fencing (new and repairs), landscaping and lighting.

- Exhibit B represents the proposed impervious coverage and drainage calculations associated with the new facilities.

- Exhibit C represents TXDOT's drainage plan developed prior to the IH-10 expansion project with the Dad's Club Swim Team property boundaries layered on top to show drainage is sufficient for the property.

- Exhibit D represents the proposed fencing plan that will utilize new ornamental fencing to match existing ornamental fencing as approved in the SUP on page 3, Section 6, Item B, Bullet 2. DCST plans to repair as necessary the existing chain link fence along the northern border of the property adjacent to the creek.

- Exhibit E represents the proposed landscaping plan to augment existing foliage and replace trees that would be removed for the construction project.

- Exhibit F represents the proposed lighting plan that will comply with the SUP requirements as stipulated on Page 6, Section 6, Item H, Bullet 1.

- Exhibit G represents the proposed traffic control plan that will comply with the SUP requirements as stipulated on Page 4, Section 6, Item F, Bullet 1; Page 5, Section 6, Item 2 and Page 6, Section 6, Item G.

1006 Voss Road ***Houston, Texas 77055*** ***713.461.6533***

- Exhibit H represents the traffic and parking space utilization study conducted between the week day hours of 5:30 a.m. and 9 p.m. between February 11, 2013 and March 28, 2013.

- Exhibit I is a copy of the current Specific Use Permit ordinance number 2009-06 with certain paragraphs highlighted to correspond to those exhibits that specifically reference the ordinance.

- Exhibit J represents photographs of the proposed storage building examples to replace the building demolished in March 2013.

- Exhibit K represents photographs of the proposed restrooms to be built adjacent to the proposed new pool.

Thank you for your time and consideration of this request and the construction team will be ready to meet at the committee's convenience. As mentioned in the initial presentation our\ goal is to have the new pool in service and open to the members as quickly as possible but it is understood there are several more steps in the approval process before construction can begin.

Respectfully submitted,

Lee K Shuchart

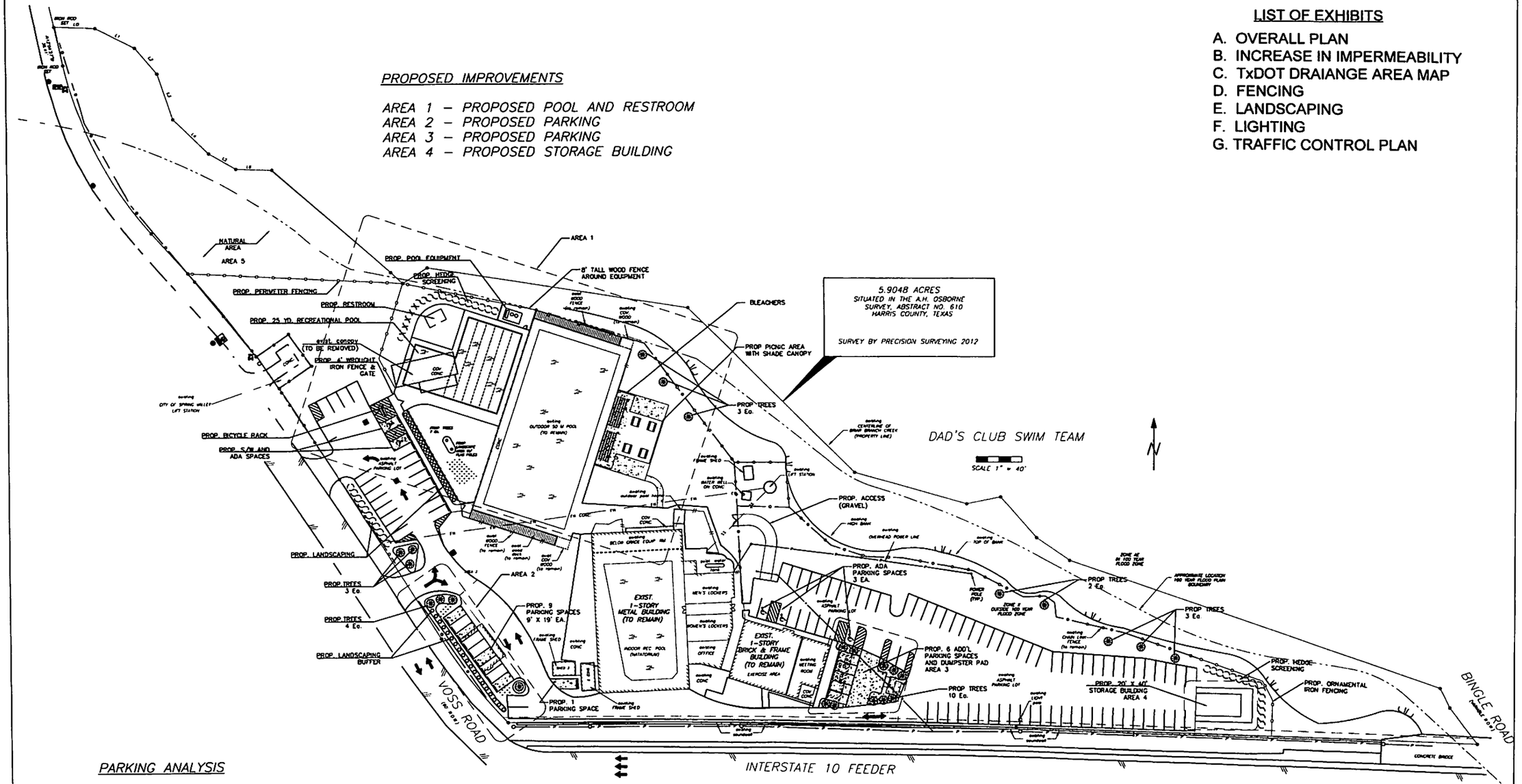
Lee K. Shuchart
President

LIST OF EXHIBITS

A. OVERALL PLAN
B. INCREASE IN IMPERMEABILITY
C. TxDOT DRAIANGE AREA MAP
D. FENCING
E. LANDSCAPING
F. LIGHTING
G. TRAFFIC CONTROL PLAN

PROPOSED IMPROVEMENTS

AREA 1 – PROPOSED POOL AND RESTROOM
AREA 2 – PROPOSED PARKING
AREA 3 – PROPOSED PARKING
AREA 4 – PROPOSED STORAGE BUILDING



PARKING ANALYSIS

EXISTING – 106 SPACES (INCLUDING 3 ADA)
PROPOSED – 112 SPACES (INCLUDING 5 ADA)

PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

EXHIBIT 'A'

OVERALL PLAN

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
OVERALL SITE PLAN			
DATE APR 20, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET 1 OF 7

Total	Total Proposed Impermeable Area	108,057.37	2.48
W1	Existing Outdoor Pool	12,339.07	0.28
W2	Proposed Outdoor Pool	5,170.53	0.12
L	Existing Unimproved Areas (Lawn)	131,658.26	3.02
TOTAL		257,225.23	5.91

AREA	DESCRIPTION	SF	Acres
P1	Existing Asphalt Parking Lot	10,943.42	
P2	Existing Asphalt Parking Lot	9,348.46	
P3	Existing Asphalt Parking Lot	27,121.85	
P4	Existing Concrete Sidewalk	13,515.50	
M	Well Pad and Shed	161.49	
B1	Existing Natatorium, Offices and Patio	17,407.63	
B2	Existing Workout Area and Classroom	4,362.69	
B3	Cottage	910.64	
B4	Existing Portable Buildings	295.55	
B5	Storage Shed/Shop	425.21	
B8	Existing Pavilion (To Be Removed)	1,445.34	
Existing Impermeable Cover		90,937.68	2.09
P5	Proposed Concrete Paving	2,195.86	
P6	Proposed Concrete Paving	2,373.69	
P7	Proposed Gravel Area	704.52	
B6	Proposed Storage Building	800.00	
P8	Proposed Gravel Area	757.97	
P9	Proposed Pavilion Concrete Sidewalk	3,496.69	
P10	Proposed Pool Concrete Sidewalk	9,402.05	
B7	Proposed Precast Restroom	180.00	
Proposed Increase in Impermeable Cover		19,900.78	
B3	Demolished Cottage	(910.64)	
B5	Demolished Storage Shed/Shop	(425.21)	
B8	Existing Pavilion (To Be Removed)	(1,445.24)	
Decrease in Impermeable Cover		(2,841.09)	
Net Increase in Impermeable Cover		17,059.69	0.39
Total Impermeable Cover		108,057.37	2.48

INCREASE IN IMPERVIOUS COVER

DECREASE IN IMPERVIOUS COVER

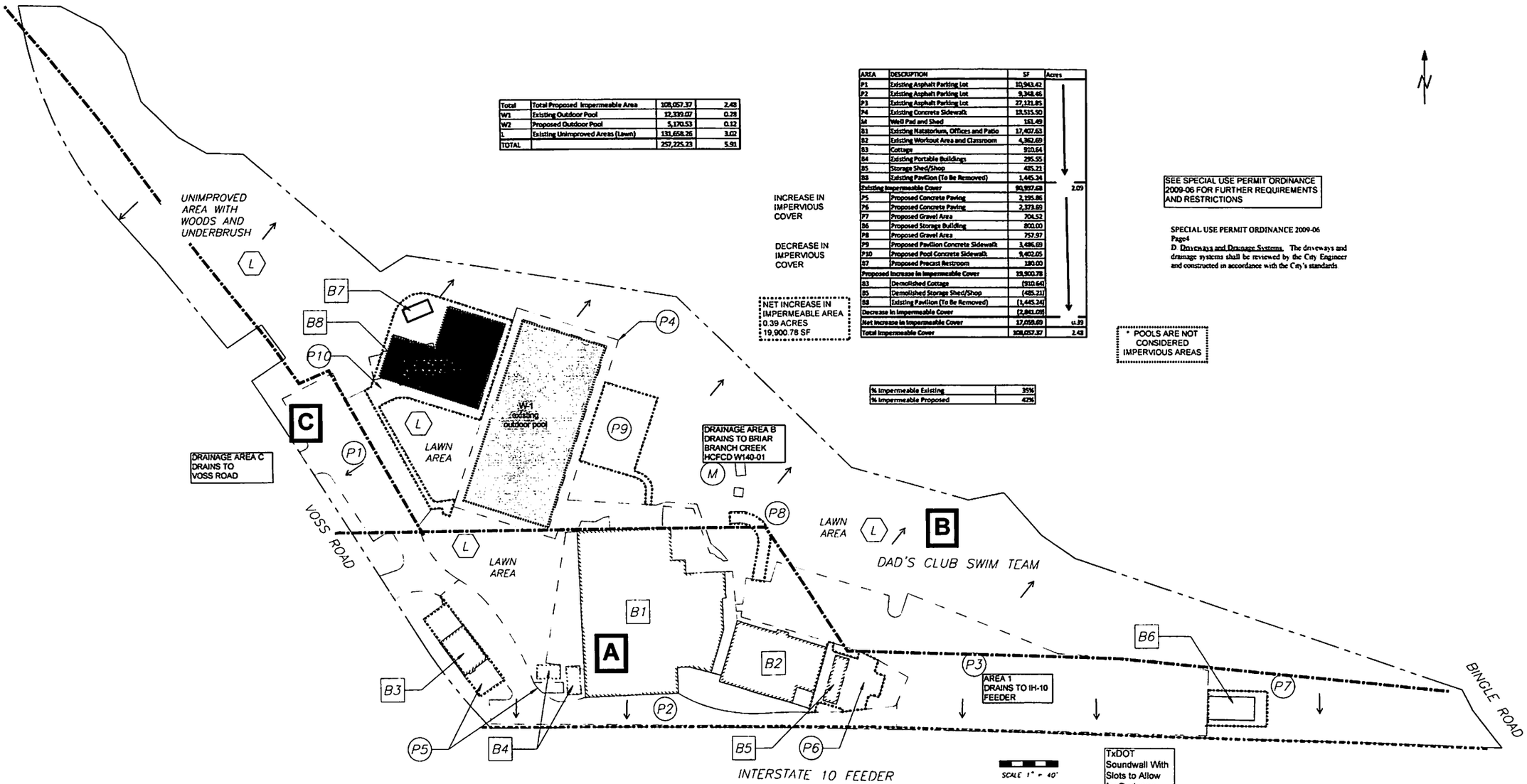
NET INCREASE IN IMPERMEABLE AREA 0.39 ACRES 19,900.78 SF

% Impermeable Existing	35%
% Impermeable Proposed	42%

SEE SPECIAL USE PERMIT ORDINANCE 2009-06 FOR FURTHER REQUIREMENTS AND RESTRICTIONS

SPECIAL USE PERMIT ORDINANCE 2009-06
Page4
D. Driveways and Drainage Systems. The driveways and drainage systems shall be reviewed by the City Engineer and constructed in accordance with the City's standards

* POOLS ARE NOT CONSIDERED IMPERVIOUS AREAS



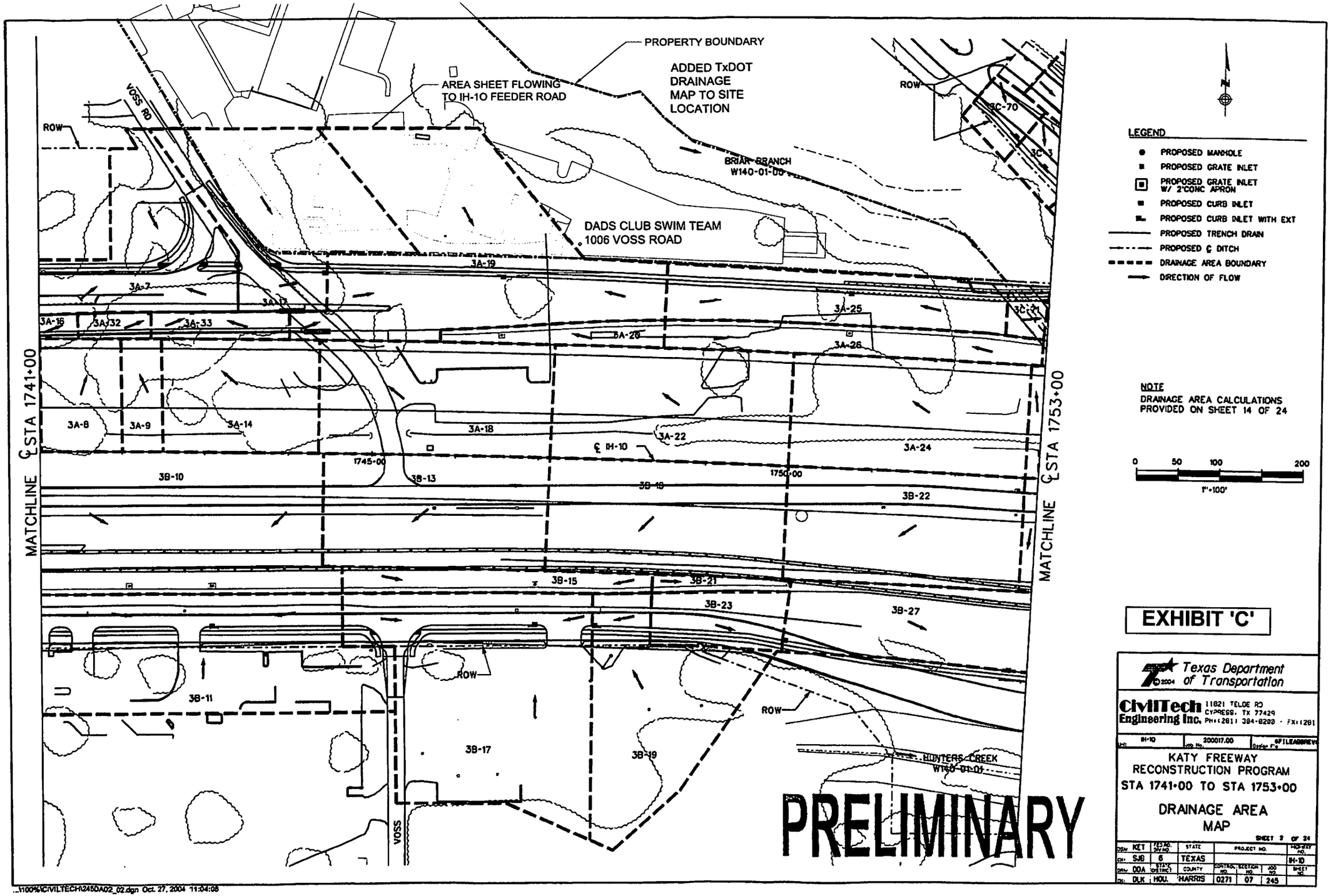
PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

EXHIBIT 'B'

IMPERVIOUS COVER/DRAINAGE AREA CALCULATIONS

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
IMPERVIOUS COVER CALCULATIONS			
DATE: APR 15, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET: 2 OF XX



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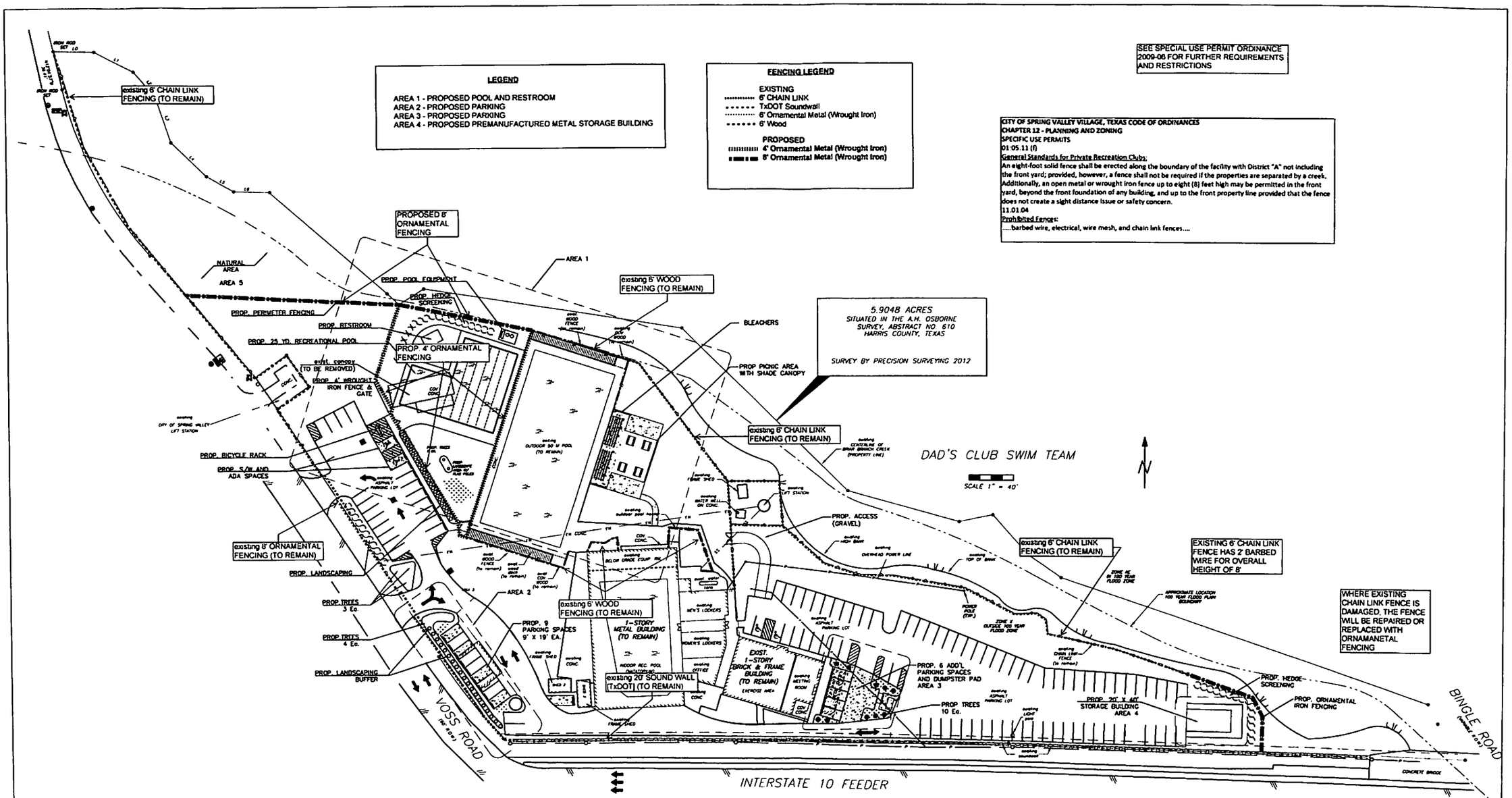


PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION MAR 23, 2013

EXHIBIT 'D'

PROPOSED FENCING

PROPOSED FENCING PLAN

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
OVERALL SITE PLAN			
DATE: APR 15, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET: 1 OF XX

LEGEND

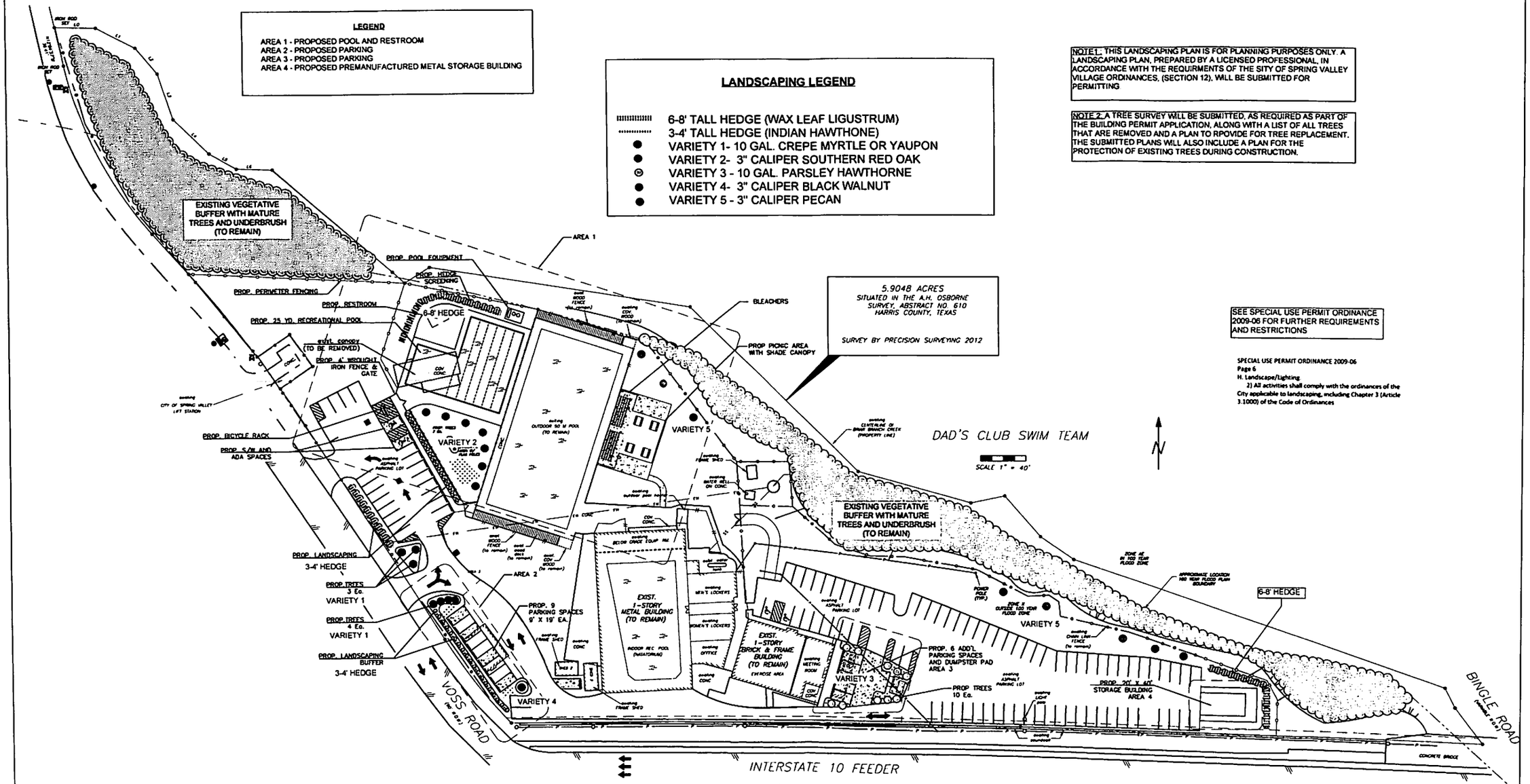
AREA 1 - PROPOSED POOL AND RESTROOM
AREA 2 - PROPOSED PARKING
AREA 3 - PROPOSED PARKING
AREA 4 - PROPOSED PREMANUFACTURED METAL STORAGE BUILDING

LANDSCAPING LEGEND

- 6-8' TALL HEDGE (WAX LEAF LIGUSTRUM)
- 3-4' TALL HEDGE (INDIAN HAWTHONE)
- VARIETY 1- 10 GAL. CREPE MYRTLE OR YAUPON
- VARIETY 2- 3" CALIPER SOUTHERN RED OAK
- VARIETY 3 - 10 GAL. PARSLEY HAWTHORNE
- VARIETY 4- 3" CALIPER BLACK WALNUT
- VARIETY 5 - 3" CALIPER PECAN

NOTE 1: THIS LANDSCAPING PLAN IS FOR PLANNING PURPOSES ONLY. A LANDSCAPING PLAN, PREPARED BY A LICENSED PROFESSIONAL, IN ACCORDANCE WITH THE REQUIRMENTS OF THE SITY OF SPRING VALLEY VILLAGE ORDINANCES, (SECTION 12), WILL BE SUBMITTED FOR PERMITTING.

NOTE 2: A TREE SURVEY WILL BE SUBMITTED, AS REQUIRED AS PART OF THE BUILDING PERMIT APPLICATION, ALONG WITH A LIST OF ALL TREES THAT ARE REMOVED AND A PLAN TO RPOVIDE FOR TREE REPLACEMENT. THE SUBMITTED PLANS WILL ALSO INCLUDE A PLAN FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.



PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

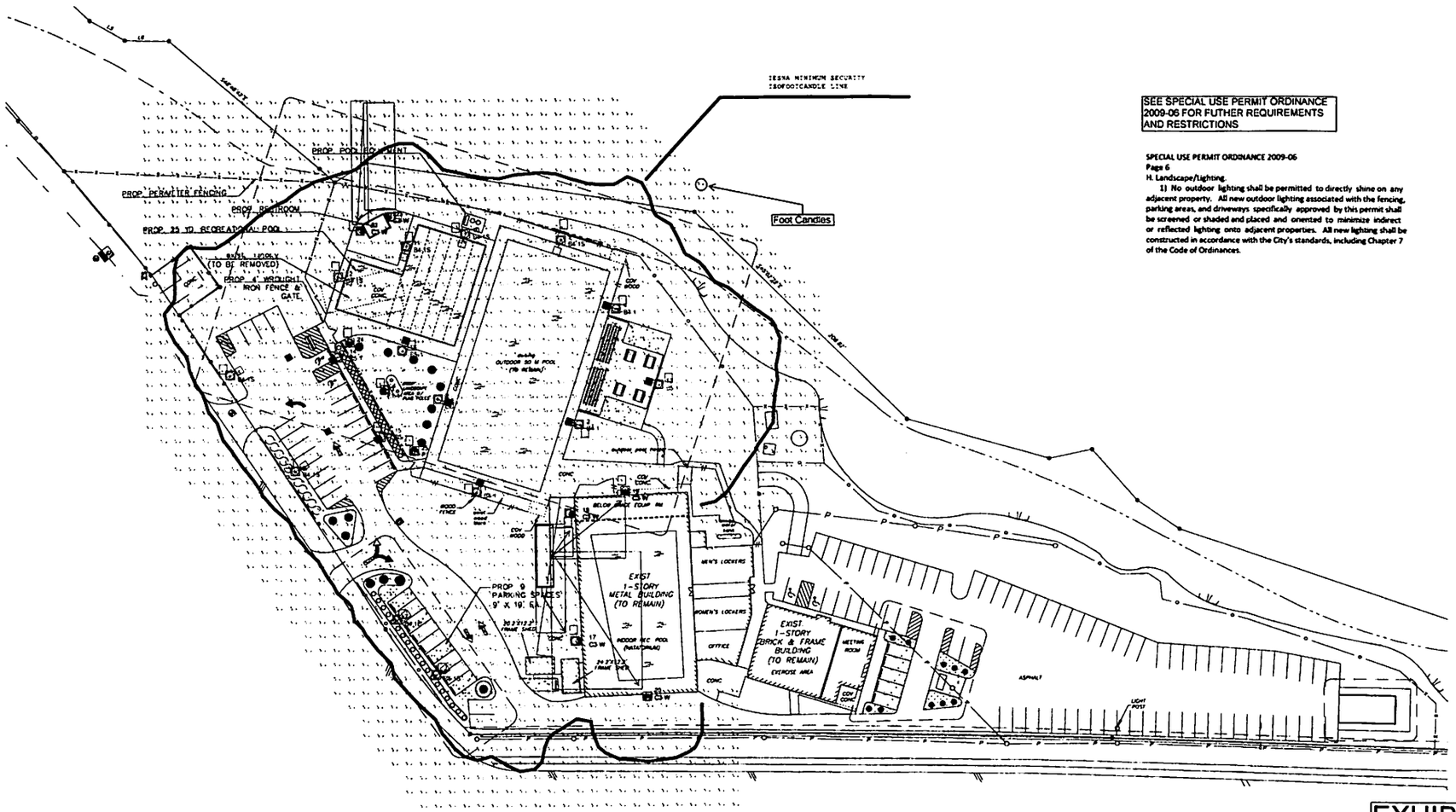
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION MAR 23, 2013

PROPOSED LANDSCAPING

EXHIBIT 'E'

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
OVERALL SITE PLAN			
DATE: APR 15, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET: 1 OF XX

RUUD LIGHTING DIRECT



SEE SPECIAL USE PERMIT ORDINANCE 2009-06 FOR FUTHER REQUIREMENTS AND RESTRICTIONS

SPECIAL USE PERMIT ORDINANCE 2009-06
Page 6
H. Landscape/Lighting.

1) No outdoor lighting shall be permitted to directly shine on any adjacent property. All new outdoor lighting associated with the fencing, parking areas, and driveways specifically approved by this permit shall be screened or shaded and placed and oriented to minimize indirect or reflected lighting onto adjacent properties. All new lighting shall be constructed in accordance with the City's standards, including Chapter 7 of the Code of Ordinances.

Luminaire Location Summary		
LuminNo	Z	TilT
1	23	0
2	23	0
3	23	0
4	23	0
5	23	0
6	23	0
7	23	0
8	23	0
9	23	0
10	23	0
11	23	0
12	23	0
13	23	0
14	23	0
15	23	0
16	23	0
17	15	0
18	15	0
19	15	0
20	15	0
21	15	0
22	15	0
23	1	180
24	3	0
25	3	0

EXHIBIT 'F'

Pole Schedule
(16) PS4S20C1BZ (20' X 4" X .125" STEEL SQUARE POLE)
Proposed poles meet 130 MPH sustained winds

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	4	B4-1	SINGLE	110000	0.650	4320	AVV440499 M 1000W MH
	8	B4-1S	SINGLE	110000	0.650	8640	AVV440499 M 1000W MH W/SBL
	4	B5-1	SINGLE	110000	0.650	4320	AVV550499 M 1000W MH
	6	C5-W	SINGLE	14000	0.750	1140	MGM/C0613 M 150W PSMH
	1	F1-1	SINGLE	40000	0.750	450	PN3640 M 400W PSMH
	2	P1	SINGLE	5600	0.650	184	HC407 M 70W MH

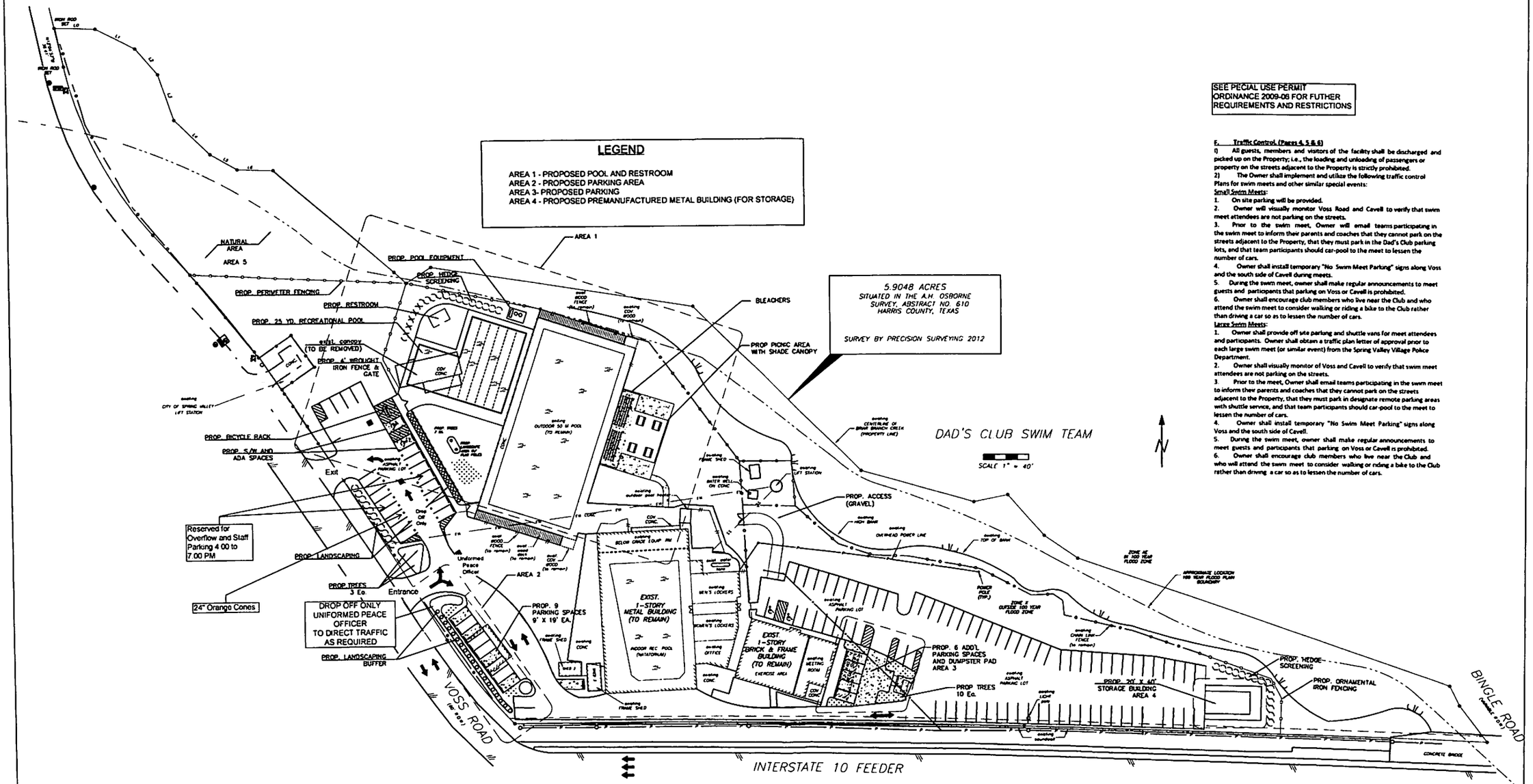
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
GRADE	4.82	31.3	0.0	N.A.	N.A.

PROPOSED LIGHTING PLAN

RUUD LIGHTING DIRECT
9201 Washington Ave
Racine, WI 53406
PH: (800) 236-7000
FX: (800) 236-7500
www.ruudlightingdirect.com

Date: 4/16/2013 | Scale: 1"=40' | Layout by: ANTONIO CRIVELLO
Project Name: DADS CLUB - HOUSTON, TX | Customer No. 91150
Filename: V:\Common\AppEng\OUT\130416GE1TGC.AGI
Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting and in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from those design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



SEE PECIAL USE PERMIT ORDINANCE 2009-06 FOR FUTHER REQUIREMENTS AND RESTRICTIONS

E. Traffic Control. (Pages 4, 5 & 6)

1) All guests, members and visitors of the facility shall be discharged and picked up on the Property; i.e., the loading and unloading of passengers or property on the streets adjacent to the Property is strictly prohibited.

2) The Owner shall implement and utilize the following traffic control Plans for swim meets and other similar special events:

Small Swim Meets:

1. On site parking will be provided.
2. Owner will visually monitor Voss Road and Cavell to verify that swim meet attendees are not parking on the streets.
3. Prior to the swim meet, Owner will email teams participating in the swim meet to inform their parents and coaches that they cannot park on the streets adjacent to the Property, that they must park in the Dad's Club parking lots, and that team participants should car-pool to the meet to lessen the number of cars.
4. Owner shall install temporary "No Swim Meet Parking" signs along Voss and the south side of Cavell during meets.
5. During the swim meet, owner shall make regular announcements to meet guests and participants that parking on Voss or Cavell is prohibited.
6. Owner shall encourage club members who live near the Club and who attend the swim meet to consider walking or riding a bike to the Club rather than driving a car so as to lessen the number of cars.

Large Swim Meets:

1. Owner shall provide off site parking and shuttle vans for meet attendees and participants. Owner shall obtain a traffic plan letter of approval prior to each large swim meet (or similar event) from the Spring Valley Village Police Department.
2. Owner shall visually monitor of Voss and Cavell to verify that swim meet attendees are not parking on the streets.
3. Prior to the meet, Owner shall email teams participating in the swm meet to inform their parents and coaches that they cannot park on the streets adjacent to the Property, that they must park in designate remote parking areas with shuttle service, and that team participants should car-pool to the meet to lessen the number of cars.
4. Owner shall install temporary "No Swim Meet Parking" signs along Voss and the south side of Cavell.
5. During the swim meet, owner shall make regular announcements to meet guests and participants that parking on Voss or Cavell is prohibited.
6. Owner shall encourage club members who live near the Club and who will attend the swm meet to consider walking or riding a bike to the Club rather than driving a car so as to lessen the number of cars.

PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION MAR 23, 2013

EXHIBIT 'G'

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
OVERALL SITE PLAN			
DATE: APR 15, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET: 1 OF XX

TRAFFIC CONTROL PLAN

Exhibit H
Dads Club Swim Team
Traffic Study--Parking Space Utilization

Data Collected 2/11/2013-3/28/2013 Monday-Friday

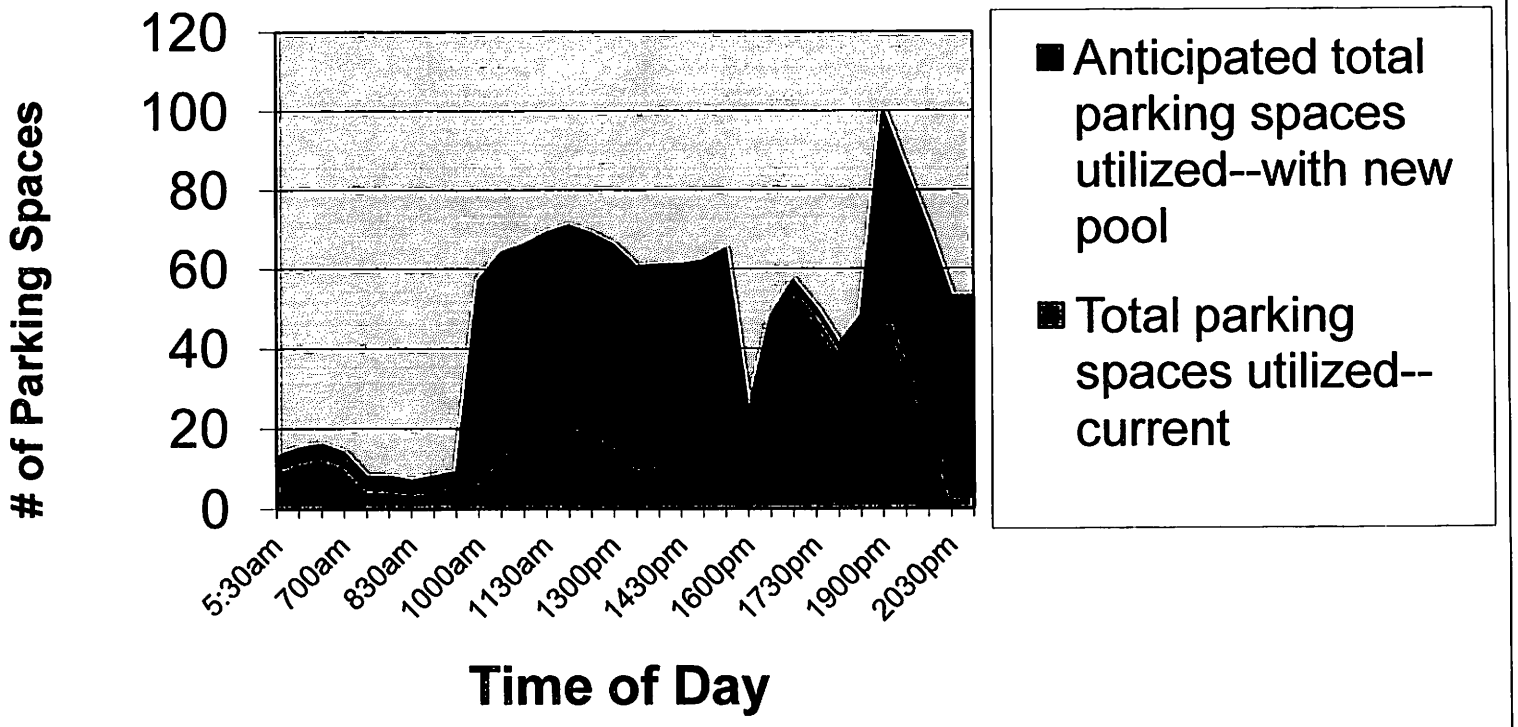


EXHIBIT J

Proposed Storage Buildings Examples

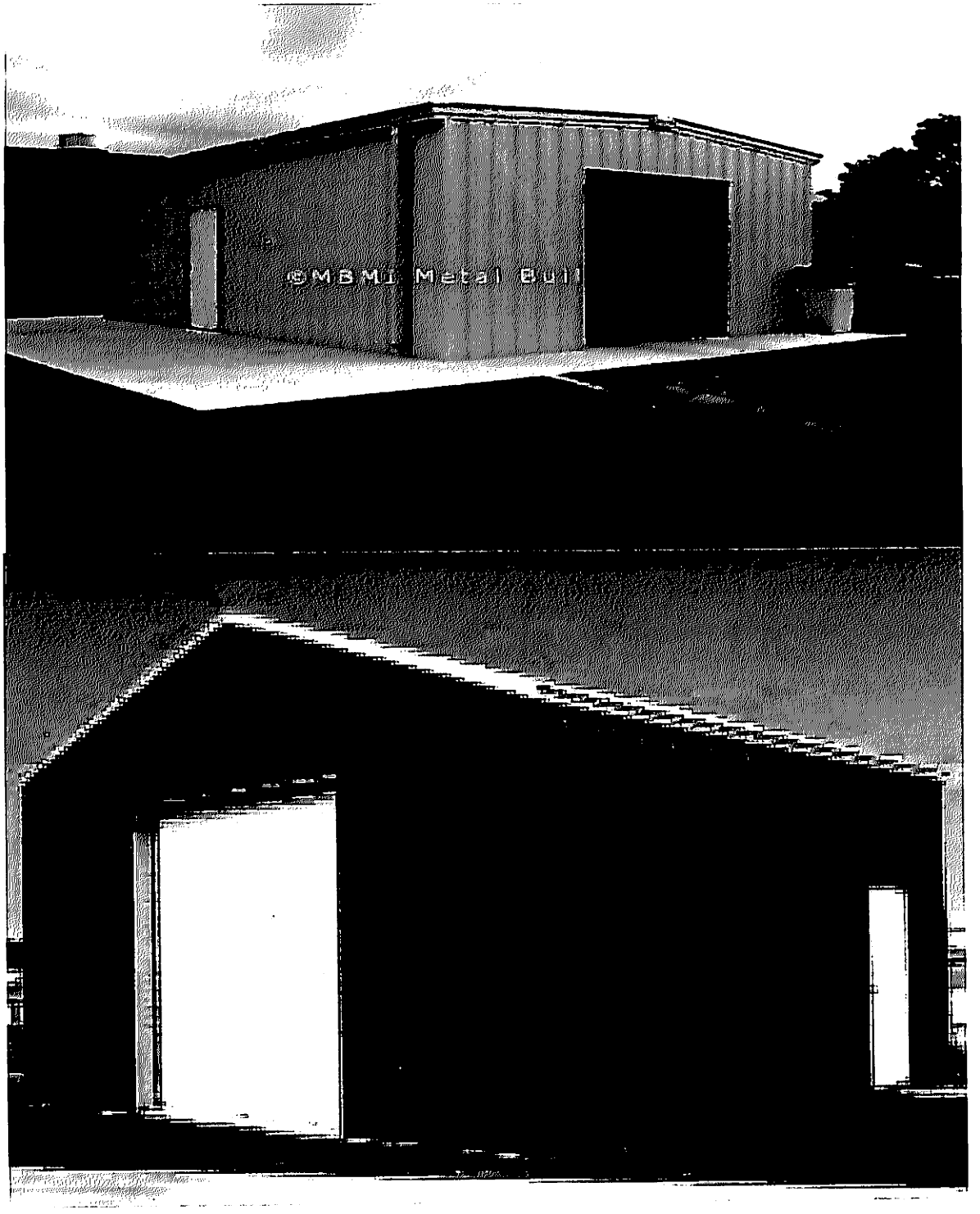
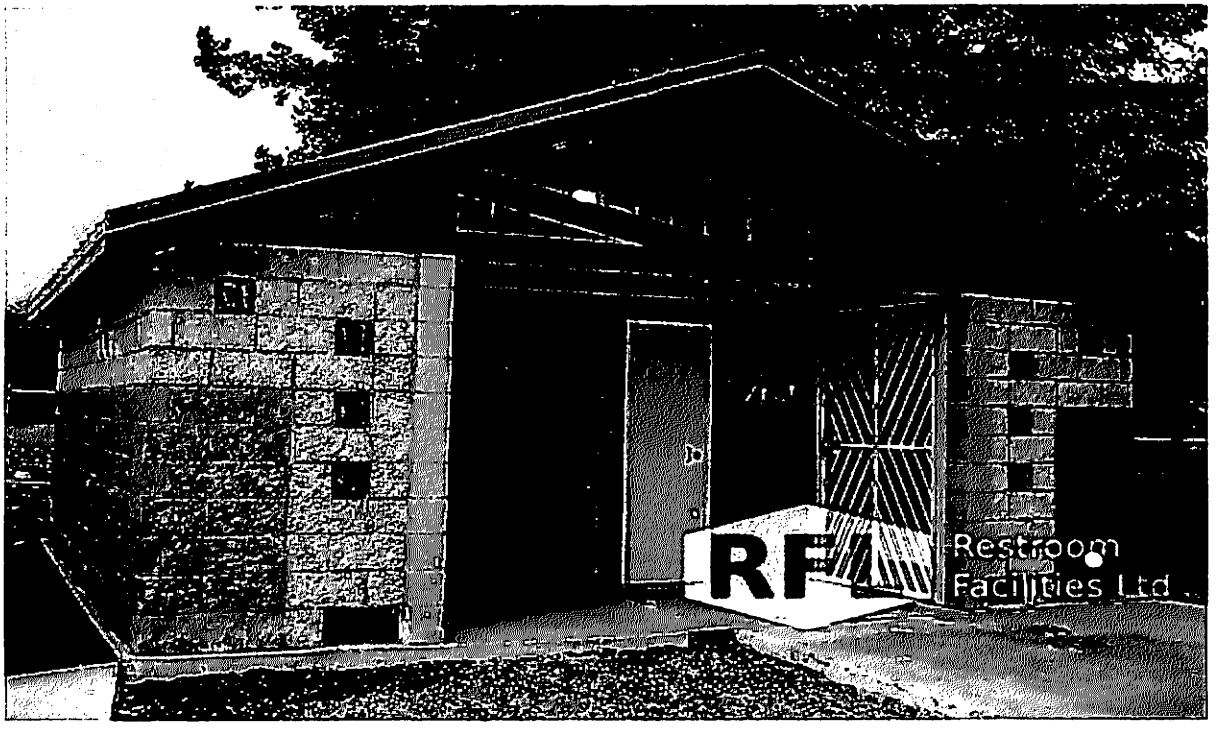


EXHIBIT K

Proposed Restroom Examples



ORDINANCE NO. 2009-06

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY; PROVIDING FOR PRIVATE RECREATION CLUBS BY SPECIFIC USE PERMIT IN THE BINGLE WEST PLANNED AREA DEVELOPMENT DISTRICT; PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE ASSIGNMENT OR LEASE OF THE DOLPHIN SHOP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

WHEREAS, DAD'S CLUB SWIM TEAM, INC. (the "Owner") is the Owner of a tract of land comprising 5.904 acres, more or less, in Harris County, Texas, and being further identified as 1006 Voss Road (the "Property"), and situated within the corporate limits of the City of Spring Valley Village, Texas (the "City"), said tract being more particularly described in the Exhibits attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property has been continuously used as a private recreation club since 1947; and

WHEREAS, the Owner proposes to improve and continue to operate the Property as a private recreation club; and

WHEREAS, the Property presently has a zoning classification of Bingle West Planned Area Development District (BWPADD), pursuant to the Zoning Ordinance of the City; and

WHEREAS, the City Council of the City of Spring Valley Village has previously issued to the Dad's Club a specific use permit for the operation of a private recreation club; and

WHEREAS, the Owner of the Property, through its duly authorized representative, has presented an application (the "Application") to the City for the amendment of the Specific Use Permit to allow assignment or lease of the dolphin shop to another person; and

WHEREAS, the Zoning Commission of the City, after notice and hearing as required by law, has recommended that the City Council grant the specific use permit as shown in the final report of the Commission; and

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

WHERAS, the City Council finds that the amendment to the specific use permit should be granted subject to certain conditions and terms contained herein;

* * * * *

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

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

Section 2. The Specific Use Permit granted to Dad's Club for use of the Property for the purpose of constructing and operating a private recreation club, the Specific Use, subject to the terms and conditions set forth below, previously granted to the Owner is hereby amended by approving the proposed lease of International Sporting Goods, LLC of the dolphin shop at the Dad's Club located at 1006 Voss Road, subject to the terms and conditions in Section 7 below.

Section 3. The Official Zoning District Map of the City shall be revised and amended to show the Specific Use authorized hereby for the Property as provided in Section 4 hereof, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the granting of the Specific Use Permit as herein provided.

Section 5. The Specific Use Permit granted hereby shall be null and void after the expiration of five (5) years from the date of adoption hereof unless the Property is being used in accordance with the Specific Use herein authorized within that time period, or unless an extension of time is approved by City Council.

Section 6. The Specific Use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions, and conditions:

A. Compliance with Application and Site Plans. The granting of the Specific Use Permit shall be, and is hereby, conditioned upon the Specific Use being located, constructed, and conducted upon the Property and in substantial compliance with the application dated June 2, 2008, including the description of proposed use, elevation plan and site plans, which are attached hereto and made a part hereof for all purposes.

B. Buildings; setbacks; architectural elevations.

1) Existing structures on the Property may be maintained.

2) An eight foot high wrought iron fence may be erected in accordance with the design photos and in substantial compliance with location shown on the Application and the email from the Owner dated June 3, 2008.

3) The Owner shall provide at least one hundred (100) all-weather surface parking spaces for all persons attending activities on the Property in substantial compliance with the Application.

4) The proposed location of future improvements shown in yellow (community pool, dolphin shop, and offices/meeting rooms) on the Application are preliminarily approved only. Any new construction of those improvements shall require an amendment to this permit and all procedures in place at that time must be followed.

5) All new construction and all maintenance of existing structures shall comply with building code requirements of the City.

C. Parking. Parking on the Property on any surface other than an all-weather surface is prohibited. All parking spaces and parking lanes shall be reviewed by the City Engineer and constructed in accordance with the City's standards. Prior to the application of for a permit to construct the proposed future improvements (community pool, dolphin shop, and offices/meeting rooms) on the Property, the Owner shall conduct a parking survey/study to determine the off-street parking requirements for use of the existing facility and any proposed expansion of the facility.

D. Driveways and Drainage Systems. The driveways and drainage systems shall be reviewed by the City Engineer and constructed in accordance with the City's standards.

E. Safety Codes. The Owner shall comply with the requirements of Texas Health and Safety Code Sections 341.064 (Swimming Pools and Bathhouses), 343.011 (fencing around swimming pool), and 25 Texas Administrative Code Chapter 265 (Design Standards for Public Swimming Pool Construction).

F. Traffic Control.

1) All guests, members and visitors of the facility shall be discharged and picked up on the Property; i.e., the loading and unloading of passengers or property on the streets adjacent to the Property is strictly prohibited.

2) The Owner shall implement and utilize the following traffic control

Plans for swim meets and other similar special events:

Small Swim Meets:

1. On site parking will be provided.

2. Owner will visually monitor Voss Road and Cavell to verify that swim meet attendees are not parking on the streets.

3. Prior to the swim meet, Owner will email teams participating in the swim meet to inform their parents and coaches that they cannot park on the streets adjacent to the Property, that they must park in the Dad's Club parking lots, and that team participants should car-pool to the meet to lessen the number of cars.

4. Owner shall install temporary "No Swim Meet Parking" signs along Voss and the south side of Cavell during meets.

5. During the swim meet, owner shall make regular announcements to meet guests and participants that parking on Voss or Cavell is prohibited.

6. Owner shall encourage club members who live near the Club and who attend the swim meet to consider walking or riding a bike to the Club rather than driving a car so as to lessen the number of cars.

Large Swim Meets:

1. Owner shall provide off site parking and shuttle vans for meet attendees and participants. Owner shall obtain a traffic plan letter of approval prior to each large swim meet (or similar event) from the Spring Valley Village Police Department.

2. Owner shall visually monitor of Voss and Cavell to verify that swim meet attendees are not parking on the streets.

3. Prior to the meet, Owner shall email teams participating in the swim meet to inform their parents and coaches that they cannot park on the streets adjacent to the Property, that they must park in designate remote parking areas with shuttle service, and that team participants should car-pool to the meet to lessen the number of cars.

4. Owner shall install temporary "No Swim Meet Parking" signs along Voss and the south side of Cavell.

5. During the swim meet, owner shall make regular announcements to meet guests and participants that parking on Voss or Cavell is prohibited.

6. Owner shall encourage club members who live near the Club and who will attend the swim meet to consider walking or riding a bike to the Club rather than driving a car so as to lessen the number of cars.

G. Noise and Hours of Operation.

1) Outside building and landscape maintenance is only permitted between 7 A.M and 7 P.M. Monday-Friday and between 9 A.M. and 6 P.M. on weekends.

2) All activities shall comply with the ordinances of the City applicable to noise and sounds, including Chapter 7 of the Code of Ordinances.

3) Hours of operation shall be between 5 A.M. – 10 P.M. Monday through Friday and 7 A.M. – 10 P.M. Weekends.

H. Landscape/Lighting.

1) No outdoor lighting shall be permitted to directly shine on any adjacent property. All new outdoor lighting associated with the fencing, parking areas, and driveways specifically approved by this permit shall be screened or shaded and placed and oriented to minimize indirect or reflected lighting onto adjacent properties. All new lighting shall be constructed in accordance with the City's standards, including Chapter 7 of the Code of Ordinances.

2) All activities shall comply with the ordinances of the City applicable to landscaping, including Chapter 3 (Article 3.1000) of the Code of Ordinances.

I. Transferability; Insolvency.

1) This permit is granted to the Owner and is site specific, and this permit may not be assigned or transferred by the Owner to another person or to another property without the prior written consent of the City following hearing and recommendation of the City's Planning and Zoning Commission.

2) If the Owner becomes insolvent, voluntarily or involuntarily bankrupt, or if a receiver, assignee, or other liquidating officer is appointed for the Owner, then the City may terminate this permit at the option of the City.

J. Abandonment. Should the permitted use be abandoned in any manner, or discontinued in use for ninety (90) days or more, or continued other than in strict conformity with the conditions of this permit, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of the public health, safety or welfare, the specific use permit may be terminated by action of the City Council following hearing and recommendation of the City Planning and Zoning Commission.

K. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this specific use permit, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

Section 7. Any person, corporation or entity who or which 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 in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 8. In the event any 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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 9. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000. Each day of violation shall constitute a separate offense.

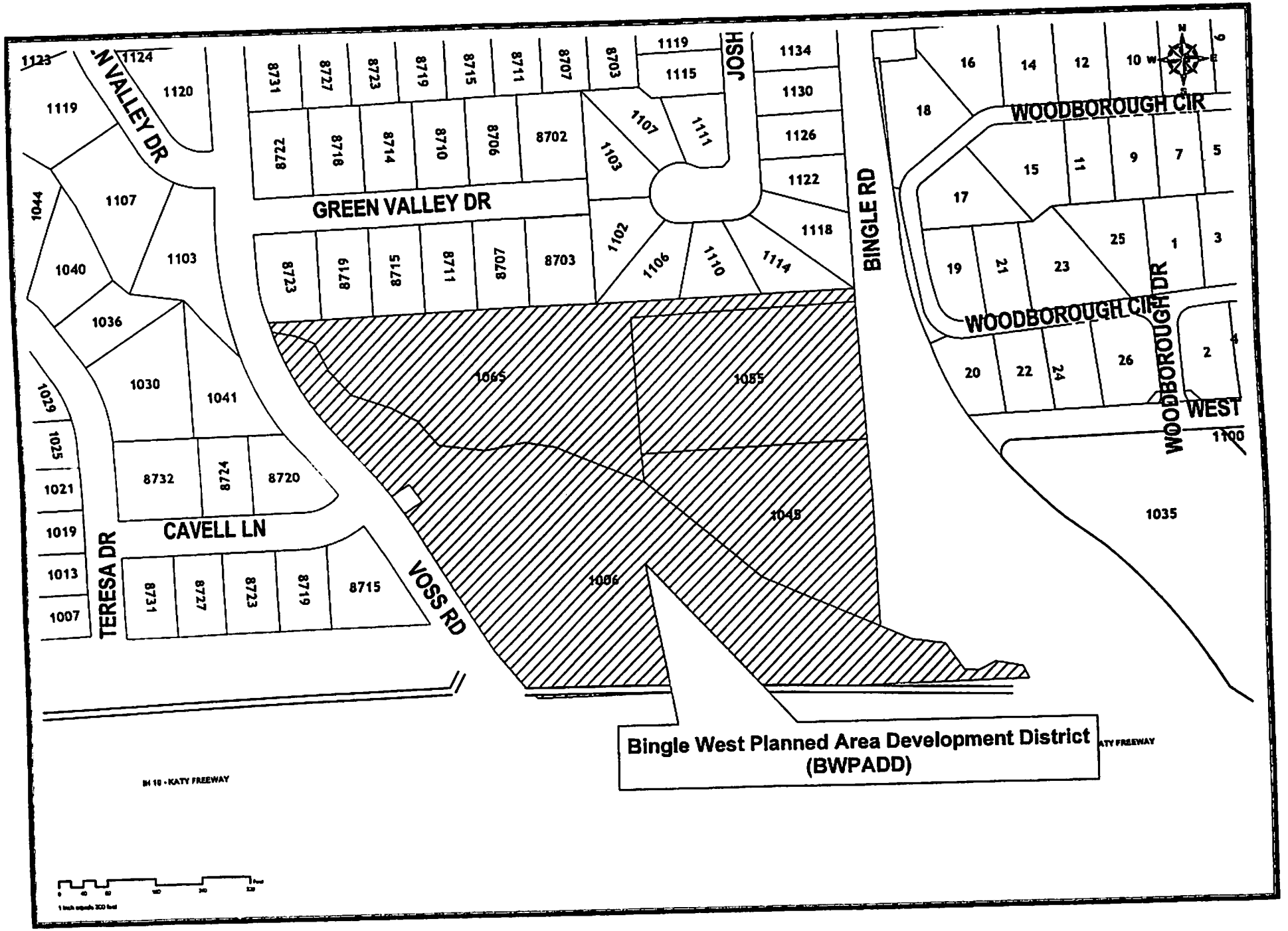
ADOPTED this 26th of May, 2009.

Michael Andrews, Mayor

ATTEST:

Betty Lusk, City Secretary

EXHIBIT "A"


Bingle West Planned Area Development District
(BWPADD)
N VALLEY DR
GREEN VALLEY DR
JOSH
BINGLE RD
WOODBOROUGH CIR
WOODBOROUGH DR
WEST
TERESA DR
CAVELL LN
VOSS RD
IH 10 - KATY FREEWAY
1 inch equals 300 feet

RECEIVED
MAR 2 2009
email

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application
(Please type or print the following information)

Property Owner Name: Dad's Club Swim Team, Inc.
Property Owner Address: 1006 Voss Road

Submittal Type:
___ Preliminary Plat ___ Final Plat
___ Amending Plat
___ Preliminary Replat ___ Final Replat
___ Specific Use Permit
_X_ Specific Use Permit Amendment

Reason for Replat or Amending Plat:

Dad's Club Swim Team, Inc. (Dad's Club) desires to sub-lease a small free standing building known as the "Dolphin Shop" to International Sporting Goods, LLC. (ISG). The proposed lease is limited in scope and does not involve any change in the current operation or management of the Dad's Club property. ISG will be able to expand the hours of operation of the "Dolphin Shop" which has been operated by non-profit volunteers over the past decade. A professionally operated "Dolphin Shop" is part of the planned renovations to provide members, guests and visitors access to specialty swimming related items which are difficult if not impossible to find in retail sporting goods stores especially in the fall and winter months. Furthermore, the newly renovated parking facilities will adequately accommodate the upgraded "Dolphin Shop".

Type of Plat:
___ Single Family Residential ___ Zero Lot Line Patio Homes
___ Planned Area Development District
___ Planned Area Development
___ Amendment to Planned Area Development

Applicant: Dad's Club Swim Team, Inc.

Letter from Dad's Club Swim Team, Inc. and proposed sublease previously submitted.

Representative/Authorized Agent: C. Frank Robinson, President, Dad's Club Swim Team, Inc.

Contact Name: For Dad's Club: C. Frank Robinson
For ISG: Beth Perry Sewell and Lee K. Shuchart

Address: For Dad's Club: 1006 Voss Road, Houston, 77055
For ISG: 20 Gage Court, Houston, 77024

Phone: For Dad's Club: 713-461-8577 Fax: 713-461-8950
For ISG: 713-468-7589 Fax: 281-664-2028
Email: For Dad's Club: no5@rasoape.com
For ISG: bsewell@quantumgas.com and lee_shuchart@ajg.com

Engineer or Planner:

Company: N/A Contact _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Plat/PADD Location/Proposed Name: City City of Spring Valley Village, Texas
Survey/Abstract No. Tr 18, Abst 610 A H Osborne

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

1006 Voss Road; northeast corner of Voss Road and I-10 feeder

Jurisdictions:
Utility District: COSV & Centerpoint School District: SBISD

County Precinct: Harris Zoning District: _____

Plat/PADD Data:
Total Acreage: approximately 6 acres Typical Lot Size: N/A

Number Lots: N/A Number of Streets: N/A

Numbers and Types of Reserves: N/A Total Acres in Reserve: N/A

Authorization:
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application.

C. Frank Robinson, President 02/26/09

Signature of Applicant **Date**

Submittal Requirements:
- Letter stating the applicant's reasons for request, type of request, and other pertinent information.
- Metes and bounds of the site and county slide number of plat, if recorded
- Fifteen (15) 24 x 36, 1" = 100' scale drawings blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map.
- After approval of requirements by Building Official:
  - Plat or Replat Application Fee is $500
  - Specific Use Permit Application Fee is $500.00
  - Planned Area Development District Application Fee is $7,000.

DADS CLUB SWIM TEAM

FEB 2 0 2009

February 18, 2009

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

Dear Mr. Rockenbaugh:

This letter will serve as a formal request by the Dad's Club Swim Team Inc. ("DCST") and International Sporting Goods, LLC ("ISG") to the City of Spring Valley ("COSV") for approval of a proposed lease by DCST to ISG of 1,000 square feet of space known as the "Dolphin Shop" at the Dad's Club property located at 1006 Voss Road. A true and correct copy of the proposed lease is attached hereto as Exhibit "A".

The purpose of the lease is the creation of a small retail location for the sale of swimwear and swimming equipment for the benefit of Dad's Club members and visitors. As you know the "Dolphin Shop" has been operated on a non-profit volunteer basis for over a decade by the DCST. The proposed lease will serve to expand the hours of operation for the Dolphin Shop and will provide some tax revenue for COSV. The proposed lease is limited in scope and does not involve any change in the current operation or management of the Dad's Club property.

There is an on-going plan for improvements that are being made at the Dad's Club which we anticipate will create a more vibrant community asset for COSV in the coming years. We believe that a professionally operated "Dolphin Shop" should be part of the planned renovations to provide the patrons with specialty swimming related items which are difficult if not impossible to find in retail sporting good stores, especially during the fall and winter months.

The newly renovated parking facilities will accommodate fully the upgraded "Dolphin Shop".

We would ask that COSV confirm its approval of this proposed modification of our current arrangement. If you have any questions or comments, please do not hesitate to contact me, Beth Perry Sewell (713.301.9303) or Lee Shuchart (713.385.6014).

Very truly yours,

C. Frank Robinson
President

1006 Voss Road *Houston, Texas 77055* *713.461.6533*

Retail Lease

Basic Terms

Date: March 15, 2009

Landlord: Dad's Club Swim Team, Inc., a Texas non-profit corporation

Landlord's Address:

Dad's Club
1006 Voss Road
Houston, TX 77055

Tenant: International Sporting Goods, LLC, a Texas Limited Liability Corporation

Tenant's Address:

International Sporting Goods, LLC
20 Gage Court
Houston, TX 77024

Premises

Approximate square feet: up to 1000 square feet referred to as the ''Dolphin Shop' '

Street address/suite: 1006-A Voss Rd.
City, state, zip: Houston, TX 77055

Term (months): 60 months

Commencement Date: March 15, 2009, or the first of the month following City of Spring Valley approval

Termination Date: Indefinite. Tenant' s lease shall automatically renew every five (5) years from the commencement date, provided that either party may terminate the lease with written notice to either party no later than six (6) months prior to the ending of any five year term.

Base Rent (monthly): $250.00

Percentage Rent: Five percent (5%) of monthly Net Income due and payable beginning the first of the month following the commencement date and thereafter payable on the first of the month each month until the termination of the lease.

Permitted Use:Operate an aquatics based ''Pro Shop' ' to serve members and the surrounding

community. This shop will continue to provide the same services to the members as the Dolphin Shop currently provides.

Primary Operating Hours:

Weekdays:	10 a.m. to 7 p.m.
Saturdays:	8 a.m. to 11 a.m.
Sundays:	closed

Additional hours of operation are solely within the discretion of Tenant but will not exceed the hours of operation of the Landlord.

Tenant's Insurance: Not required

Landlord's Insurance: Not required

Definitions

"Essential Services" means utility connections reasonably necessary for occupancy of the Premises for the Permitted Use.

"Net Income" means the entire amount of the sales price, whether for cash or otherwise, of all sales of merchandise (including gift and merchandise certificates), services, and all other receipts less all cost of sales and ordinary operating expenses associated with all business conducted in or from the Premises. Each sale on installment or credit will be treated as a sale for the full price in the month during which the sale was made, irrespective of when Tenant receives payment from its customer. Net Income, however, will not include any sums collected and paid out for any sales or excise tax.

"Injury" means (a) harm to or impairment or loss of property or its use, (b) harm to or death of a person, or (c) "personal and advertising injury" as defined in the form of liability insurance Tenant is required to maintain.

"Landlord" means Landlord and its agents, employees, or directors.

"Lienholder" means the holder of a deed of trust covering the Premises.

"Rent" means Base Rent plus any other amounts of money payable by Tenant to Landlord.

"Tenant" means Tenant and its agents, contractors, employees, invitees, licensees, or visitors.

Clauses and Covenants

A. Tenant agrees to -

1. Lease the Premises for the entire Term beginning on the Commencement Date and

ending on the Termination Date.

2. Accept the Premises in their present condition "AS IS," the Premises being currently suitable for the Permitted Use.

3. Obey (a) all applicable laws relating to the use, condition, and occupancy of the Premises; (b) any requirements imposed by utility companies serving or insurance companies covering the Premises; and (c) any rules and regulations adopted by Landlord.

4. Pay monthly, in advance, on the first day of the month, the Base Rent to Landlord at Landlord's Address.

5. Pay the Percentage Rent applicable to the previous month on or before the tenth day of each month. With each payment of Percentage Rent, Tenant will deliver a written statement substantiating the amount of the payment. Tenant will keep a permanent, accurate set of books and records of all sales available for Landlord's inspection.

6. Obtain and pay for all utility services used by Tenant and not provided by Landlord.

7. Repair, replace, and maintain any part of the Premises that Landlord is not obligated to repair, replace, or maintain, normal wear excepted.

8. (a) Continuously and in good faith conduct on the entire Premises the type of business for which the Premises are leased in an efficient and reputable manner so as to produce the maximum amount of Gross Sales and (b) except during reasonable periods for repairing, cleaning, and decorating, keep the Premises open to the public for business during Operating Hours.

9. Vacate the Premises on the last day of the Term.

10. Abide by the parking rules of the premises and understands that it will not be provided any separate parking for Tenant or its customers. Further Tenant understands that parking on Voss Road is strictly prohibited by city ordinance.

11. INDEMNIFY, DEFEND, AND HOLD LANDLORD AND LIENHOLDER HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURRING IN ANY PORTION OF THE PREMISES. THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF TENANT'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, and (c) WILL SURVIVE THE END OF THE TERM.

B. Tenant agrees not to -

1. Use the Premises for any purpose other than the Permitted Use.

2. Create a nuisance.

3. Interfere with Landlord's normal business operations.

4. Use the Premises in any way that would increase insurance premiums, or void insurance on the premises.

5. Change Landlord's lock system.

6. Allow a lien to be placed on the Premises.

7. Assign this lease or sublease any portion of the Premises without Landlord's and City of Spring Valley, TX's written consent.

8. Place any signs on the Premises without Landlord's and City of Spring Valley, TX' s written consent.

C. Landlord agrees to -

1. Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

2. Obey all applicable laws with respect to Landlord's operation of its business activities.

3. Provide the Essential Services.

4. Repair, replace, and maintain the (a) roof, (b) foundation, (c) Common Areas, and (d) structural soundness of the exterior walls, excluding windows, store fronts, and doors.

5. INDEMNIFY, DEFEND, AND HOLD TENANT HARMLESS FROM ANY INJURY AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS, OCCURRING IN ANY PORTION OF THE COMMON AREAS. THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF LANDLORD'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, and (c) WILL SURVIVE THE END OF THE TERM.

D. Landlord agrees not to -

1. Interfere with Tenant's possession of the Premises as long as Tenant is not in default.

E. Landlord and Tenant agree to the following:

1. Alterations. Any physical additions or improvements to the Premises made by Tenant will become the property of Landlord. Landlord may require that Tenant, at the end of the Term and

at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted.

2. Abatement. Tenant's covenant to pay Rent and Landlord's covenants are independent. Except as otherwise provided, Tenant will not be entitled to abate Rent for any reason.

3. Insurance. Tenant and Landlord will maintain the respective insurance coverages described in the attached Insurance Addendum.

4. Release of Claims/Subrogation. LANDLORD AND TENANT RELEASE EACH OTHER AND LIENHOLDER FROM ALL CLAIMS OR LIABILITIES FOR DAMAGE TO THE PREMISES, DAMAGE TO OR LOSS OF PERSONAL PROPERTY WITHIN THE PREMISES, AND LOSS OF BUSINESS OR REVENUES THAT ARE COVERED BY THE RELEASING PARTY'S PROPERTY INSURANCE OR THAT WOULD HAVE BEEN COVERED BY THE SUCH INSURANCE IF THE PARTY FAILS TO MAINTAIN PROPERTY COVERAGE. THE PARTY INCURRING THE DAMAGE OR LOSS WILL BE RESPONSIBLE FOR ANY DEDUCTIBLE OR SELF-INSURED RETENTION UNDER ITS PROPERTY INSURANCE. LANDLORD AND TENANT WILL NOTIFY THE ISSUING PROPERTY INSURANCE COMPANIES OF THE RELEASE SET FORTH IN THIS PARAGRAPH AND WILL HAVE THE PROPERTY INSURANCE POLICIES ENDORSED, IF NECESSARY, TO PREVENT INVALIDATION OF COVERAGE. THIS RELEASE WILL NOT APPLY IF IT INVALIDATES THE PROPERTY INSURANCE COVERAGE OF THE RELEASING PARTY. THE RELEASE IN THIS PARAGRAPH WILL APPLY EVEN IF THE DAMAGE OR LOSS IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF THE RELEASED PARTY BUT WILL NOT APPLY TO THE EXTENT THE DAMAGE OR LOSS IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RELEASED PARTY.

5. Casualty/Total or Partial Destruction

a. If the Premises are damaged by casualty and can be restored within ninety days, Landlord will, at its expense, restore the roof, foundation, Common Areas, and structural soundness of the exterior walls of the Premises and any leasehold improvements within the Premises that are not within Tenant's Rebuilding Obligations to substantially the same condition that existed before the casualty and Tenant will, at its expense, replace any of its damaged furniture, fixtures, and personal property and restore any leasehold improvements that are within Tenant's Rebuilding Obligations. If Landlord fails to complete the portion of the restoration for which Landlord is responsible within ninety days from the date of written notification by Tenant to Landlord of the casualty, Tenant may terminate this lease by written notice delivered to Landlord before Landlord completes Landlord's restoration obligations.

b. If Landlord cannot complete the portion of the restoration for which Landlord is responsible within ninety days, Landlord has an option to restore the Premises. If Landlord chooses not to restore, this lease will terminate. If Landlord chooses to

restore, Landlord will notify Tenant in writing of the estimated time to restore and give Tenant an option to terminate this lease by notifying Landlord in writing within ten days from receipt of Landlord's estimate. If Tenant does not notify Landlord timely of Tenant's election to terminate this lease, the lease will continue and Landlord will restore the Premises as provided in a. above.

c. To the extent the Premises are untenantable after the casualty, the Rent will be adjusted as may be fair and reasonable.

6. Condemnation/Substantial or Partial Taking

a. If the Premises cannot be used for the purposes contemplated by this lease because of condemnation or purchase in lieu of condemnation, this lease will terminate.

b. Whether or not any portion of the Premises is taken by condemnation or purchase in lieu of condemnation, Landlord and Tenant may elect to terminate this lease if 50 percent or more of the Common Area is taken.

c. If there is a condemnation or purchase in lieu of condemnation and this lease is not terminated, Landlord will, at Landlord's expense, restore the Premises, and the Rent payable during the unexpired portion of the Term will be adjusted as may be fair and reasonable.

d. Tenant will have no claim to the condemnation award or proceeds in lieu of condemnation.

7. Uniform Commercial Code. Tenant grants Landlord a security interest in Tenant's personal property now or subsequently located on the Premises. This lease is a security agreement under the Uniform Commercial Code.

8. Default by Landlord/Events. Defaults by Landlord are failing to comply with any provision of this lease within thirty days after written notice and failing to provide Essential Services to Tenant within ten days after written notice.

9. Default by Landlord/Tenant's Remedies. Tenant's remedies for Landlord's default are to sue for damages and, if Landlord does not provide an Essential Service for thirty days after default, terminate this lease.

10. Default by Tenant/Events. Defaults by Tenant are (a) failing to pay timely Rent, (b) abandoning or vacating a substantial portion of the Premises, and (c) failing to comply within ten days after written notice with any provision of this lease other than the defaults set forth in (a) and (b) above.

11. Default by Tenant/Landlord's Remedies. Landlord's remedies for Tenant's default are to (a) enter and take possession of the Premises, after which Landlord may relet the Premises on

behalf of Tenant and receive the rent directly by reason of the reletting; (b) enter the Premises and perform Tenant's obligations; and (c) terminate this lease by written notice and sue for damages.

12. Default/Waiver/Mitigation. It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by applicable law. Landlord and Tenant have a duty to mitigate damages.

13. Holdover. If Tenant does not vacate the Premises following termination of this lease, Tenant will become a tenant at will and must vacate the Premises on receipt of notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.

14. Alternative Dispute Resolution. Landlord and Tenant agree to mediate in good faith before filing a suit for damages.

15. Attorney's Fees. If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and other fees and court and other costs.

16. Venue. Exclusive venue is in the county in which the Premises are located.

17. Entire Agreement. This lease is the entire agreement of the parties, and there are no oral representations, warranties, agreements, or promises pertaining to this lease or to any expressly mentioned exhibits and riders not incorporated in writing in this lease.

18. Amendment of Lease. This lease may be amended only by an instrument in writing signed by Landlord and Tenant.

19. Limitation of Warranties. THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

21. Notices. Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

20. Use of Common Areas. Tenant will have the nonexclusive right to use the Common Areas subject to such reasonable rules and regulations that Landlord may prescribe.

21. Merchants' Association. If Landlord organizes a merchants' association, Tenant must join and maintain membership and comply with its rules.

22. Abandoned Property. Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

Dad's Club Swim Team, Inc., a Non-Profit Texas Corporation,

_____

C. Frank Robinson, President

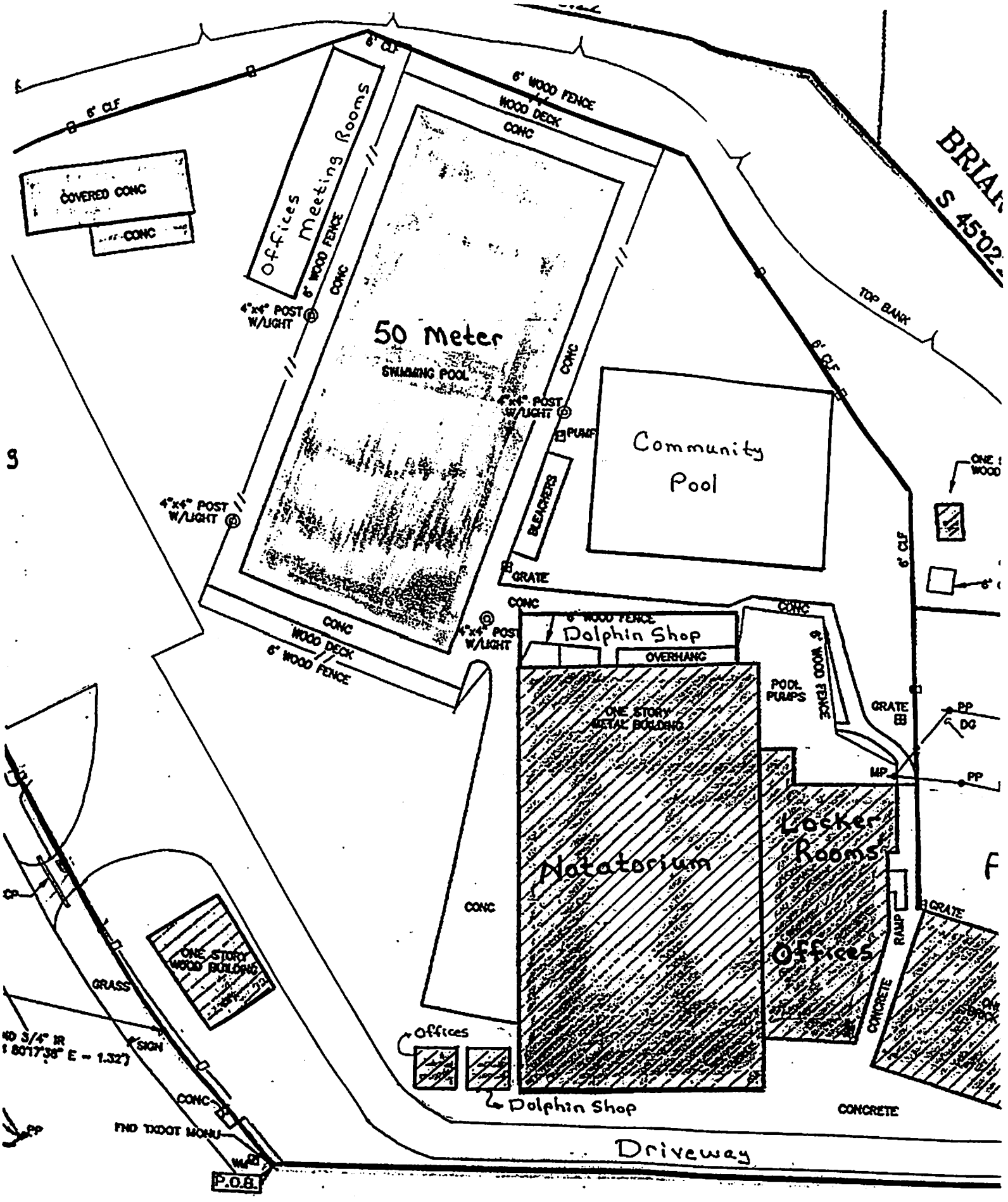
International Sporting Goods, LLC, a Texas Limited Liability corporation,

_____

Beth Perry Sewell, President

_____

Lee K. Shuchart, Vice President


6' CLF
COVERED CONC
CONC
Offices
Meeting Rooms
6' WOOD FENCE
CONC
4"x4" POST W/LIGHT
50 Meter
SWIMMING POOL
6' WOOD FENCE
WOOD DECK
CONC
PUMP
BLEACHERS
GRATE
Community Pool
TOP BANK
Dolphin Shop
OVERHANG
ONE STORY METAL BUILDING
POOL PUMPS
Locker Rooms
Natatorium
Offices
RAMP
CONCRETE
ONE STORY WOOD BUILDING
GRASS
SIGN
FND TXDOT MONU
P.O.B.
Driveway
PP
DG
MP
CP

DAD'S CLUB SWIM TEAM

1006 Voss Road
Houston, Texas 77055
(713) 461-6533
dadsclub@dadsclubswimteam.com

RECEIVED
JUN 3 2008

June 2, 2008

Planning and Zoning Commission
City of Spring Valley Village, Texas
1025 Campbell Road
Houston, Texas 77055

Attention: Mrs. Betty Lusk
City Secretary

RE: Dad's Club Swim Team, Inc.
Application for Special Use Permit

Gentlemen:

Please accept this letter as the formal request of the Dad's Club Swim Team, Inc. to meet with the Planning and Zoning Commission on June 9, 2008 at 6:30 p.m. to present and discuss the Dad's Club Application for Special Use Permit concerning the Dad's Club property located at 1006 Voss Road.

Should you have any questions or require any additional information in this matter, please contact the undersigned at (713) 254-0818.

Yours truly,

C. Frank Robinson
President, Board of Directors

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application
(Please type or print the following information)

RECEIVED
JUN 2 2008

Subdivision Name: _____ **Development:** _____

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:

_____

_____

Type of Plat: ___ Single Family Residential ___ Zero Lot Line Patio Homes

___ Planned Area Development District

Applicant: (Letter attached from Property Owner)

Representative/Authorized Agent:

_____

Contact Name: C. Frank Robinson

Address: 10623 Fairlane Dr. Houston 77024

Phone: 713/254-0818 Fax: (281) 440-0609

Email: n05@rasoape.com

Owner: Dad's Club Swim Team, Inc.

Contact Name: C. Frank Robinson

Address: 1006 Voss Rd. Houston 77055

Phone: 713/254-0818 Fax: (281) 440-0609

E: Mail: n05@rasoape.com.

Engineer or Planner:

Company: _____ Contact _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Plat/PADD Location/Proposed Name: City _____
Survey/Abstract No.

_____

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

_____

Jurisdictions:
Utility District: _____ School District: SBISD

County Precinct: Precinct 3 Zoning District: A

Plat/PADD Data:
Total Acreage: _____ Typical Lot Size: _____

Number Lots: _____ Number of Streets: _____

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

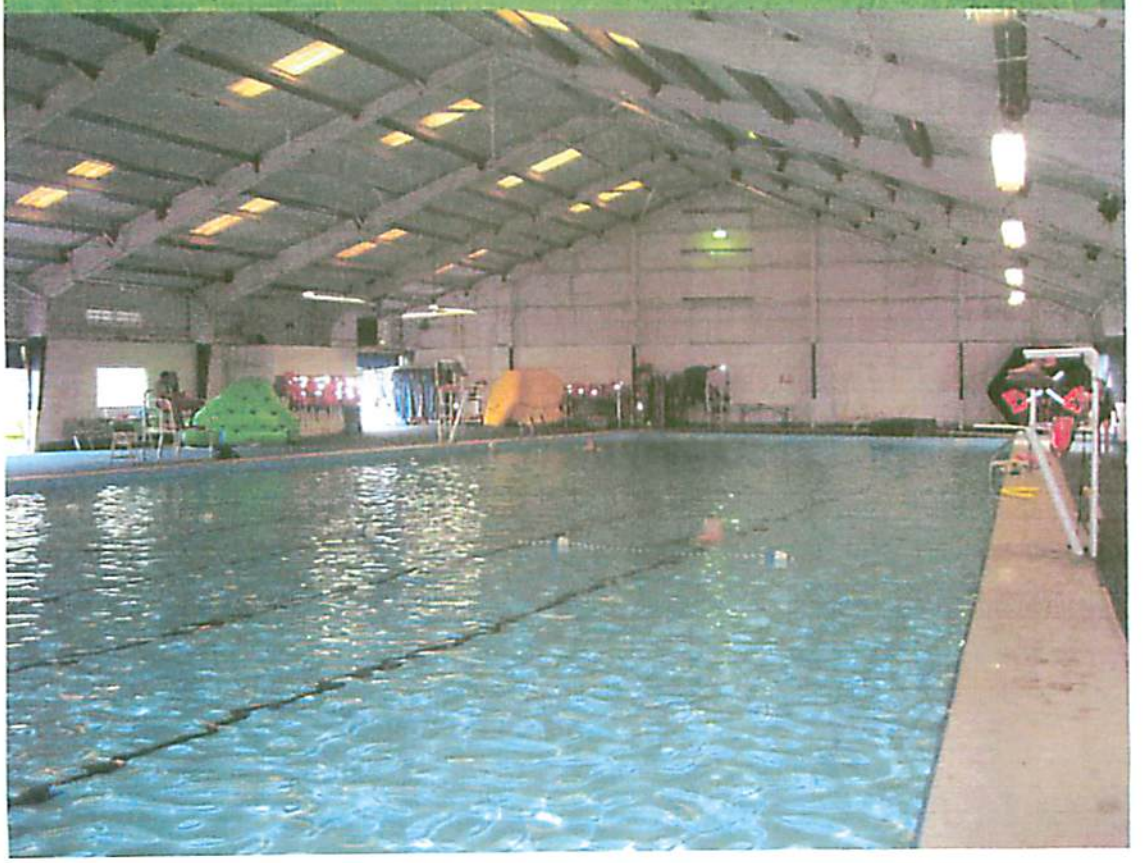
Authorization:
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application.

_____ 6/2/[illegible]
Signature of Applicant **Date**

Submittal Requirements:
- Letter stating the applicant's reasons for request, type of request, and other pertinent information.
- Metes and bounds of the site and county slide number of plat, if recorded
- Fifteen (15) 24 x 36, 1" = 100' scale drawings blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map.
- After approval of requirements by Building Official:
  Plat or Replat Application Fee is $500
  Specific Use Permit Application Fee is $500.00
  Planned Area Development District Application Fee is $7,000.

DAD'S CLUB SWIM TEAM, INC.

ENTRANCE
ONLY



Exc Only
No Telegrams

Betty Lusk

From: C. Frank Robinson [no5@rasoape.com]
Sent: Tuesday, June 03, 2008 4:27 PM
To: Richard Rockenbaugh
Cc: gcmarrow@comcast.net; Mike Andrews
Subject: Fence at the Dad's Club
Attachments: 20080603162233.pdf

Dick,

Attached is a copy of the portion of the survey plat upon which I have highlighted yellow where the fence will be located along our property line on Voss Road. The particulars for the fence and gates are set out below. Let me know if you need any additional information and again, thanks for all your help.

Fence: 336 feet of iron fence, 7' high, using 3/4" pickets at 4" on center, with cast iron spears on top, 2 rails of 1-1/4" inch, post to be 2"x2"x9' set in concrete at 8' center or less, all primed and painted satin green.

Gates: two iron driveway gates, 15'x7' high and to be arched for a total of 8' high to the top of the arch, sliding on aluminum tracks, 3/4" pickets at 4" on center, with cast iron spears on top, primed and painted satin green, with a small Dolphin logo on each gate. The logo is below, but it will not include the name Dads Club Swim Team.

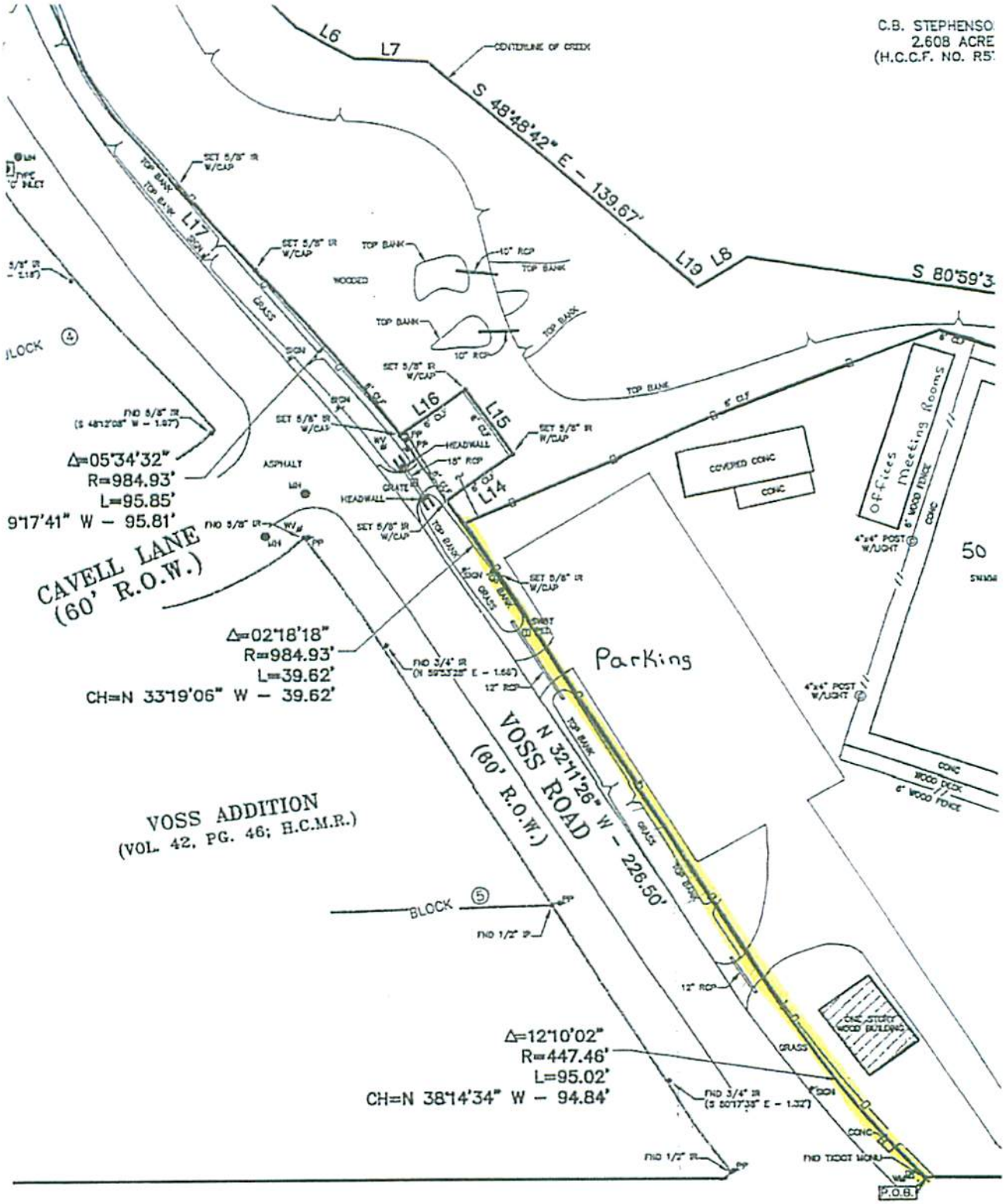
DADS CLUB SWIM TEAM

C. Frank Robinson
Vice President

RAS
ROGER A. SOAPE, INC.

450 Gears Road, Suite 780
Houston, Texas 77067-4513
office: (281) 440-6347, Ext. 206
fax: (281) 440-0609
email: no5@rasoape.com
website: www.rasoape.com

*****NOTE*****
The information contained in this email message is confidential and intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please immediately notify the sender by telephone (281/440-6347), and destroy the original message. Thank you.



IN HEREON ARE BASED ON THE SOUTHERLY LINE OF SUBJECT
ORTHERLY LINE OF "PARCEL 55", SHOWN PER SURVCON, INC.
NOVEMBER, 2001, JOB NO. 237, SHEET NO. 9. THE BEARING BEING

ARTICLE 3.100 INTERNATIONAL BUILDING CODE*

§ 3.101 International Building Code Adopted

(a) The *International Building Code, 2003 Edition* (Non-residential), as published by the International Code Council (the "International Building Code"), and as amended herein, hereinafter sometimes referred to as the "code," is hereby adopted and made a part of this article.

(b) Future amendments (not including clarifications or technical notices of any type) of the code are not adopted by this article and must be subsequently approved and adopted by the city council.

(c) This code shall not be construed to relieve or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the city council, the city, its agents or representatives assume any such liability by reason of these regulations or the inspections authorized by this code or any permits or certificates issued under this code.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.102 Official Copy

A copy of the *International Building Code, 2003 Edition,* including amendments, as adopted by this article, is made a part hereof for all purposes. Further, a copy of the International Building Code has been filed with the city secretary and is available for public inspection.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.103 Zoning to Prevail

To the extent there may exist any conflict or inconsistency between the terms of the city's zoning ordinance, as amended, and the International Building Code, for example by way of illustration, not limitation, between the definitions contained in the International Building Code and the zoning ordinance, the zoning ordinance shall prevail and shall be interpreted and enforced according to its own terms. It is not the intention of the city council through adoption of the International Building Code that it modify or conflict with the terms of the city's zoning ordinance, but, rather, that it be interpreted and enforced according to its own terms and provisions.

(Ordinance 2001-04 adopted 3-27-01)

***Editor's note**—Ord. No. 2001-04, § 1, adopted March 27, 2001, repealed art. 3.100, §§ 3.101—3.106, in its entirety and enacted new provisions as herein set out. Formerly, art. 3.100 pertained to similar provisions. See the Ordinance Disposition Table for a complete derivation of these former provisions.

§ 3.104 Enforcement

Section 103, entitled "Department of Building Safety," of the International Building Code is deleted in its entirety and new Section 103 substituted therefor as follows:

> The enforcement of this code shall be under the administrative and operational control of the building official. The building official shall have such duties, and shall be selected and serve in the position, as provided by city ordinance. The building official may appoint deputies to assist him/her, subject to approval by the city administrator. Said deputies shall serve at the pleasure of the city administrator and may be removed without cause by the city administrator.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.105 Powers and Duties of the Building Official

Section 104, entitled "Duties and Powers of the Building Official," of the International Building Code is deleted in its entirety and new Section 104 substituted therefor as follows:

(a) General. The building official is hereby authorized and directed to enforce all of the provisions of this code. The building official shall have the power to render interpretations of this code and to adopt and enforce written rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.

(b) Right of entry. When it is necessary to make an inspection to enforce the provisions of this code, or when the building official has reasonable cause to believe that there exists in a building or upon its premises a condition which is contrary to or in violation of this code which makes the building or premises unsafe, dangerous, or hazardous, the building official may request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

(c) Stop orders. Whenever any work is being done contrary to the provisions of this code the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall stop work until authorized in writing by the building official to proceed with the work.

(d) Modifications. When there are practical differences involved in carrying out the provisions of this code, the building official may grant modifications for individual cases. The building official must find that a special reason makes the strict letter of this code impractical and that modification is in conformance with the intent and purpose of this code, and that such modification does not lessen

accessibility, health, life and fire safety, or structural integrity. The details of any action granting modifications shall be written and recorded and entered in the files of the city.

(e) Alternate materials, Alternative Design and Methods of Construction. The provisions of this code are not intended to prevent the use of a material, alternate design, or method of construction not specifically prescribed by this code, provided any alternate has been approved by the building official.

The building official may approve any such alternate, provided the building official finds that the proposed material, design, or method is satisfactory and complies with the provisions of this code and that the material and method of work offered is, for the purpose intended, at least equivalent of that prescribed in this code in suitability, effectiveness, fire resistance, durability, and safety.

The building official shall require that sufficient written evidence or proof be submitted to substantiate any claims that may be made regarding an alternate. The details of any action granting approval of an alternate shall be written and recorded and entered in the files of the city.

(f) Tests. Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or work does not conform to the requirements of this code, the building official may require tests as proof of compliance to be made at no expense to the city.

Test methods shall be as specified by this code or other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the building official shall determine test procedures.

All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official for the period required for the retention of public records.

(g) To avoid any question, section 104.8, entitled "Liability," of said International Building Code is deleted in its entirety.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.106 Annual Permits

Section 105.1.1, entitled "Annual permit," and Section 105.1.2, entitled "Annual permit records," of said code, is hereby deleted in its entirety.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.107 Permit Expiration and Construction Schedule

Section 105.5 addressing permits, entitled "Expiration," of said International Building Code is deleted in its entirety and new Section 105.5 substituted therefor as follows:

> 105.5. Expiration: No construction schedule. Every permit issued shall become invalid unless the work at the site authorized by such permit is commenced within 180 days after its issuance. The building official is authorized to grant, in writing, an extension or extensions of such permit, but not to exceed a maximum construction period of one and one-half (1 1/2) years. If any permitted work is not completed within this limitation, then the permit shall become invalid and must be reissued in order to resume work, together with payment of fees for such reissued permit.
>
> Work pursuant to a construction schedule. A permit may be issued for a reasonable period of time which coincides with a written construction schedule prepared by a licensed architect or engineer, and filed with the city. The building official is authorized to grant, in writing, an extension or extensions of such permit, but not to exceed a maximum construction period of two (2) years. If any permitted work is not completed within this limitation, then the permit shall become invalid and must be reissued in order to perform or resume work, together with payment of fees for such reissued permit.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.108 Construction Hours

Section 105, entitled "Permits," of the International Building Code is amended by adding a new Section 105.8, Construction Hours, which provides as follows:

> 105.8. Construction Hours. Within the City of Spring Valley, Texas, the outdoor (unenclosed) construction of buildings and structures and related activities is permitted during the following time periods only:
>
> Monday through Friday, 7:00 a.m. to 7:00 p.m.
>
> Saturday and Sunday, 9:00 a.m. to 6:00 p.m.

The building official shall include written notice of these construction hours within each building permit issued.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.109 Liability Insurance

Section 105, entitled "Permits," of the International Building Code is amended by adding a new Section 105.9, Liability Insurance, which provides as follows:

The person or entity that will actually perform the work or services covered by a permit shall provide to the city evidence of comprehensive general liability insurance, issued by a company licensed to do business in Texas, in the following amounts, for the duration of the permit, and shall furnish certificates of insurance to the city as evidence thereof. The certificates shall provide that the insurance shall not be canceled, reduced, or changed without 30 days advance notice to the city.

Comprehensive general liability insurance covering all risks associated with the work, with a minimum bodily injury limit of $100,000.00, $300,000.00 per occurrence, and a property damage limit of $400,000.00, or a property damage limit equal to or exceeding the amount of the contract amount, whichever is greater.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.110 Fees

Section 108.2, entitled "Schedule of permit fees," of the International Building Code is deleted in its entirety. Fees shall be charged in accordance with the city's fee schedule, as it may be amended from time to time.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.111 Work commencing before permit issuance

Section 108.4, entitled "Work commencing before permit issuance," of the International Building Code is deleted in its entirety and new Section 108.4 substituted therefor as follows:

108.4. Work commencing before permit issuance. The fee for work commenced without a permit shall be double the fee set forth in the fee schedule adopted by the city.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.112 Certificates of Occupancy

Section 110.1, entitled "Use and Occupancy," of the International Building Code is deleted in its entirety and a new Section 110.1 is substituted in its place, which provides as follows:

> 110.1. Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.
>
> Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the city. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the city shall not be valid.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.113 Appeals

Section 112.1, entitled "General," of the International Building Code is deleted in its entirety and new Section 112.1 substituted therefor as follows:

> 112.1. Appeals. Appeals of orders, decisions, or determinations made by the building official in interpreting or applying this Code shall be to the city council. The city council may obtain the assistance of persons who are qualified by experience and training on the particular subject under consideration.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.114 Qualifications

Section 112.3, entitled "Qualifications," of said International Building Code is hereby deleted in its entirety.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.115 Violations

Section 113, entitled "Violations," of the International Building Code is deleted in its entirety and the penalty provision of this Ordinance is substituted in its place.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.116 Automatic Sprinkler Systems

Section 903, entitled "Automatic Sprinkler Systems," of the International Building Code is deleted. Sprinkler systems are required as provided in the *International Fire Code, 2003 Edition,* as adopted.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.117 Wood Shingles, Shakes, and Siding

Sections 1507.8 and 1507.9, respectively entitled "Wood Shingles" and "Wood Shakes," of the International Building Code are deleted in their entirety and a new Section 1507-8 is substituted in its place, which provides as follows:

1507.8. Wood Shingles, Shakes, and Siding

(a) Allowed roof coverings of any structure regulated by this International Building Code shall be as provided in this Section.

(b) Wood shingles and shakes are not allowed, shall not be allowed as an alternative material, and shall not be installed or used on any structure, whether incident to new construction, re-roofing, or any other roofing related maintenance of any kind.

(c) Replacement roofing, or siding, whether associated with remodeling, additions, total or partial roof or siding replacement, or ordinary roof or siding maintenance, shall be composed of non-wooden materials only, and shall be visually comparable, such as Hardishingle or other fiber-cement shingle siding.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2007-15 adopted 7-24-07)

Editor's note—Ord. No. 2007-15, § 1, adopted July 24, 2007, changed the title of § 3.117 from "Wood shingles and shakes" to "Wood shingles, shakes and siding." The historical notation has been preserved for reference purposes.

§ 3.118 Demolition

Section 3303, entitled "Demolition," of said International Building Code is hereby amended by adding thereto a new Section 3303.7 to provide as follows:

3303.7. Demolition Time. The maximum time period for a demolition permit shall be forty-five (45) days after the date of issuance of the permit, and thereafter a new permit must be obtained and the permit fees paid. When demolition is commenced it shall be completed within seven (7) days. The permit may be renewed only once.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.119 Appendices

The following Appendices contained in the International Building Code are deleted their entirety:

Appendix A, Employee Qualifications

Appendix B, Board of Appeals

Appendix D, Fire Districts

Appendix H, Signs

Appendices C, E, F, G, I, and J of said International Building Code are hereby adopted, except for Section 501, entitled "Manufactured Homes," of Appendix G of such code, which is hereby deleted in its entirety.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.120 Penalty

Any person, corporation, or entity who or which violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

(Ordinance 2001-04 adopted 3-27-01)

ARTICLE 3.200 NATIONAL ELECTRICAL CODE*

§ 3.201 National Electrical Code Adopted

(a) The *National Electrical Code, 2005 Edition,* as published by the National Fire Protection Association, Inc. (the "National Electrical Code"), and as amended herein, hereafter sometimes referred to as the "code," is hereby adopted and made a part of this Article.

(b) Future amendments (not including clarifications or technical notices of any type) of such code are not adopted by this article and must be subsequently approved and adopted by the city council.

*Editor's note—Ord. No. 2001-06, § 1, adopted March 27, 2001, repealed and reenacted art. 3.200 to read as herein set out. Formerly, art. 3.200 pertained to similar provisions. See the Ordinance Disposition Table for a complete derivation of these former provisions.

DIVIDER PAGE

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

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

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALDY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.

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, September 10, 2019
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, September 24, 2019
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 Building Official, Oscar Arevalo, at (713) 465-8308.

EST. 1955

SPRING VALLEY

VILLAGE

August 19, 2019

Dear Property Owner:

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

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALDY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION.

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, September 10, 2019
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, September 24, 2019
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 1006 Voss Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, you may contact me directly at (832) 910-8576 or rbenitez@springvalleytx.com.

Sincerely,

Roxanne Benitez

Roxanne Benitez, TRMC, CPM, CMC
City Secretary

1025 CAMPBELL ROAD • HOUSTON, TEXAS 77055-7495
(713) 465-8308 • FAX (713) 461-7969 • www.springvalleytx.com

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

Dad's Club Swim Team Inc.
1006 Voss Road
Houston, Texas 77055

Wallace & Marie Dillard
1045 Bingle Road
Houston, Texas 77055

Wallace & Marie Dillard
C/O Dillard & Associates
16060 Dillard Drive, Suite 200
Jersey Village, Texas 77040

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY LOCATED
AT: 1045 BINGLE ROAD
HOUSTON, TX 77055

Dad's Club Swim Team Inc.
1006 Voss Road
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY LOCATED
AT: 1065 BINGLE ROAD
HOUSTON, TX 77055

Grace Chapel
1055 Bingle Road
Houston, Texas 77055

Norris & Laouida Sullivan
8711 Green Valley Drive
Houston, Texas 77055

Bruce & Michelle Morisse
8715 Green Valley Drive
Houston, Texas 77055

Current Owner
8719 Green Valley Drive
Houston, Texas 77055

Garrett & Callie Griffin
8723 Green Valley Drive
Houston, Texas 77055

Joe & Carol Parish
8718 Green Valley Drive
Houston, Texas 77055

Current Owner
8722 Green Valley Drive
Houston, Texas 77055

Barbara Arlington
1103 Green Valley Drive
Houston, Texas 77055

Alice Campbell
1041 Voss Road
Houston, Texas 77055

Linda Gibson
1036 Teresa Drive
Houston, Texas 77055

Kari Gibson
1030 Teresa Drive
Houston, Texas 77055

Gary Gunn
8732 Cavell Lane
Houston, Texas 77055

Michael & Ingrid Wynne
8724 Cavell Lane
Houston, Texas 77055

Don & Phuong Nuyen
8720 Cavell Lane
Houston, Texas 77055

STAPLES
label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

DIVIDER PAGE

SPRING VALLEY VILLAGE

AFFIDAVIT OF SIGN POSTING

(Re)Zoning Case No. _____

Date of Planning and Zoning Commission Meeting: SEPTEMBER 10, 2019

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 LINDA KUTAC 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

1006 VOSS ROAD

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 08.25.2019 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 VOSS ROAD

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: 8/26/19

Printed Name of Applicant or Authorized Representative for Zoning Case No. LINDA KUTAC

Signature of Applicant or Authorized Representative for Zoning Case No. LKutac

Sworn and subscribed before me on this date: 8/26/19

(Seal) COURTNEY SCHMIDT
Notary Public, State of Texas
Comm. Expires 06-22-2021
Notary ID 131183137

Notary Public Courtney Schmidt

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: 8-26-19 Verified by: OSCAR ARCHANO

PREPARED BY THE BUILDING DEPARTMENT, CITY OF SPRING VALLEY VILLAGE, 1025 CAMPBELL ROAD, HOUSTON, TEXAS 77055 (713) 465-8308

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

MEETING DATE:	September 10, 2019
TOPIC:	**CONSIDERATION AND POSSIBLE ACTION CONCERNING:** **AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT ADOPTED BY ORDINANCE NO. 2013-13 FOR DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.**
BACKGROUND:	In the previous item the Planning and Zoning Commission held a public hearing concerning a request by the Dad's Club Swim Team, Inc. ("Applicant") to amend the Specific Use Permit adopted by Ordinance 2013-13 for their property located at 1006 Voss Road. Staff conducted several meetings and reviews of the proposed improvements to verify that the submittal met the adopted codes and ordinances. City staff and ARKK Engineering reviewed the submittal and provided comments to the Applicant. All comments have been addressed by the Applicant with the exception of the requested increased height requirement.
RECOMMENDATION:	None
ATTACHMENTS:	• Ordinance Number 2019-XX • Copy of ARKK review letter
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:	**CITY ADMINISTRATOR APPROVAL:**
Oscar Arevalo, CBO, Building Official	

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
❑YES ❑NO		

ORDINANCE NO. 2019-XX

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT ADOPTED BY ORDINANCE NO. 2013-13 FOR DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE DEMOLITION OF TWO BUILDINGS, THE CONSTRUCTION OF A NATATORIUM WITH A FITNESS CENTER ANNEX, AND CORRESPONDING CHANGES TO PARKING AND LANDSCAPING PLANS; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000.00 PER DAY WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, DAD'S CLUB SWIM TEAM, INC. (the "Owner") is the Owner of a tract of land comprising 5.904 acres, more or less, in Harris County, Texas, and being further identified as 1006 Voss Road (the "Property"), and situated within the corporate limits of the City of Spring Valley Village, Texas (the "City"), said tract being more particularly described in the Exhibits attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property has been continuously used as a private recreation club since 1947; and

WHEREAS, the Owner proposes to improve and continue to operate the Property as a private recreation club; and

WHEREAS, the Property presently has a zoning classification of Residential Dwelling District A, pursuant to the Zoning Ordinance of the City; and

WHEREAS, the City Council of the City of Spring Valley Village has previously issued to the Dad's Club three Specific Use Permits for the operation of a private recreation club, with the original Specific Use Permit being approved on July 22, 2008 by Ordinance No. 2008-14, the second Specific Use Permit being approved on May 26, 2009

by Ordinance No. 2009-06, and the third Specific Use Permit being approved on June 25, 2013 by Ordinance No. 2013-13; and

WHEREAS, the Owner of the Property, through its duly authorized representative, presented an application dated July 23, 2019 (the "Application") to the City for the amendment of the Specific Use Permit approved on June 25, 2013 by Ordinance No. 2013-13 to allow improvements to its existing facility; and

WHEREAS, the Planning and Zoning Commission of the City, following notice and hearing as required by law, has recommended that the City Council grant the specific use permit as shown in the final report of said Commission; and

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

WHEREAS, the City Council finds that the amendment to the Specific Use Permit approved on June 25, 2013 by Ordinance No. 2013-13 should be granted subject to certain conditions and terms contained herein.

NOW, THEREFORE:

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

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

Section 2. The Specific Use Permit previously granted to the Owner on June 25, 2013 by Ordinance No. 2013-13 for use of the Property for the purpose of constructing and operating a private recreation club, is hereby amended by approving the application

setting forth proposed improvements of the existing facility located at 1006 Voss Road, subject to the terms and conditions set forth below.

Section 3. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the amending of this Specific Use Permit as herein provided.

Section 4. The authorization granted by this Ordinance to construct the proposed improvements on the Property shall be null and void after the expiration of one (1) year from the date of adoption hereof unless construction as identified in the Exhibits, attached hereto and made a part hereof, has commenced and the facilities are constructed or substantially complete within a two-year period, or unless an extension of time is approved by City Council.

Section 5. The Specific Use Permit approved on June 25, 2013 by Ordinance No. 2013-13 to authorize use of the Private Recreation Clubs, is hereby amended, subject to the following additional limitations, restrictions, and conditions:

A. Compliance with Application and Site Plans. The granting of the Amended Specific Use Permit shall be, and is hereby, conditioned upon the Specific Use being located, constructed, and conducted upon the Property and in substantial compliance with the application dated July 24, 2019, including the site plan and Exhibits A through R, which are attached hereto and made a part hereof for all purposes ("Site Plan"). Development of the Property shall comply with the Site Plan.

B. Specific Use Requirements Previously Granted Unaffected. This Amended Specific Use Permit shall apply only to the site plan amended herein under this Ordinance, and shall not affect standards previously approved and authorized.

C. Buildings; setbacks; architectural elevations.

1) Existing structures on the Property, not affected by changes herein, must be maintained.

2) Any new construction of future improvements shall require an amendment to this permit and all procedures in place at that time must be followed.

3) All new construction and all maintenance of existing structures shall comply with building code and setback requirements of the City, must be constructed in accordance with the site plan provided for in the Exhibits**,** and are subject to final approval of the building's footprint and setbacks by the Building Official.

4) All landscaping and lighting shall be in accordance with a landscape and lighting plan as approved by the City.

5) All fencing shall be in compliance with standards set forth in the City Code of Ordinances.

D. Safety Codes. The Owner shall comply with the requirements of Texas Health and Safety Code Sections 341.064 (Swimming Pools and Bathhouses), 343.011 (fencing around swimming pool), and 25 Texas Administrative Code Chapter 265 (Design Standards for Public Swimming Pool Construction).

E. Abandonment. Should the permitted use be abandoned in any manner, or discontinued in use for ninety (90) days or more, or continued other than in strict conformity with the conditions of this permit, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of the public health, safety or welfare, the Specific Use Permit may be terminated by action of

the City Council following hearing and recommendation of the City Planning and Zoning Commission.

F. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this Specific Use Permit, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

Section 6. All provisions of the ordinances of the City of Spring Valley Village, codified or uncodified, 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, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 7. Any person, corporation or entity who or which 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 in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 8. In the event any 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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 9. The repeal of any ordinance or part of ordinances affectuated 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 10. This ordinance shall be effective immediately upon adoption and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in every issue of the official newspaper for two days, or one issue of the newspaper if the official newspaper is a weekly paper, in accordance with section 52.011 of the Texas Local Government Code.

ADOPTED this _____ of _____, 2019.

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

ATTEST:

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

EXHIBIT “A”

TO

ORDINANCE NUMBER 2019-XX

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 (NA - Organization is 501 (c)3)
✓ 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: Zoned SUP 5 - specific use permit for Dad's Club Aquatic Center, Inc.by ordinance #2008-14 and amended by #2009-06

Geographical Location: 1006 Voss Road, Houston, TX 7705 (NE corner of IH-10 and Voss Rd. on Southern border of SVV
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: +/- 5.904 acres tract of land being Tract 18 in the A H Osborne Survey. Abstract 610, SVV, Harris Co., TX

Submittal Type:
___ Preliminary Plat
___ Final Plat
___ Amending Plat
___ Preliminary Replat
___ Final Replat
___ Specific Use Permit
✓ Specific Use Permit Amendment

RECEIVED
JUL 23 2019
BY: PB 8:23am

Fees pd 5-16-19
Resubmittal

Reason for Replat or Amending Plat:

Continuation of property improvement. Add two story natatorium and eliminate old buildings.

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: +/- 5.904 acres

Typical Lot Size: NA

Number Lots: NA

Number of Streets: NA

Numbers and Types of Reserves: None

Total Acres in Reserve: None

Zoning District: SUP 5

Applicant: Dad's Club Aquatic Center, Inc.

Contact Name: Linda Kutac, Executive Director & Charlie Calderwood, President

Address: 1006 Voss Rd., Houston, TX 77055

Phone: (713) 461-8577

Fax:

Email: LINDA.KUTAC@DADSCLUB-SWIMTEAM.COM & CHARLIE.CALDERWOOD@GMAIL.COM

Owner: Same as Applicant

Contact Name:

Address:

Phone:

Fax:

Email:

Engineer or Planner: Goulas & Associates Architects

Contact Name: Mark Goulas

Address: 1505 Whispering Pines Dr., Houston, TX 77055

Phone: (713) 667-8774

Fax:

Email: mark@gaarchitects.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

May 14, 2019

Date

DAD'S CLUB SWIM TEAM

1006 Voss Rd
Houston, TX 77055

May 14, 2019

To Whom It May Concern,

Please find attached the completed application form for amending the Supplemental Use Permit (SUP). We are amending the current SUP to demolish the two buildings and build a Natatorium with a Fitness Center Annex.

The Dad's Club is a 501-C (3) Non-Profit Corporate Organization in good standing with the State of Texas and the Internal Revenue Service. We are in compliance with all City of Spring Valley Ordinances and the current SUP.

The Natatorium will replace the original 33.5 yard pool that dates to our 1948 founding. We removed three years ago the galvanized metal roof for both aesthetic and future safety reasons.

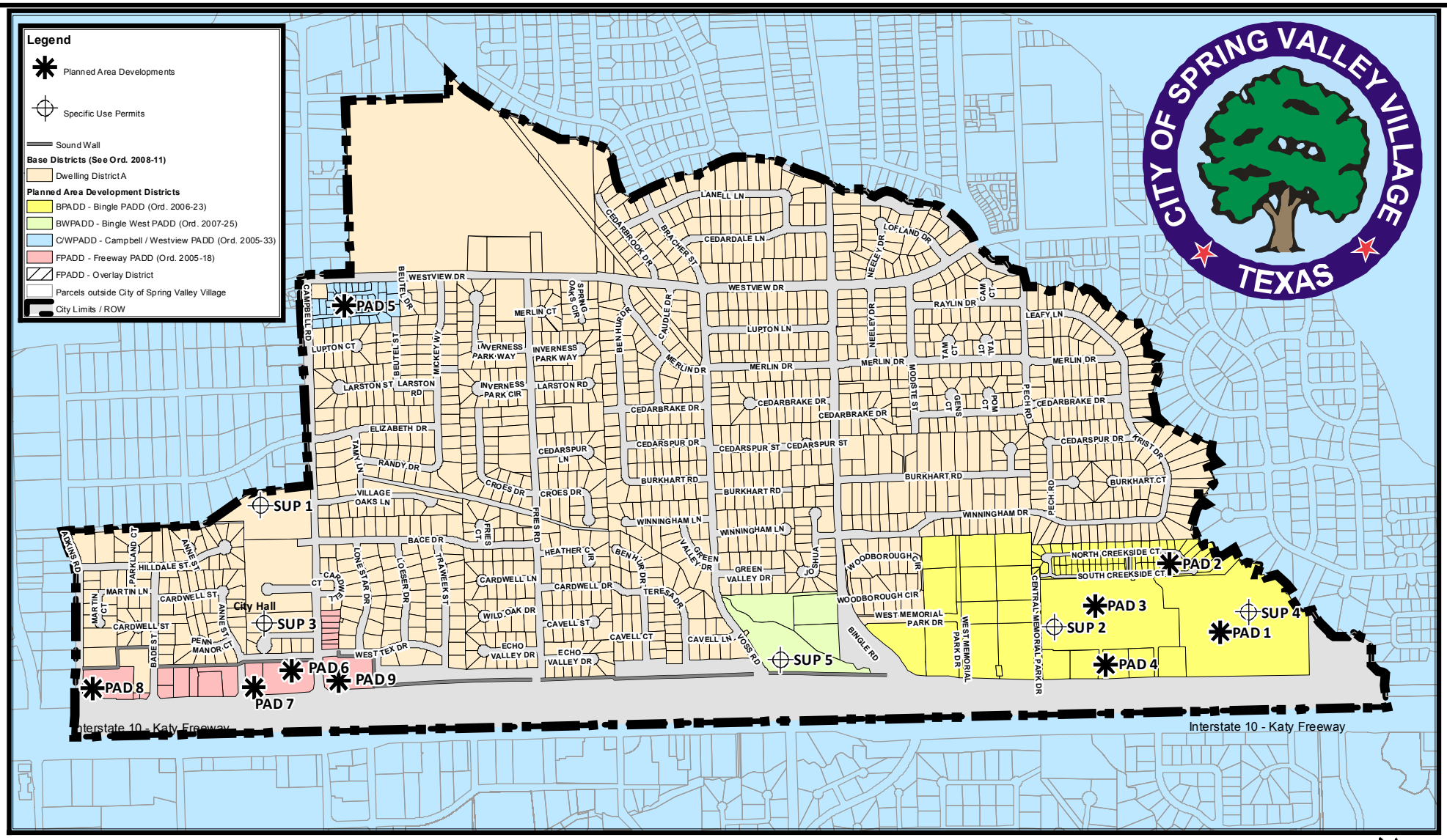
Having a covered heated pool protected from the weather is critical to fulfill our mission. As you may know, we operate year around for swim lessons, medical rehabilitation services, geriatric swim exercise, and swim teams. The Dad's Club Aquatic Center, Inc. (DCAC) is nationally known as a swim facility and was inducted into the Texas Swimming Hall of Fame.

Currently, some 200 residents of Spring Valley use the Dad's Club as members. We are very proud of being the only remaining original "resident" of the city!

As president of the corporation, I am authorized, by our Board of Directors, to submit this letter and the attached application to amend the SUP. If you have any questions, feel free to contact us.

Sincerely,

Charles A. Calderwood
President
713-808-9077 Office
713-628-4212 Cell



The City of Spring Valley Village, Texas

Official 2014 Zoning Map

Planned Area Developments		
PAD	Description	Ordinance
PAD 1	Christ Evangelical Presbyterian Church	Ordinance 2002-05 Amended by Ordinance 2003-24
PAD 2	Stiffel Schwab Builders (Creekside Villas of Memorial)	Ordinance 2004-09
PAD 3	Home Depot	Ordinance 2005-06
PAD 4	The Center	Ordinance 2006-01
PAD 5	Windsor Court	Ordinance 2006-18
PAD 6	Wellington Fidelis Campbell I, L.P.	Ordinance 2009-12 Amended by Ordinance 2013-25
PAD 7	West Park Subdivision PAD	Ordinance 2013-15
PAD 8	Adkins Corner PAD	Ordinance 2013-22 Amended by Ordinance 2014-13
PAD 9	Ersa Grae PAD	Ordinance 2014-12

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PAD 8	Adkins Corner PAD	Ordinance 2013-22 Amended by Ordinance 2014-13
PAD 9	Ersa Grae PAD	Ordinance 2014-12

N

1 " = 1,150 '

Printed July, 2014

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0440340020450

Tax Year: 2019

Print

Owner and Property Information			
Owner Name & Mailing Address:	**DAD'S CLUB SWIM TEAM INC** **1006 VOSS RD** **HOUSTON TX 77055-6632**	Legal Description: Property Address:	**TR 18** **ABST 610 A H OSBORNE** **1006 VOSS RD** **HOUSTON TX 77055**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
XV -- Other Exempt (Charitable)	8002 -- Land Neighborhood Section 2	E	0	257,213 SF	0	0	9854.1	4014 -- Katy Freeway	5058B	490D

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	05/03/2019	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
Total	025	SPRING BRANCH ISD	12,498,610	Not Certified	1.394500	
	040	HARRIS COUNTY	12,498,610	Not Certified	0.418580	
	041	HARRIS CO FLOOD CNTRL	12,498,610	Not Certified	0.028770	
	042	PORT OF HOUSTON AUTHY	12,498,610	Not Certified	0.011550	
	043	HARRIS CO HOSP DIST	12,498,610	Not Certified	0.171080	
	044	HARRIS CO EDUC DEPT	12,498,610	Not Certified	0.005190	
	080	CITY OF SPRING VALLEY	12,498,610	Not Certified	0.430000	

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

Valuations

Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	0		Land	0	
Improvement	0		Improvement	0	
Total	0	0	Total	0	0

Land

Market Value Land

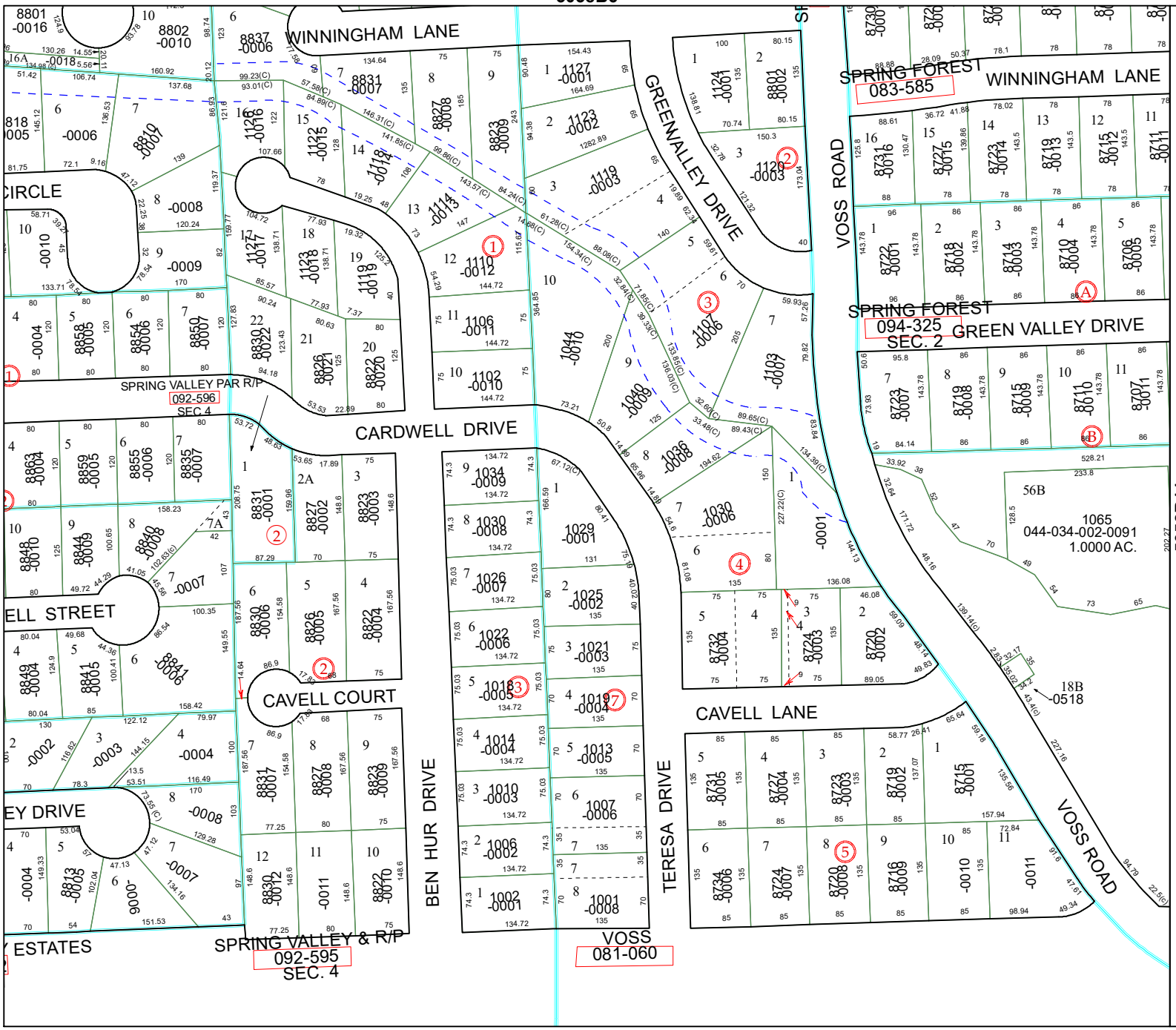
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4393	SF	108,900	1.00	1.00	1.00	--	1.00	0	0	0
2	8002 -- Land Neighborhood Section 2	4393	SF	148,313	1.00	1.00	0.55	Shape or Size	0.55	0	0	0

Building

Vacant (No Building Data)

Extra Features

Line	Description	Quality	Condition	Units	Year Bulit
1	YMCA 42,500 SF	Average	Average	2,975.00	0



Harris County Appraisal District

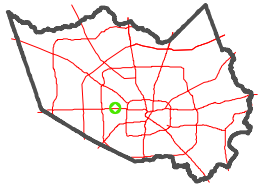
0 50 100 200 Feet

PUBLICATION DATE: 12/28/2018

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may **not** have been prepared for or be suitable for legal, engineering, or surveying purposes. It does **not** represent an on-the-ground survey and only represents the approximate location of property boundaries.

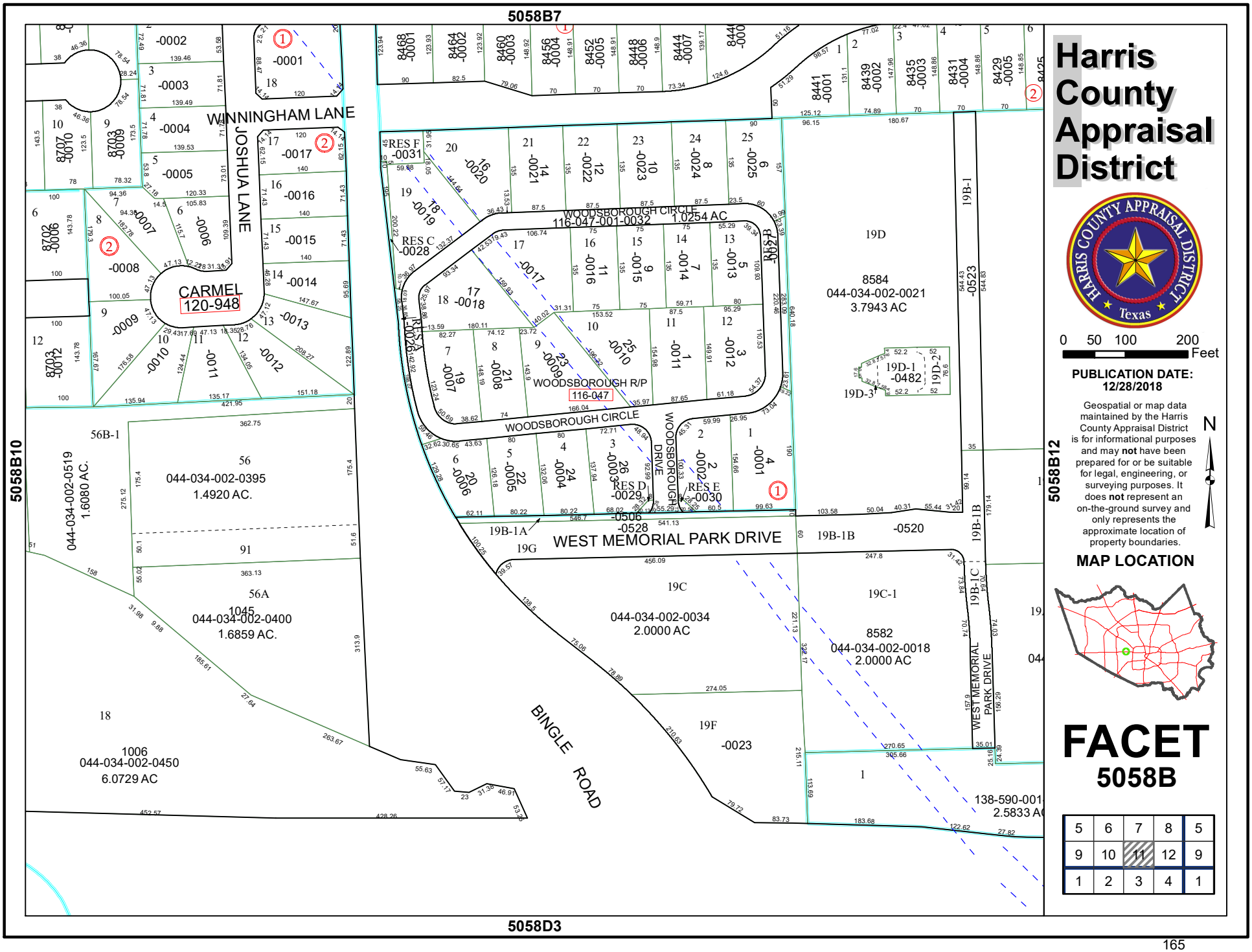
N

MAP LOCATION



FACET
5058B

8	5	6	7	8
12	9	10	11	12
4	1	2	3	4


5058B7
5058B10
5058B12
5058D3
WINNINGHAM LANE
JOSHUA LANE
CARMEL
120-948
WOODSBOROUGH CIRCLE
116-047-001-0032
1.0254 AC
WOODSBOROUGH R/P
116-047
WOODSBOROUGH DRIVE
WEST MEMORIAL PARK DRIVE
BINGLE ROAD
8584
044-034-002-0021
3.7943 AC
044-034-002-0519
1.6080 AC.
044-034-002-0395
1.4920 AC.
044-034-002-0400
1.6859 AC.
044-034-002-0450
6.0729 AC
044-034-002-0034
2.0000 AC
8582
044-034-002-0018
2.0000 AC
138-590-001
2.5833 AC
Harris County Appraisal District
0 50 100 200 Feet
PUBLICATION DATE: 12/28/2018
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.
N
MAP LOCATION
FACET
5058B

DAD'S CLUB SWIM TEAM

1006 Voss Rd
Houston, TX 77055

June 01, 2019
Planning and Zoning issues and solutions for 2019 SUP Amendment from the 2009 SUP + 2013 SUP

ISSUE	CONCERN	PREVIOUS 2009 + 2013 SOLUTIONS	2019 CHANGES
Traffic	Congestion	The previously adopted plan to handle "extreme" events, such as swim meets and afternoon swim team drop off is very efficient and will be continued.	Adjusting the drop-off and allowing for fire-truck access and turn-around for the facility. The entry at Voss will be adjusted for safer access and egress to the site. Refer to the Exhibit-J.
Storm Water Runoff	Runoff and flooding	The original Drainage Area Map prepared by TxDOT for the IH-10 expansion includes handling the runoff from the north area in the design of the storm sewers for the feeder road.	The new Drainage Area Map will be applied to the new facilities and comply with the Harris County requirements for drainage. Refer to the Exhibit-E.
Noise	Noise from the new pool	Trees to be planted to grow thick shade canopies and thick shrubbery to reduce noise levels.	We do not anticipate any additional noise from the facility, we actually anticipate a reduction of noise due to the indoor natatorium.
Light During the Evenings	Light overflow	The pool is a summer use pool therefore lighting should be minimal as a result of later sunsets. Tree canopies and	New lighting will be installed for the parking areas for security and do not face any residential areas adjoining the

		shrubbery will also reduce lighting issues.	property. Refer to Exhibit-H.
Tree Removal	Certain trees must be removed to construct the new pool	The plan includes the planting of 25 new 3-6" diameter trees to replace the 13 trees that must be removed to make way for the pool. Hardwood species to be planted in lieu of pine trees.	We will replace any tree removed due to the new building. Refer to Exhibit-G.
Green Space	The facility needs green spaces and picnic areas	A new picnic pavilion is proposed for the east side of the existing 50 Meter outdoor pool. The fence line to be expanded on the northern boundary and along Voss, to include an additional vegetation buffer area. Underbrush to be thinned out to allow for pedestrian access.	Additional green space will be installed on the west side of the property. Refer to Exhibit-G.
Restroom	Additional restrooms and changing areas are needed	An outdoor restroom to be included in the plans to be located adjacent to the family pool.	The new Natatorium will include the new locker rooms and also have additional restrooms. Refer to Exhibit-K + Exhibit-L.
Bicycle Access	Neighbors need to be able to access the facility by bicycle	Bicycle rack to be included as one of the amenities to be in the project.	No Change.
Family Activities	Neighborhood recreational pool is needed	Discount family summer memberships to be offered to COSV residents. Hours to be adjusted as needed to manage traffic flow.	No Change.
Utilities	Electricity and water	Electrical contractor will coordinate with CenterPoint to ensure adequate power is available for the new pool. Plumbing contractor will work with COSV water department to ensure adequate water is available for the new pool.	Utilities will be coordinated with our Engineer consultants to meet the requirements for the new facility.
Fencing and Security	Manage accessibility	DCST plans to repair the existing fencing and add 4 feet tall wrought iron fencing	Wrought-Iron fencing shall separate the parking areas from the

		around the new facilities that matches existing fencing.	swim facilities. Refer to Exhibit-F.
Hours of Operation	Concern regarding hours, noise and lights	New shrubbery and trees planted in specific locations will minimize noise levels.	No Change.

Report of Progress—Special Use Permit Amendment 2019
Dads Club Swim Team

1006 Voss Road

The following document reviews the status of proposed plan exhibits submitted to the City of Spring Valley Village on May 16, 2019 and to be reviewed in subsequent City P&Z committee and COSV City Council for the updated SUP amendment 2019.

Exhibit 'C' Overall Plan

- Area 1—Proposed Natatorium Building — PROPOSED
- Area 2—Proposed Work-out Building — PROPOSED
- Area 3—Proposed Modified Existing Parking Area — PROPOSED
- Area 4—Proposed Future Storage Building — PROPOSED

Exhibit 'D+E' Impervious Cover Calculations

	EXISTING-EXHIBIT D	AMENDED 2019-EXHIBIT E
Property size (5.9048 Acres)	**257,211 SF**	**257,211 SF**
Total Impermeable Cover	(2.70 Acres) – **117,612 SF**	(2.79 Acres) **-121,532 SF**
Total Impermeable Cover		
▪ Drainage Area B-1:	(2.00 Acres) - **87,120 S.F.**	(2.18 Acres) - **94,960 SF**
▪ Voss Drainage Area A1+A2:	(.70 Acres) – **30,492 S.F.**	(.61 Acres) – **26,572 SF**

Impermeable Area Difference

- Drainage Area B-1: **87,120 S.F. - 94,960 SF = +7,840 S.F.** (+.18 Acres increase)
- Voss Drainage Area A1+A2: **30,492 S.F. - 26,572 SF = -3,920 S.F.** (-.09 Acres decrease)

Total Impermeable Cover Increase **(7,840 S.F. – 3,920 S.F. = 3,920 S.F.)** – (.09 Acres)

Total % Impermeable	(117,612/257,211) - **45.72%**	(121,532/257,211) - **47.24%**

Exhibit 'A'—Existing Survey

- All existing areas as surveyed.

Exhibit 'B'--Proposed Demolition Plan

- All existing areas to be removed or modified for the new construction.

Exhibit 'C'--Proposed Site Plan

- Proposed site plan for the renovated facility.

Exhibit 'D'—Existing Civil Drainage Area Plan

- Existing drainage plan + impervious cover analysis.

Exhibit 'E'—Proposed Civil Drainage Area Plan

- Proposed drainage plan modified per current codes + impervious cover analysis.

Exhibit 'F'--Proposed Fencing Plan

- All proposed fencing to secure the new Natatorium.

Exhibit 'G'--Proposed Landscaping

- All existing and proposed for the new construction.

Exhibit 'H'--Proposed Lighting Plan

- All existing and updated lighting for the new construction.

Exhibit 'J + K + L + M'--Proposed Floor Plans

- All proposed building plans for the new construction.

Exhibit 'N + O '--Proposed Building Elevations

- All proposed building elevations for the new construction.

Exhibit 'P'--Proposed Color Renderings

- All proposed exterior renderings of the new complex.

Exhibit 'Q'—Original Specific Use Permit

- The original Specific Use Ordinance No.2013-13.

Exhibit 'R'—Original Specific Use Permit

- The original Specific Use Ordinance No.2009-06.

Respectfully Submitted,
The Dad's Club Swim Team

Proposed improvements 1066 Voss

Proposed improvements to existing facility:

1. Demolition/Clearing
   a. Demolition of the existing one story brick and frame building located along the southern property line, as indicated on the attached demolition plan. (Exhibit B, Area 1)
      This includes but is not limited to capping the existing water service, plugging the sanitary sewer connection, capping the natural gas line, removing power to the building and removing adjacent canopies and sidewalks
   b. Demolition of the existing one story metal building located adjacent to building described in 1a above, as indicated on the attached demolition plan (Exhibit B, area 2). This includes but is not limited to capping the existing water service, plugging the sanitary sewer connection, capping the natural gas line, removing power to the building and removing adjacent canopies and sidewalks.
   c. Demolition of the easternmost existing pool, including mechanical pump station, equipment in basement, capping the existing water service, plugging the sanitary sewer connection, capping the natural gas line, removing power to the structure and removing the surrounding concrete pool deck. (Exhibit B, Area 3)
   d. Demolition of all existing asphalt parking on site. (Exhibit B, Area 4)
   e. Removal of two existing wood sheds. See attached demolition site plan. (exhibit B, area 6)
   f. Re-grading of site to allow for positive drainage of the proposed new building (including new pool), new pool deck connections to existing pool deck and parking lot.
   g. Remove/relocate existing wood Scout Structure and concrete slab as indicated on the attached demolition plan (Exhibit B, Area 5).

2. Utilities
   a. Cap existing water line, plug existing sewer and cap existing natural gas line. (1a, 1b and 1c above)
   b. Request additional availability of water and sewer from the City of Spring Valley Villages, once usage is determined.
   c. Determine if a separate electrical service location will be required.
   d. Install proposed water, sewer and electric lines to serve the proposed new building (including new pool) If existing facilities are sufficient, tie in to existing on site utilities, with increased water, sewer and electrical usage to be determined.
   e. Extend existing on site natural gas line to serve the proposed pool heater.
   f. Provide power along with switchgear, panels, controllers and breakers as required for power distribution.

Proposed improvements 1066 Voss

3. Sidewalks and Paving
   a. Provide ADA compliant sidewalks and decking around the proposed pool and accessible routes within the proposed improvement areas.

   b. Provide new parking areas with increased parking capacity as indicated on the attached site plan (Exhibit C). Configure and stripe parking spaces to comply with ADA/TAS requirements.

4. Security Fencing
   a. Provide security fencing around the proposed improvement area (including new pool) and make repairs to the existing fencing as required for safety. All proposed gates to adhere to current ADA/TSA standards.

5. Drainage, Site Grading and SWPPP
   a. Provide internal drainage to alleviate standing water and promote drainage. Drainage piping to be tied into existing drainage structures and outfalls.
   b. Provide silt fencing and erosion prevention measures during construction, including minimizing the areas disturbed and limiting runoff. Restore vegetation to the disturbed area as soon as practicable.
   c. No areas delineated as being in the 100 year flood plain will be disturbed.
   d. No fill will be placed within the 100 year flood plain.
   e. Grading will be done to provide for local storage and mitigation of storm runoff.

6. Proposed Buildings, (including new pool)
   a. Construct the Proposed Buildings (including new pool piping and equipment. Soils from the excavation are intended to be used on site or disposed of off site.
   b. Provide a two story 22,321 sf permanent Natatorium facility as indicated on the attached plans (Exhibit K+L). The facility shall include: secure entrance, offices, meeting rooms, fitness area, men's and women's locker rooms with showers, men's and women's restrooms, family restrooms, indoor heated pool, observation areas, equipment storage areas as indicated on the drawings.
   c. Provide a one story 1,494 sf free standing work out room with adjacent concrete areas as indicated on the attached plan. (Exhibits M+O)
   d. All facilities shall be ADA compliant and meet all local codes.
   e. Facilities shall have all utility connections including water, sewer electricity and natural gas.
   f. Provide an 8' high storage container as indicated on attached site plan, (Exhibit C)

Proposed improvements 1066 Voss

7. Site Lighting
   a. Provide Site Lighting for illumination and security. Lighting will be designed not to impact the surrounding areas or residences. (Exhibit H)

8. Relocation of Scout Structure
   a. Relocate existing wood Scout Structure to the east site of proposed new building as indicated on the attached site plan (Exhibits B+C).
   b. Provide new concrete slab under the structure and adjacent paving to match existing.

9. Storage Area
   a. Provide portable prefabricated 8' high storage container on far east corner of site, as shown on the attached site plan (Exhibit C) to allow for covered storage of seasonal equipment.
   b. Provide new concrete slab or raised concrete blocking under the structure.

10. Landscaping
   a. Existing vegetative buffer with mature trees and undergrowth to remain in ravine area.
   b. Existing trees on site are to remain, except for 9 pine trees at the building site, as indicated on the Landscape Plan. (Exhibit G)
   c. Additional trees in parking areas shall be provided at one tree per ten parking spaces.
   d. All removed trees to be replaced by new trees which shall meet standards required by the City of Spring Valley Village.
   e. New plants and ground cover to provide an aesthetic buffer along Voss Road frontage, as well as the remainder of the site. (Exhibit G)

All improvements are to be designed by a licensed professional, permitted and inspected as required by the local building code.

July 15, 2019

City Council

City of Spring Valley Village, Texas

1025 Campbell Road

Houston, Texas 77055

This document serves as a summary of information submitted in support of a request by the

Dad's Club Swim Team, Inc.

To amend Specific Use Permit number 2013-13 to build a new Natatorium facility and parking lot

At 1006 Voss Road, Houston, Texas 77055.

- Exhibit A is the existing survey of the property to be used as a reference for proposed improvements.

- Exhibit B is the Demolition Site Plan indicating structures to be removed.

- Exhibit C is the overall proposed site plan, indicating new building, new facility access, new parking, fencing (new and repairs), 8' high storage building, landscaping and lighting.

- Exhibit D is the Civil Engineer's Drainage Plan and Impervious Cover Calculations for the existing site.

- Exhibit E is the Civil Engineer's Drainage Plan and Impervious Cover Calculations for the proposed site.

- Exhibit F represents the proposed fencing plan for the new facility. The plan utilizes new ornamental fencing to match existing ornamental fencing as approved in the 2009 SUP on page 3, Section 6, Item B, Bullet 2. DCST shall repair as necessary the existing chain link fence along the northern border of the property adjacent to the creek.

- Exhibit G is the proposed Landscape Plan to retain existing trees, while adding several new parking lot trees. In addition, the plan calls for new plants and ground cover throughout the site, especially along the Voss Road frontage.

- Exhibit H is the proposed lighting plan that will comply with the SUP requirements as stipulated in 2009 SUP, Page 6, Section 6, Item H, Bullet 1. The plan includes a Photometric Study.

- Exhibit J is the proposed Traffic Control plan that will comply with the 2009 SUP requirements stipulated on Page 4, Section 6, Item F, Bullet 1; Page 5, Section 6, Item 2 and Page 6, Section 6, Item G.

- Exhibit K is the proposed First Floor Plan

- Exhibit L is the proposed Second Floor Plan

- Exhibit M is the proposed Work-out Room Plan

- Exhibit N represents the proposed Exterior Natatorium Building Elevations. The maximum Building Height is 40'-4"

- Exhibit O represents the proposed Exterior Natatorium Building + Fitness Center Elevations. The maximum Building Height is 40"-4".

- Exhibit P includes color renderings of the proposed Dad's Club Swim Team facility.

- Exhibit Q is a copy of the current Specific Use Permit ordinance number 2013-13 with certain paragraphs highlighted to correspond to those exhibits that specifically reference the ordinance.

- Exhibit R is a copy of the previous Specific Use Permit ordinance number 2009-06 with certain paragraphs highlighted to correspond to those exhibits that specifically reference the ordinance.

Thank you for your time and consideration of this request. The construction team will be ready to meet at the committee's convenience. Our goal is to provide the citizens City of Spring Valley Village a premium neighborhood swim and fitness facility. We would like to open as soon as possible; and will make every effort to meet the requirements of the City's approval process in a timely manner.

Respectfully submitted,

The Dad's Club Swim Team

From: Oscar Arevalo
To: Roxanne Benitez
Subject: FW: Dad"s Club Letter of Clarification
Date: Thursday, July 25, 2019 11:16:40 AM
Attachments: Dads Club Clarification Letter SUP July 24 2019.pdf

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FYI

Oscar Arevalo, CBO | Building Official
713-465-8308 | Direct: 832-910-8577
1025 Campbell Road | Houston, Texas 77055

From: Charlie Calderwood [mailto:charlie@calderwoodfinancial.com]
Sent: Wednesday, July 24, 2019 3:18 PM
To: Oscar Arevalo <OArevalo@springvalleytx.com>
Cc: Mark Goulas <Mark@gaarchitects.com>
Subject: Dad's Club Letter of Clarification

Oscar, good afternoon! Many thanks for all you do to help and assist ! It is greatly appreciated!!! Have a good evening!

Charlie
713-808-9077

DAD'S CLUB SWIM TEAM

1006 Voss Rd
Houston, TX 77055

Oscar Arevalo

City of Spring Valley Village

Dear Oscar,

Thank you for asking to clarify two items.

1. The term "Medical Therapy" used in a previous letter to the city for a use of our new natatorium is a misstatement. We do not do medical therapy of any sort.
   What was meant that swimmers whom have suffered an injury of some sort can use the pool water as a means of conditioning to recover from their injury.

2. On the Landscaping Plan, there are a total 26 trees to be planted, 14 on the front parking lot walkway border and 12 along the walkway in the back. We prefer not to plant trees in the parking lot every ten spots because
   the perimeter planting gives the 26 trees a better chance of survival with consistent watering and care with reduced chances of a car collision. Plus we pick up a few extra parking spots. For the most part, both parking lots, especially the back are hidden from street view. This is consistent with the 2013 SUP Approval of not having trees in either parking lot.

Thank you for your review and help, it is greatly appreciated.

Best wishes!

Charlie Calderwood, President

Dad's Club Aquatic Center, Inc.

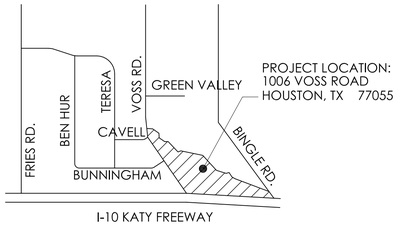
OWNER	Dad's Club 1006 Voss Road Houston, Texas 77055 XXX
CONTRACTOR	TBD XXX XXX XXX
ARCHITECTS	Goulas + Associates, Inc. 1505 Whispering Pines Dr. Houston, Texas 77055 713.667.8774
LANDSCAPE ARCHITECT	Town Center Landscape, Inc. 17207 Telge Road Cypress, Texas 77429 281.217.1951
STRUCTURAL ENGINEER	Hurley SCCI 3111 Sackett St., Suite 200 Houston, Texas 77098 713.520.8528
MECHANICAL/ELECTRICAL PLUMBING ENGINEERS	Jones Engineers, L.P. 9820 Whithorn Dr. Houston, Texas 77095 713.222.7766
CIVIL ENGINEER	H2B, Inc. 1225 North Loop West, Suite 800 Houston, Texas 77008 713.864.2900

GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

DAD'S CLUB

1006 VOSS ROAD
HOUSTON TEXAS 77055

ISSUED FOR REVIEW
15 JULY 2019



N

VICINITY MAP
KEY MAP No. 490 D

INDEX OF EXHIBITS

EXHIBIT A - EXISTING SURVEY
EXHIBIT B - DEMOLITION SITE PLAN
EXHIBIT C - PROPOSED SITE PLAN
EXHIBIT D - CIVIL EXISTING DRAINAGE PLAN + IMPERVIOUS COVER CALCULATIONS
EXHIBIT E - CIVIL PROPOSED DRAINAGE PLAN + IMPERVIOUS CEVER CALCULATIONS
EXHIBIT F - PROPOSED SITE FENCING PLAN
EXHIBIT G - PROPOSED LANDSCAPE PLAN
EXHIBIT H - PROPOSED SITE LIGHTING PLAN
EXHIBIT J - PROPOSED TRAFFIC CONTROL PLAN
EXHIBIT K - PROPOSED FIRST FLOOR PLAN
EXHIBIT L - PROPOSED SECOND FLOOR PLAN
EXHIBIT M - PROPOSED WORK OUT ROOM PLAN
EXHIBIT N - EXTERIOR NATATORIUM BUILDING ELEVATIONS
EXHIBIT O - EXTERIOR NATATORIUM BUILDING + FITNESS CENTER ELEVATIONS
EXHIBIT P - COLOR RENDERINGS OF THE PROPOSED DADS CLUB SWIM FACILITY
EXHIBIT Q - SPECIFIC USE PERMIT ORDINANCE NUMBER 2013-13
EXHIBIT R - SPECIFIC USE PERMIT ORDINANCE NUMBER 2009-06

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N.T.S.

LOCATION MAP
HARRIS COUNTY, TEXAS

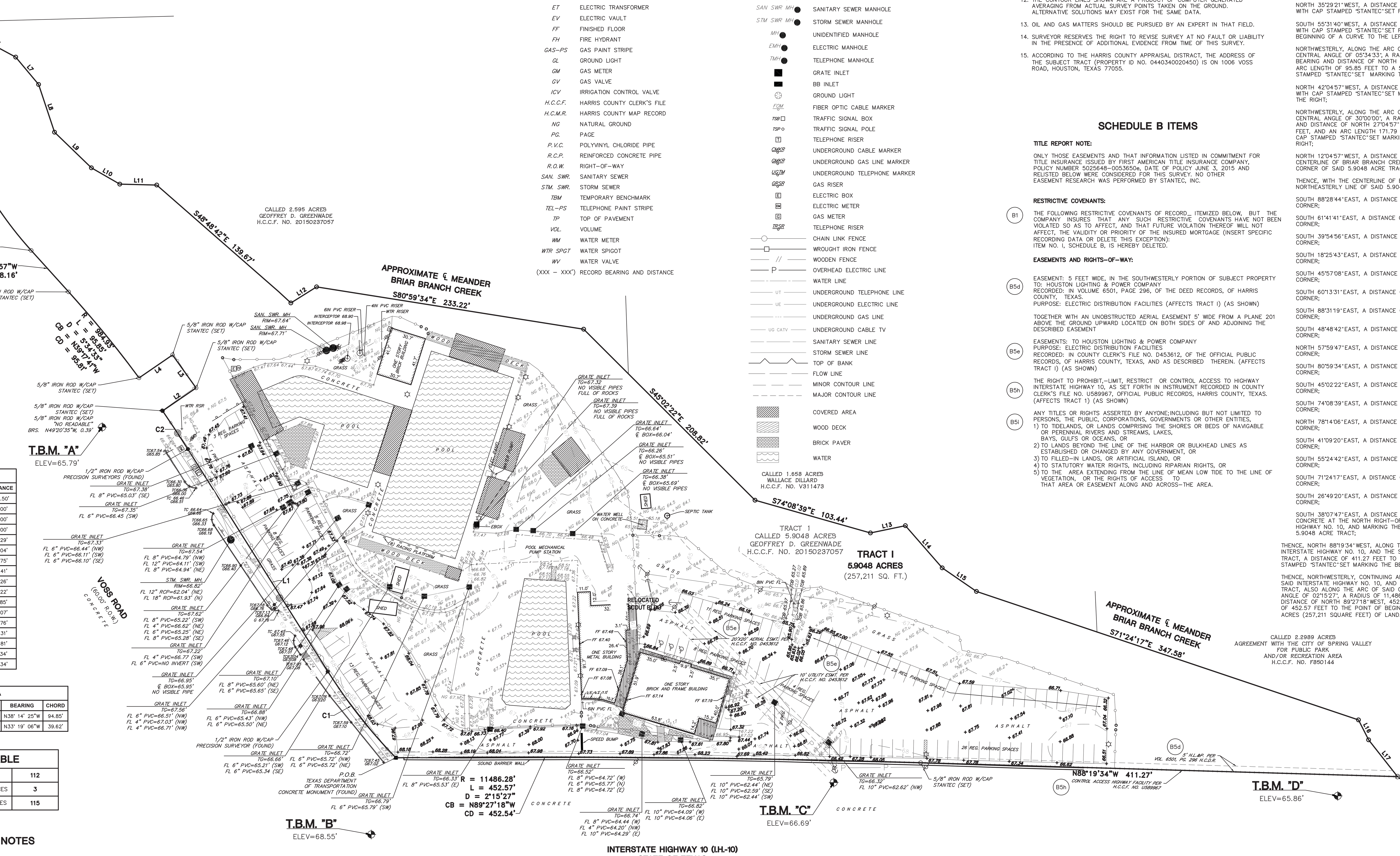
HARRIS CO. KEY MAP # 490D

GRAPHIC SCALE IN FEET

0 20 40 60 80

SCALE: 1" = 40'

AH. OSBOURNE SURVEY, ABSTRACT 610
HARRIS COUNTY, TEXAS



LINE DATA

LINE #	BEARING	DISTANCE
L1	N32°11'26"W	226.50'
L2	N55°31'44"E	35.00'
L3	N35°29'21"W	35.00'
L4	S55°31'40"W	35.00'
L5	S88°28'44"E	36.29'
L6	S61°41'41"E	40.04'
L7	S39°54'56"E	30.75'
L8	S18°25'43"E	43.41'
L9	S45°57'08"E	44.26'
L10	S60°13'31"E	28.22'
L11	S88°31'19"E	31.85'
L12	N57°59'47"E	26.07'
L13	N78°14'06"E	30.76'
L14	S41°09'20"E	48.31'
L15	S55°24'42"E	35.81'
L16	S26°49'20"E	19.34'
L17	S38°07'47"E	40.34'

CURVE DATA

CURVE #	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	447.46'	12°10'05"	95.03'	N38° 14' 25"W	94.85'
C2	984.93'	2°18'18"	39.62'	N33° 19' 06"W	39.62'

PARKING TABLE

REGULAR PARKING SPACES	112
HANDICAPPED-DESIGNATED SPACES	3
TOTAL (MARKED) PARKING SPACES	115

BENCHMARK NOTES

BENCHMARKS:
ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARKS:
RM #210260
ELEVATION=72.96' NAVD88, (2001 ADJUSTMENT)
RM #X210255
ELEVATION=70.83' NAVD88, (2001 ADJUSTMENT)

TBM "A"
"X" CUT SET IN SIDEWALK LOCATED AT THE INTERSECTION OF THE WEST SIDE OF VOSS ROAD AND THE SOUTH SIDE OF CAVELL ROAD. APPROXIMATELY 370 FEET SOUTHEAST FROM THE NORTHWESTERLY CORNER OF THE SUBJECT TRACT.
ELEVATION=65.79'

TBM "B"
"X" CUT SET IN CONCRETE LOCATED ON THE MEDIAN OF THE INTERSTATE HIGHWAY NO. 10. APPROXIMATELY 70 FEET SOUTHWEST FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION=68.55'

TBM "C"
"X" CUT SET IN SIDEWALK ON THE NORTH SIDE OF THE INTERSTATE HIGHWAY NO. 10. APPROXIMATELY 380 FEET SOUTHEAST FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT.
ELEVATION=66.69'

TBM "D"
"X" CUT SET IN SIDEWALK ON THE NORTH SIDE OF THE INTERSTATE HIGHWAY NO. 10. APPROXIMATELY 55 FEET FROM THE SOUTHEASTERLY CORNER OF THE SUBJECT TRACT.
ELEVATION=65.86'

ABBREVIATIONS

x 90.00	CONCRETE ELEVATION
x 90.00	ASPHALT ELEVATION
x TC 98.10	TOP OF CURB ELEVATION
x G 97.75	GUTTER ELEVATION
x FL 90.00	FLOWLINE ELEVATION
x NG 90.00	NATURAL GROUND ELEVATION
RIM 68.85	RIM ELEVATION
TG 68.85	TOP OF GRATE ELEVATION
ASPH	ASPHALT
BO	BOLLARD
BOV	BLOWOFF VALVE
CATV	CABLE TV BOX
CL	CENTERLINE
C.M.P.	CORRUGATED METAL PIPE
CONC	CONCRETE
C.P.P.	CORRUGATED PLASTIC PIPE
D.R.H.C.T.	DEED RECORDS HARRIS COUNTY TEXAS
EB	ELECTRIC BOX
EOP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GAS-PS	GAS PAINT STRIPE
GL	GROUND LIGHT
GM	GAS METER
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
H.C.C.F.	HARRIS COUNTY CLERK'S FILE
H.C.M.R.	HARRIS COUNTY MAP RECORD
NG	NATURAL GROUND
PG.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SAN. SWR.	SANITARY SEWER
STM. SWR.	STORM SEWER
TBM	TEMPORARY BENCHMARK
TEL-PS	TELEPHONE PAINT STRIPE
TP	TOP OF PAVEMENT
VOL.	VOLUME
WM	WATER METER
WTR SPGT	WATER SPIGOT
WV	WATER VALVE
(XXX - XXX')	RECORD BEARING AND DISTANCE

LEGEND

○	5/8" IRON ROD SET W/STANTEC CAP (UNLESS NOTED)
●	5/8" IRON ROD W/CAP FOUND (UNLESS NOTED)
⊙	IRON PIPE FOUND
O	POINT FOR CORNER
⊗	CUT "X" FOUND
■	MONUMENT FOUND
▲	"PK" NAIL FOUND
	BENCHMARK
SW	SAMPLE WELL
	FIRE HYDRANT
	WATER VALVE
	SIGN
	LIGHT STANDARD
WM	WATER METER
	BLOWOFF VALVE/BACKFLOW PREVENTER
	UTILITY POLE
	GUY WIRE
BO	BOLLARD
WW CO	WASTEWATER CLEANOUT
SAN SWR MH	SANITARY SEWER MANHOLE
STM SWR MH	STORM SEWER MANHOLE
MH	UNIDENTIFIED MANHOLE
EMH	ELECTRIC MANHOLE
TMH	TELEPHONE MANHOLE
	GRATE INLET
	BB INLET
	GROUND LIGHT
FOM	FIBER OPTIC CABLE MARKER
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
T	TELEPHONE RISER
CMKR	UNDERGROUND CABLE MARKER
GMKR	UNDERGROUND GAS LINE MARKER
UGTM	UNDERGROUND TELEPHONE MARKER
GRSR	GAS RISER
E	ELECTRIC BOX
EM	ELECTRIC METER
G	GAS METER
TRSR	TELEPHONE RISER
	CHAIN LINK FENCE
	WROUGHT IRON FENCE
//	WOODEN FENCE
P	OVERHEAD ELECTRIC LINE
	WATER LINE
UT	UNDERGROUND TELEPHONE LINE
UE	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
UG CATV	UNDERGROUND CABLE TV
	SANITARY SEWER LINE
	STORM SEWER LINE
	TOP OF BANK
	FLOW LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	COVERED AREA
	WOOD DECK
	BRICK PAVER
	WATER

GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY WAS MADE IN CONJUNCTION WITH THE INFORMATION DESCRIBED IN COMMITMENT FOR TITLE INSURANCE FURTHER DESCRIBED HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR: 0.9998952864
4. THIS PROPERTY LIES IN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) ACCORDING TO THE MOST RECENT OFFICIAL FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER48201C0645L, REVISED JUNE 18, 2007.
5. THE CITY OF HOUSTON HAS NO ZONING ORDINANCE.
6. NO APPARENT PARTY WALLS WERE FOUND IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. ONLY VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON.
8. VISIBLE EVIDENCE OF IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON. UNDERGROUND UTILITY INFORMATION SHOWN HEREON BASED ON LOCATIONS PROVIDED BY TEXAS ONE-CALL. SURVEYOR MAKES NO CERTIFICATION, STATEMENT OR GUARANTEE AS TO THE ACCURACY OR COMPLETENESS THEREOF.
9. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING, CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. NO BUILDING WAS ON SITE AT TIME OF SURVEY.
12. THE CONTOUR LINES SHOWN ARE A PRODUCT OF COMPUTER GENERATED AVERAGING FROM ACTUAL SURVEY POINTS TAKEN ON THE GROUND. ALTERNATIVE SOLUTIONS MAY EXIST FOR THE SAME DATA.
13. OIL AND GAS MATTERS SHOULD BE PURSUED BY AN EXPERT IN THAT FIELD.
14. SURVEYOR RESERVES THE RIGHT TO REVISE SURVEY AT NO FAULT OR LIABILITY IN THE PRESENCE OF ADDITIONAL EVIDENCE FROM TIME OF THIS SURVEY.
15. ACCORDING TO THE HARRIS COUNTY APPRAISAL DISTRACT, THE ADDRESS OF THE SUBJECT TRACT (PROPERTY ID NO. 0440340020450) IS ON 1006 VOSS ROAD, HOUSTON, TEXAS 77055.

SCHEDULE B ITEMS

TITLE REPORT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER 5025648-0053650e, DATE OF POLICY JUNE 3, 2015 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY STANTEC, INC.

RESTRICTIVE COVENANTS:

(B1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD_ ITEMIZED BELOW, BUT THE COMPANY INSURES THAT ANY SUCH RESTRICTIVE COVENANTS HAVE NOT BEEN VIOLATED SO AS TO AFFECT, AND THAT FUTURE VIOLATION THEREOF WILL NOT AFFECT, THE VALIDITY OR PRIORITY OF THE INSURED MORTGAGE (INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
ITEM NO. I, SCHEDULE B, IS HEREBY DELETED.

EASEMENTS AND RIGHTS-OF-WAY:

(B5d) EASEMENT: 5 FEET WIDE, IN THE SOUTHWESTERLY PORTION OF SUBJECT PROPERTY
TO: HOUSTON LIGHTING & POWER COMPANY
RECORDED: IN VOLUME 6501, PAGE 296, OF THE DEED RECORDS, OF HARRIS COUNTY, TEXAS.
PURPOSE: ELECTRIC DISTRIBUTION FACILITIES (AFFECTS TRACT I) (AS SHOWN)

TOGETHER WITH AN UNOBSTRUCTED AERIAL EASEMENT 5' WIDE FROM A PLANE 201 ABOVE THE GROUND UPWARD LOCATED ON BOTH SIDES OF AND ADJOINING THE DESCRIBED EASEMENT

(B5e) EASEMENTS: TO HOUSTON LIGHTING & POWER COMPANY
PURPOSE: ELECTRIC DISTRIBUTION FACILITIES
RECORDED: IN COUNTY CLERK'S FILE NO. D453612, OF THE OFFICIAL PUBLIC RECORDS, OF HARRIS COUNTY, TEXAS, AND AS DESCRIBED THEREIN. (AFFECTS TRACT I) (AS SHOWN)

(B5h) THE RIGHT TO PROHIBIT,-LIMIT, RESTRICT OR CONTROL ACCESS TO HIGHWAY INTERSTATE HIGHWAY 10, AS SET FORTH IN INSTRUMENT RECORDED IN COUNTY CLERK'S FILE NO. U589967, OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS. (AFFECTS TRACT 1) (AS SHOWN)

(B5i) ANY TITLES OR RIGHTS ASSERTED BY ANYONE; INCLUDING BUT NOT LIMITED TO PERSONS, THE PUBLIC, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES,
1) TO TIDELANDS, OR LANDS COMPRISING THE SHORES OR BEDS OF NAVIGABLE OR PERENNIAL RIVERS AND STREAMS, LAKES, BAYS, GULFS OR OCEANS, OR
2) TO LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY ANY GOVERNMENT, OR
3) TO FILLED-IN LANDS, OR ARTIFICIAL ISLAND, OR
4) TO STATUTORY WATER RIGHTS, INCLUDING RIPARIAN RIGHTS, OR
5) TO THE AREA EXTENDING FROM THE LINE OF MEAN LOW TIDE TO THE LINE OF VEGETATION, OR THE RIGHTS OF ACCESS TO THAT AREA OR EASEMENT ALONG AND ACROSS-THE AREA.

LEGAL DESCRIPTION

BEING A 5.9048 ACRE (257,211 SQUARE FEET) SITUATED IN AH. OSBOURNE SURVEY, ABSTRACT 610, HARRIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 5.9048 ACRE TRACT, CONVEYED TO GEOFFREY D. GREENWADE, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F) NO. 20150237057, SAID 5.9048 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A TXDOT DISC FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF VOSS ROAD (60 FEET WIDE), AND THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 10 (WIDTH VARIES), ALSO MARKING THE SOUTHWEST CORNER OF SAID 5.9048 ACRE TRACT;

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID VOSS ROAD, AND THE WESTERLY LINE OF SAID 5.9048 ACRE TRACT AS FOLLOWS:

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°10'05", A RADIUS OF 447.46 FEET, A CHORD BEARING AND DISTANCE OF NORTH 38°14'25" WEST, 94.85 FEET, AND AN ARC LENGTH OF 95.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PRECISION SURVEYORS" FOUND MARKING THE END OF SAID CURVE TO THE RIGHT;

NORTH 32°11'26" WEST, A DISTANCE OF 226.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PRECISION SURVEYORS" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°18'18", A RADIUS OF 984.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 33°19'06" WEST, 39.62 FEET, AND AN ARC LENGTH OF 39.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT AND MARKING THE END OF SAID CURVE TO THE LEFT;

NORTH 55°31'44" EAST, A DISTANCE OF 35.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT;

NORTH 35°29'21" WEST, A DISTANCE OF 35.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET FOR AN ANGLE POINT;

SOUTH 55°31'40" WEST, A DISTANCE OF 35.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET FOR ANGLE POINT, AND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°34'33", A RADIUS OF 984.93 FEET, A CHORD BEARING AND DISTANCE OF NORTH 39°17'41" WEST, 95.81 FEET, AND AN ARC LENGTH OF 95.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE END OF SAID CURVE TO THE LEFT;

NORTH 42°04'57" WEST, A DISTANCE OF 48.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 328.10 FEET, A CHORD BEARING AND DISTANCE OF NORTH 27°04'57" WEST, A DISTANCE OF 169.84 FEET, AND AN ARC LENGTH 171.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE END OF SAID CURVE TO THE RIGHT;

NORTH 12°04'57" WEST, A DISTANCE OF 36.41 FEET TO A POINT IN THE CENTERLINE OF BRIAR BRANCH CREEK, AND MARKING THE NORTHWESTERLY CORNER OF SAID 5.9048 ACRE TRACT;

THENCE, WITH THE CENTERLINE OF BRIAR BRANCH CREEK, AND THE NORTHEASTERLY LINE OF SAID 5.9048 ACRE TRACT AS FOLLOWS;

SOUTH 88°28'44" EAST, A DISTANCE OF 36.29 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 61°41'41" EAST, A DISTANCE OF 40.04 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 39°54'56" EAST, A DISTANCE OF 30.75 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 18°25'43" EAST, A DISTANCE OF 43.41 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 45°57'08" EAST, A DISTANCE OF 44.26 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 60°13'31" EAST, A DISTANCE OF 28.22 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 88°31'19" EAST, A DISTANCE OF 31.85 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 48°48'42" EAST, A DISTANCE OF 139.67 FEET TO AN ANGLE POINT FOR CORNER;

NORTH 57°59'47" EAST, A DISTANCE OF 26.07 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 80°59'34" EAST, A DISTANCE OF 233.22 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 45°02'22" EAST, A DISTANCE OF 208.82 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 74°08'39" EAST, A DISTANCE OF 103.44 FEET TO AN ANGLE POINT FOR CORNER;

NORTH 78°14'06" EAST, A DISTANCE OF 30.76 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 41°09'20" EAST, A DISTANCE OF 48.31 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 55°24'42" EAST, A DISTANCE OF 35.81 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 71°24'17" EAST, A DISTANCE OF 347.58 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 26°49'20" EAST, A DISTANCE OF 19.34 FEET TO AN ANGLE POINT FOR CORNER;

SOUTH 38°07'47" EAST, A DISTANCE OF 40.34 FEET TO A "X" CUT SET IN CONCRETE AT THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 10, AND MARKING THE SOUTHEASTERLY CORNER OF SAID 5.9048 ACRE TRACT;

THENCE, NORTH 88°19'34" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 10, AND THE SOUTH LINE OF SAID 5.9048 ACRE TRACT, A DISTANCE OF 411.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "STANTEC" SET MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, NORTHWESTERLY, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 10, AND THE SOUTH LINE OF SAID 5.9048 ACRE TRACT, ALSO ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°15'27", A RADIUS OF 11,486.28 FEET, A CHORD BEARING AND DISTANCE OF NORTH 89°27'18" WEST, 452.54 FEET, AND AN ARC LENGTH OF 452.57 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.9048 ACRES (257,211 SQUARE FEET) OF LAND.

SURVEYOR'S CERTIFICATION

TO GREEN BANK, N.A., DAD'S CLUB SWIM TEAM, INC., FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A AND CATEGORY 6, CONDITION 2 SURVEY.

THE FIELD WORK WAS COMPLETED ON OCTOBER 26, 2018

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STEPHEN L. GODINICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5170
STANTEC, INC.
580 WESTLAKE PARK BOULEVARD, SUITE 1000
HOUSTON, TEXAS 77079

1 EXISTING SURVEY

N.T.S.

DATE	NO.	REVISION	APPROVAL

Stantec
580 Westlake Park Boulevard Suite, Suite 1000
Houston, Texas 77079-2662
Tel. (713) 212-0011 Fax (713) 212-0010
TBPE # F-6324 TBPLS # 10194227
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BOUNDARY AND TOPOGRAPHIC SURVEY
BEING ALL OF CERTAIN 5.9048 ACRE TRACT,
CONVEYED TO GEOFFREY D. GREENWADE
H.C.C.F. NO. 20150237057
SITUATED IN HARRIS COUNTY, TEXAS

DAD'S CLUB SWIM TEAM, INC.

SPRING BRANCH

Scale: 1"=40'
File: V:\2220\ACTIVE\222011468\SURVEY
Date: 11/05/2018
Drawn by: RB
Approved by: SLG
Project No.: 222011468

EXHIBIT
A

V:\2220\active\222011468\survey\drawings\222011468_topo.dwg modified by ribermudez on Nov 6, 18 7:01 AM

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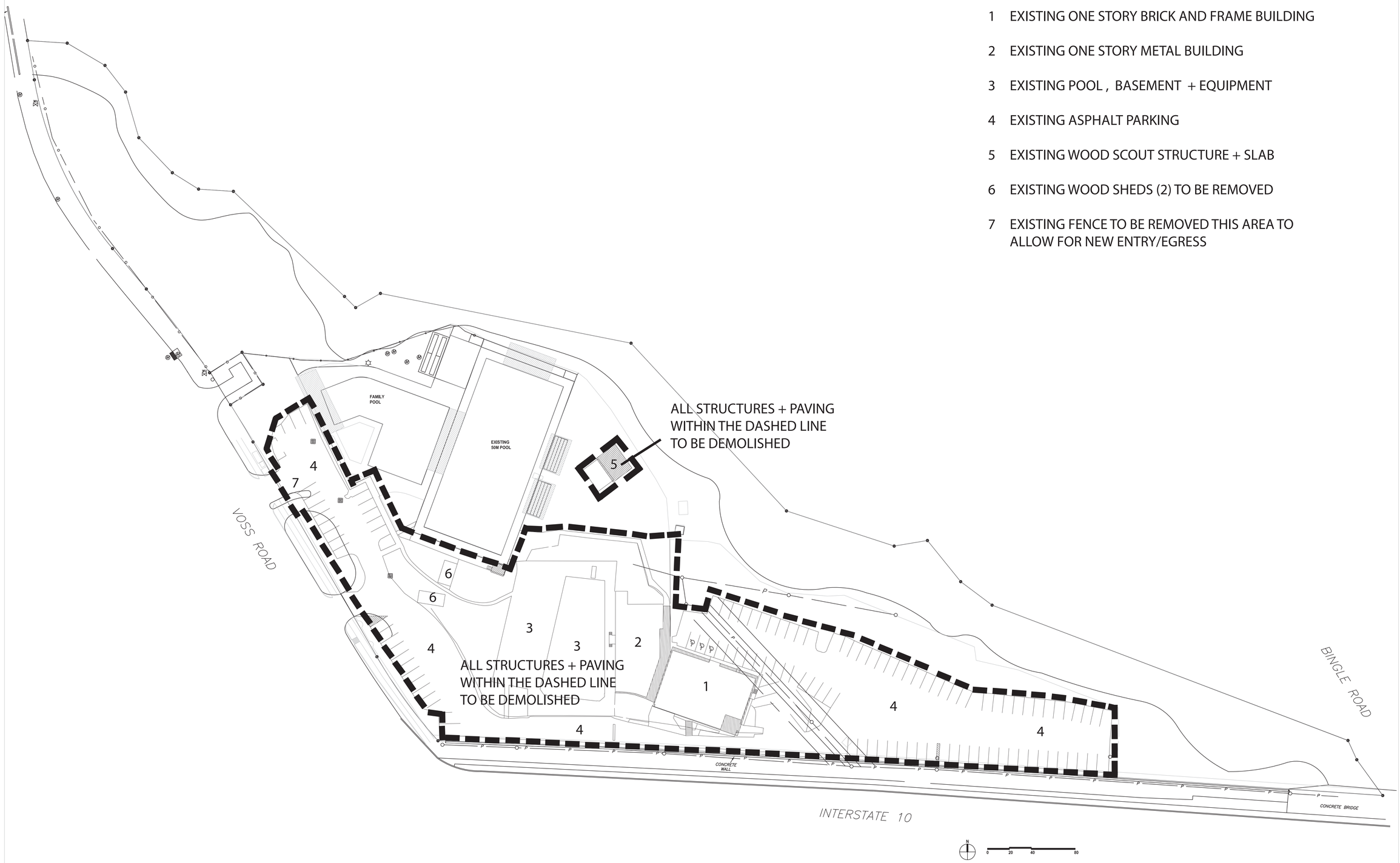

LEGEND OF DEMOLITION ITEMS

1 EXISTING ONE STORY BRICK AND FRAME BUILDING

2 EXISTING ONE STORY METAL BUILDING

3 EXISTING POOL , BASEMENT + EQUIPMENT

4 EXISTING ASPHALT PARKING

5 EXISTING WOOD SCOUT STRUCTURE + SLAB

6 EXISTING WOOD SHEDS (2) TO BE REMOVED

7 EXISTING FENCE TO BE REMOVED THIS AREA TO ALLOW FOR NEW ENTRY/EGRESS

1 DEMOLITION PLAN
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

DEMOLITION PLAN

Issue:

REVIEW

Issue Date:

31 MAY 2019

Revision Date:

Sheet:

EXHIBIT
B

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PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

5.9048 ACRES
SITUATED IN THE A.H. ORBORNE SURVEY
ABSTRACT NO. 610
HARRIS COUNTY, TEXAS

PROPOSED TWO STORY
NATATORIUM + ONE STORY
FITNESS CENTER

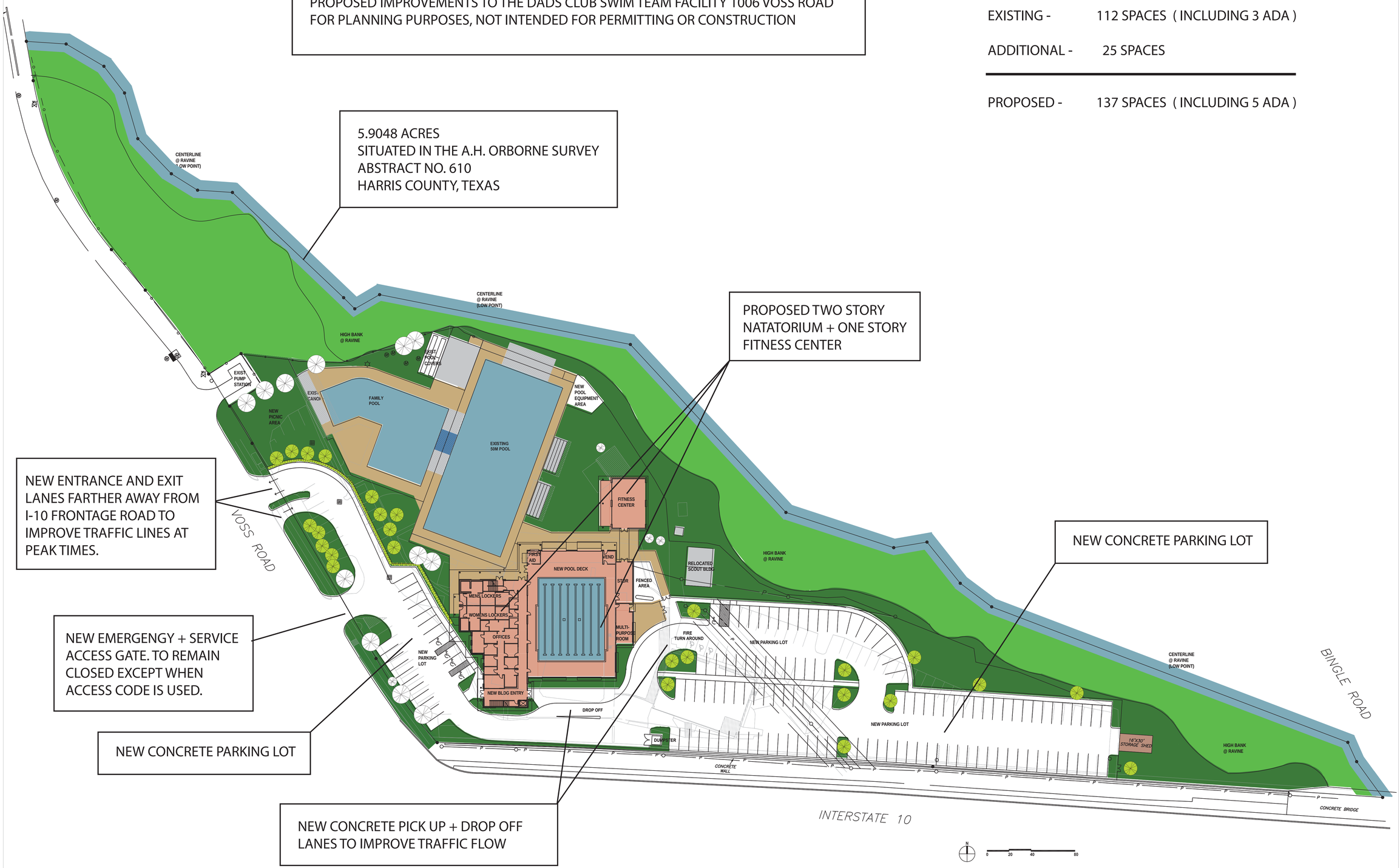
NEW ENTRANCE AND EXIT
LANES FARTHER AWAY FROM
I-10 FRONTAGE ROAD TO
IMPROVE TRAFFIC LINES AT
PEAK TIMES.

NEW EMERGENGY + SERVICE
ACCESS GATE. TO REMAIN
CLOSED EXCEPT WHEN
ACCESS CODE IS USED.

NEW CONCRETE PARKING LOT

NEW CONCRETE PICK UP + DROP OFF
LANES TO IMPROVE TRAFFIC FLOW

NEW CONCRETE PARKING LOT



PARKING ANALYSIS

EXISTING -	112 SPACES (INCLUDING 3 ADA)
ADDITIONAL -	25 SPACES
PROPOSED -	137 SPACES (INCLUDING 5 ADA)

1 PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
PROPOSED SITE PLAN

Issue:
REVIEW

Issue Date:
31 MAY 2019

Revision Date:

Sheet:
EXHIBIT
C

0 50' 100'

SCALE: 1" = 50'

BENCHMARK:

ELEVATIONS SHOWN HERON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARKS:

RM # 210260: ELEVATION=72.96' NAVD88, (2001 ADJ)
RM #X210255: ELEVATION=70.83' NAVD88, (2001 ADJ)

SEE BOUNDARY AND TOPOGRAPHIC SURVEY FOR TEMPORARY BENCHMARKS, AND LEGEND OF EXISTING FEATURES

LEGEND:

- EXISTING IMPERVIOUS SURFACE
- EXISTING DRAINAGE AREA (W140-01-00)
- EXISTING DRAINAGE AREA (VOSS ROAD)
- PROPERTY LINE
- SHEET FLOW DIRECTION

1 EXISTING DRAINAGE AREA MAP + PERMEABILITY CALCULATIONS

SCALE: 1" = 40'-0"

ALAN L. LACKEY , P.E.
TEXAS REGISTRATION NO. 120249
INTERIM SUBMITTAL
NOT FOR CONSTRUCTION PURPOSES

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

H2B INC.

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

EXISTING DRAINAGE AREA MAP + PERMEABILITY CALCULATIONS

Issue:

REVIEW

Issue Date:

11 APRIL 2018

Revision Date:

Sheet:

EXHIBIT D

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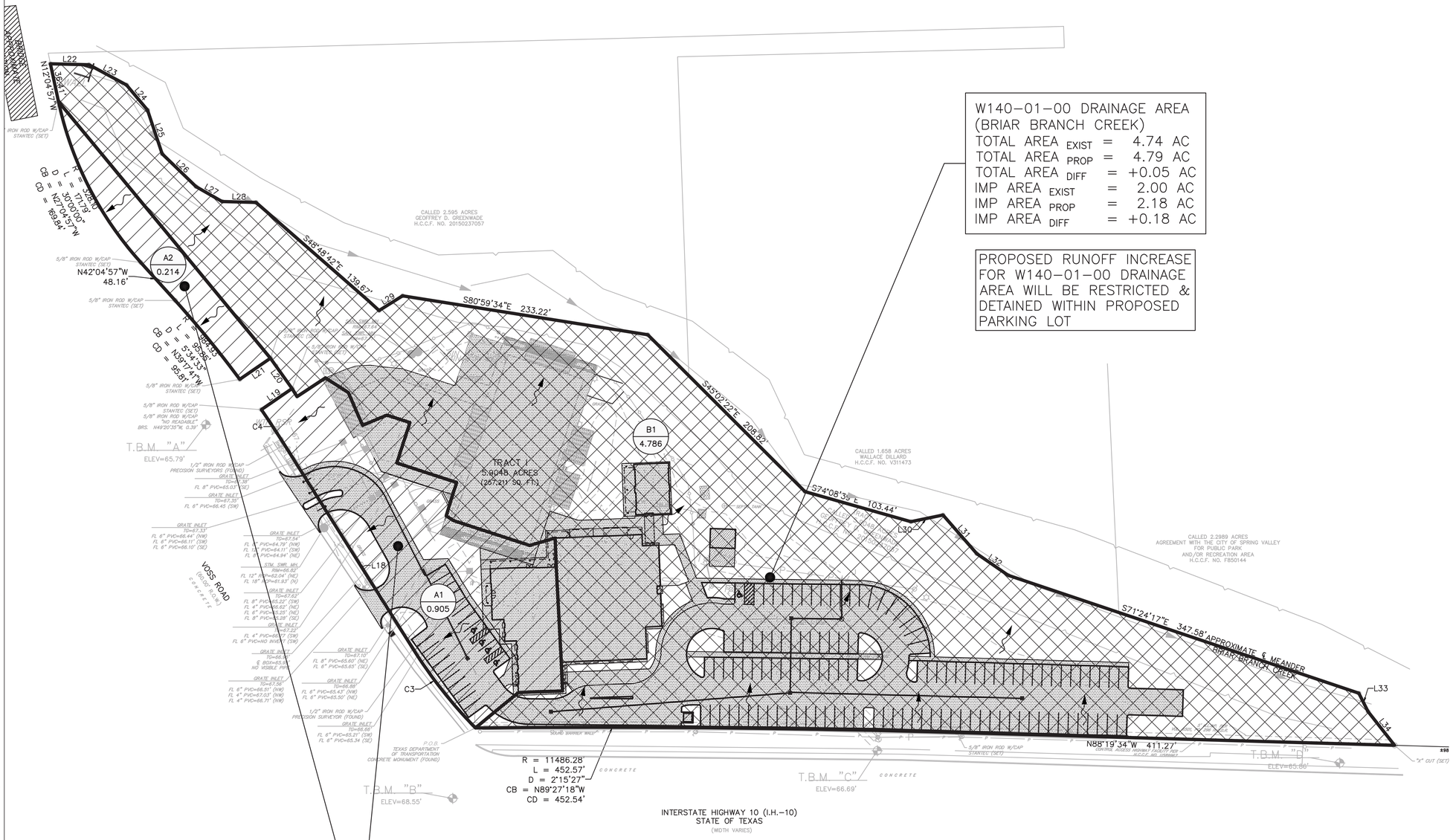

W140-01-00 DRAINAGE AREA
(BRIAR BRANCH CREEK)

TOTAL AREA	EXIST	=	4.74 AC
TOTAL AREA	PROP	=	4.79 AC
TOTAL AREA	DIFF	=	+0.05 AC
IMP AREA	EXIST	=	2.00 AC
IMP AREA	PROP	=	2.18 AC
IMP AREA	DIFF	=	+0.18 AC

PROPOSED RUNOFF INCREASE FOR W140-01-00 DRAINAGE AREA WILL BE RESTRICTED & DETAINED WITHIN PROPOSED PARKING LOT

VOSS ROAD DRAINAGE AREA

TOTAL AREA	EXIST	=	1.17 AC
TOTAL AREA	PROP	=	1.12 AC
TOTAL AREA	DIFF	=	−0.05 AC
IMP AREA	EXIST	=	0.70 AC
IMP AREA	PROP	=	0.61 AC
IMP AREA	DIFF	=	−0.09 AC

0 50' 100'
SCALE: 1" = 50'

BENCHMARK:

ELEVATIONS SHOWN HERON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARKS:

RM # 210260: ELEVATION=72.96' NAVD88, (2001 ADJ)
RM #X210255: ELEVATION=70.83' NAVD88, (2001 ADJ)

SEE BOUNDARY AND TOPOGRAPHIC SURVEY FOR TEMPORARY BENCHMARKS, AND LEGEND OF EXISTING FEATURES

LEGEND:

- PROPOSED IMPERVIOUS SURFACE
- PROPOSED DRAINAGE AREA (W140-01-00)
- PROPOSED DRAINAGE AREA (VOSS ROAD)
- PROPERTY LINE
- SHEET FLOW DIRECTION
- "X" DRAINAGE AREA DESIGNATION
- X.XX DRAINAGE AREA (ACRES)

NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITE INFORMATION.

ALAN L. LACKEY , P.E.
TEXAS REGISTRATION NO. 120249
INTERIM SUBMITTAL
NOT FOR CONSTRUCTION PURPOSES

1 PROPOSED DRAINAGE AREA MAP + PERMEABILITY CALCULATIONS

SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Consultants:

H2B INC.

Sheet Title:

PROPOSED DRAINAGE AREA MAP + PERMEABILITY CALCULATIONS

Issue:

REVIEW

Issue Date:

11 APRIL 2018

Revision Date:

Sheet:

EXHIBIT
E

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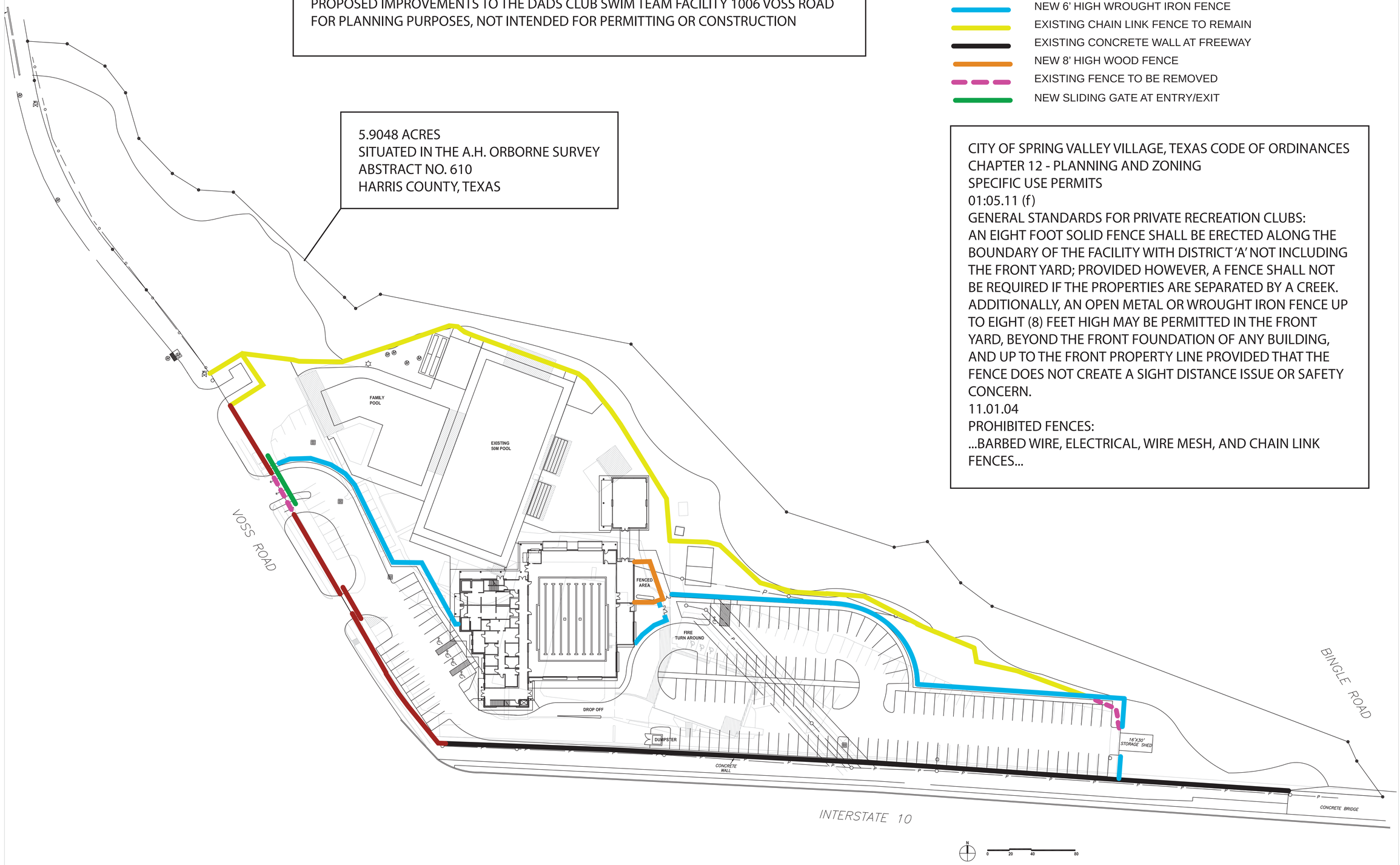
PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

5.9048 ACRES
SITUATED IN THE A.H. ORBORNE SURVEY
ABSTRACT NO. 610
HARRIS COUNTY, TEXAS

FENCING LEGEND

- EXISTING 8' HIGH WROUGHT IRON FENCE TO REMAIN
- NEW 6' HIGH WROUGHT IRON FENCE
- EXISTING CHAIN LINK FENCE TO REMAIN
- EXISTING CONCRETE WALL AT FREEWAY
- NEW 8' HIGH WOOD FENCE
- EXISTING FENCE TO BE REMOVED
- NEW SLIDING GATE AT ENTRY/EXIT

CITY OF SPRING VALLEY VILLAGE, TEXAS CODE OF ORDINANCES
CHAPTER 12 - PLANNING AND ZONING
SPECIFIC USE PERMITS
01:05.11 (f)
GENERAL STANDARDS FOR PRIVATE RECREATION CLUBS:
AN EIGHT FOOT SOLID FENCE SHALL BE ERECTED ALONG THE BOUNDARY OF THE FACILITY WITH DISTRICT 'A' NOT INCLUDING THE FRONT YARD; PROVIDED HOWEVER, A FENCE SHALL NOT BE REQUIRED IF THE PROPERTIES ARE SEPARATED BY A CREEK. ADDITIONALLY, AN OPEN METAL OR WROUGHT IRON FENCE UP TO EIGHT (8) FEET HIGH MAY BE PERMITTED IN THE FRONT YARD, BEYOND THE FRONT FOUNDATION OF ANY BUILDING, AND UP TO THE FRONT PROPERTY LINE PROVIDED THAT THE FENCE DOES NOT CREATE A SIGHT DISTANCE ISSUE OR SAFETY CONCERN.
11.01.04
PROHIBITED FENCES:
...BARBED WIRE, ELECTRICAL, WIRE MESH, AND CHAIN LINK FENCES...



1 PROPOSED SITE FENCING PLAN
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
PROPOSED SITE FENCING PLAN

Issue:
REVIEW

Issue Date:
31 MAY 2019

Revision Date:

Sheet:
EXHIBIT
F

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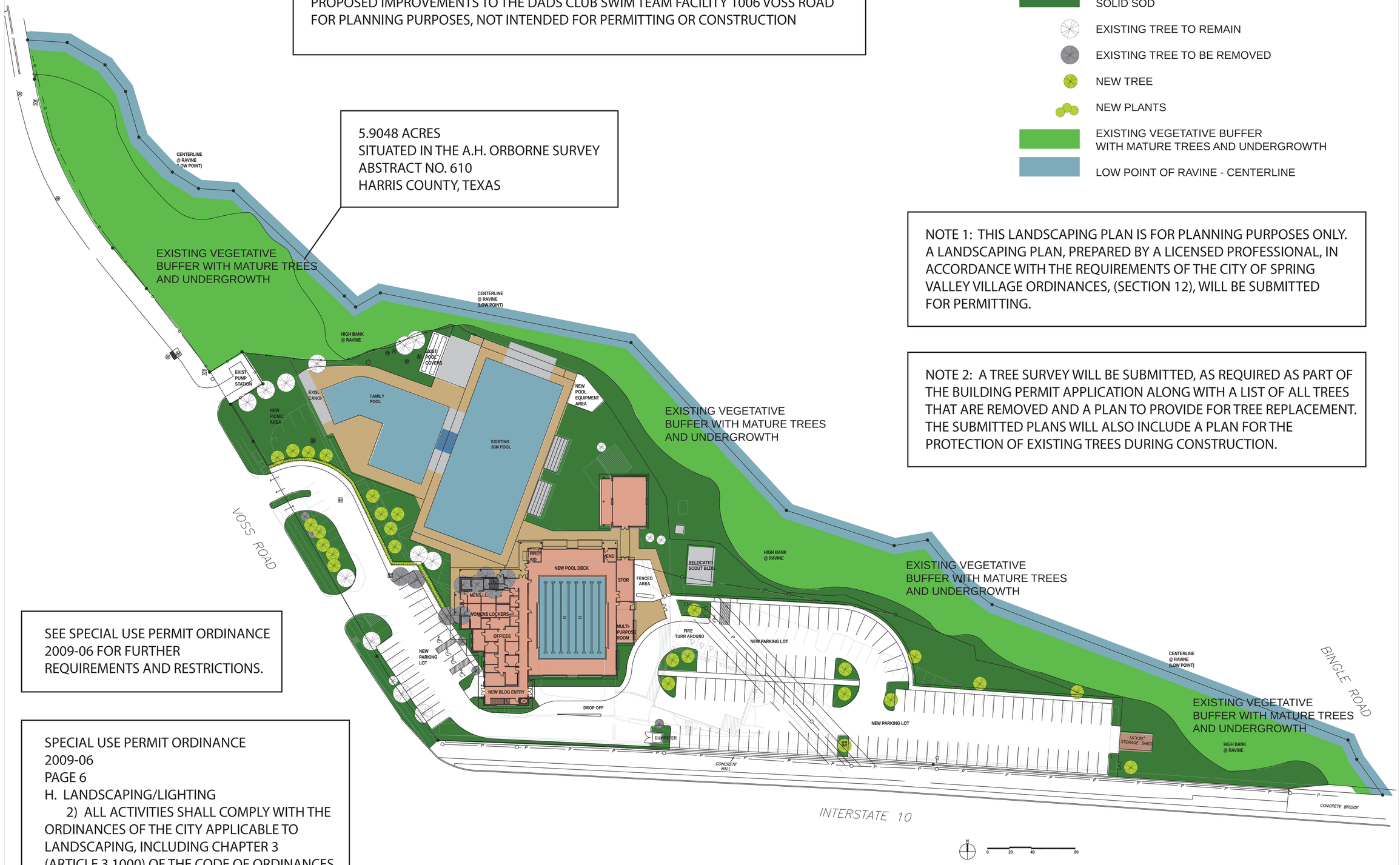
PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

5.9048 ACRES
SITUATED IN THE A.H. ORBORNE SURVEY
ABSTRACT NO. 610
HARRIS COUNTY, TEXAS



LANDSCAPE LEGEND

- SOLID SOD
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- NEW TREE
- NEW PLANTS
- EXISTING VEGETATIVE BUFFER WITH MATURE TREES AND UNDERGROWTH
- LOW POINT OF RAVINE - CENTERLINE

NOTE 1: THIS LANDSCAPING PLAN IS FOR PLANNING PURPOSES ONLY. A LANDSCAPING PLAN, PREPARED BY A LICENSED PROFESSIONAL, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SPRING VALLEY VILLAGE ORDINANCES, (SECTION 12), WILL BE SUBMITTED FOR PERMITTING.

NOTE 2: A TREE SURVEY WILL BE SUBMITTED, AS REQUIRED AS PART OF THE BUILDING PERMIT APPLICATION ALONG WITH A LIST OF ALL TREES THAT ARE REMOVED AND A PLAN TO PROVIDE FOR TREE REPLACEMENT. THE SUBMITTED PLANS WILL ALSO INCLUDE A PLAN FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.

SEE SPECIAL USE PERMIT ORDINANCE 2009-06 FOR FURTHER REQUIREMENTS AND RESTRICTIONS.

SPECIAL USE PERMIT ORDINANCE
2009-06
PAGE 6
H. LANDSCAPING/LIGHTING
2) ALL ACTIVITIES SHALL COMPLY WITH THE ORDINANCES OF THE CITY APPLICABLE TO LANDSCAPING, INCLUDING CHAPTER 3 (ARTICLE 3.1000) OF THE CODE OF ORDINANCES.

1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
LANDSCAPE PLAN

Issue:
REVIEW
Issue Date:
31 MAY 2019

Revision Date:

Sheet:
EXHIBIT
G

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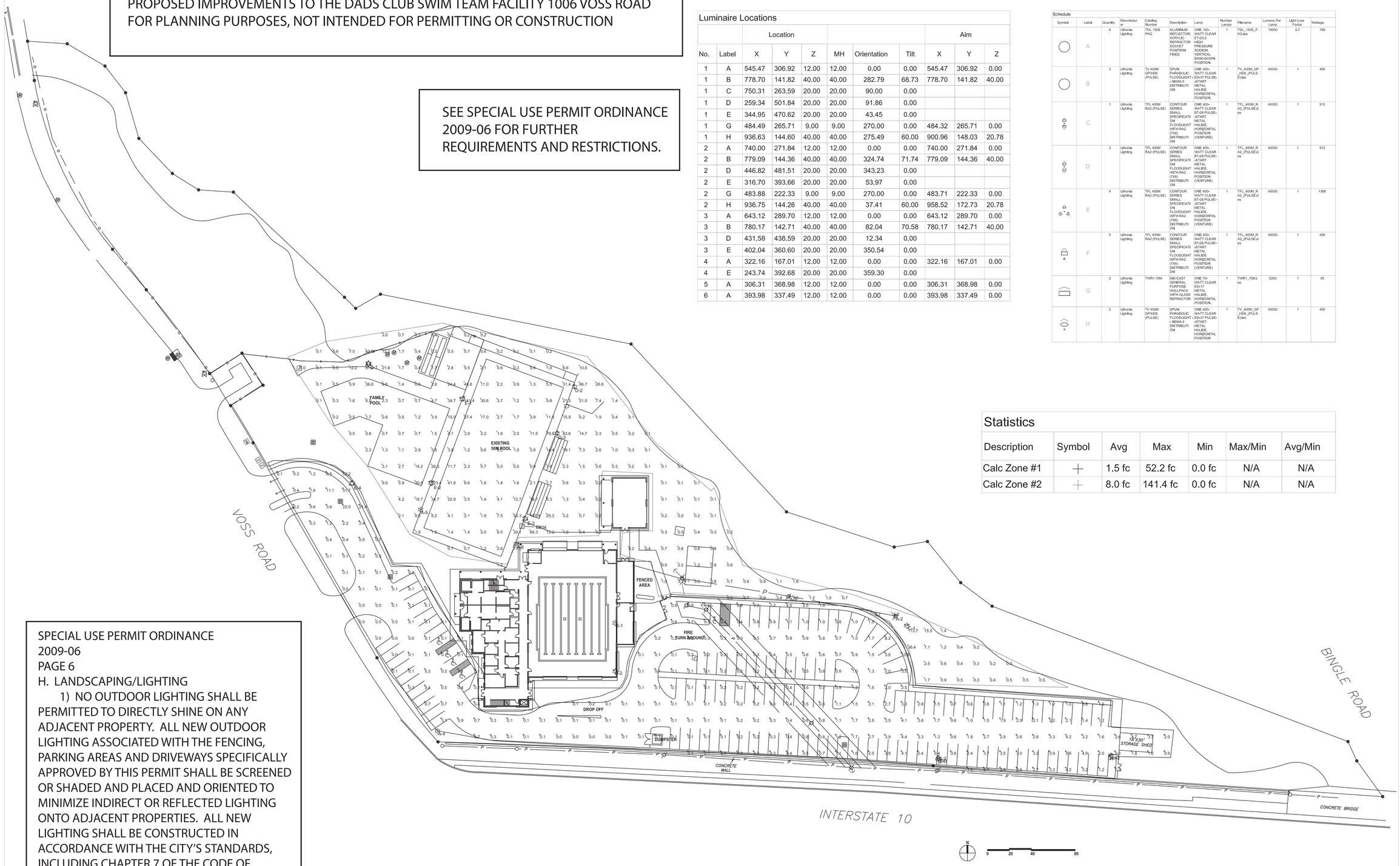
PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

SEE SPECIAL USE PERMIT ORDINANCE 2009-06 FOR FURTHER REQUIREMENTS AND RESTRICTIONS.



SPECIAL USE PERMIT ORDINANCE
2009-06
PAGE 6
H. LANDSCAPING/LIGHTING
1) NO OUTDOOR LIGHTING SHALL BE PERMITTED TO DIRECTLY SHINE ON ANY ADJACENT PROPERTY. ALL NEW OUTDOOR LIGHTING ASSOCIATED WITH THE FENCING, PARKING AREAS AND DRIVEWAYS SPECIFICALLY APPROVED BY THIS PERMIT SHALL BE SCREENED OR SHADED AND PLACED AND ORIENTED TO MINIMIZE INDIRECT OR REFLECTED LIGHTING ONTO ADJACENT PROPERTIES. ALL NEW LIGHTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S STANDARDS, INCLUDING CHAPTER 7 OF THE CODE OF ORDINANCES.

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	545.47	306.92	12.00	12.00	0.00	0.00	545.47	306.92	0.00
1	B	778.70	141.82	40.00	40.00	282.79	68.73	778.70	141.82	40.00
1	C	750.31	263.59	20.00	20.00	90.00	0.00			
1	D	259.34	501.84	20.00	20.00	91.86	0.00			
1	E	344.95	470.62	20.00	20.00	43.45	0.00			
1	G	484.49	265.71	9.00	9.00	270.00	0.00	484.32	265.71	0.00
1	H	936.63	144.60	40.00	40.00	275.49	60.00	900.96	148.03	20.78
2	A	740.00	271.84	12.00	12.00	0.00	0.00	740.00	271.84	0.00
2	B	779.09	144.36	40.00	40.00	324.74	71.74	779.09	144.36	40.00
2	D	446.82	481.51	20.00	20.00	343.23	0.00			
2	E	316.70	393.66	20.00	20.00	53.97	0.00			
2	G	483.88	222.33	9.00	9.00	270.00	0.00	483.71	222.33	0.00
2	H	936.75	144.26	40.00	40.00	37.41	60.00	958.52	172.73	20.78
3	A	643.12	289.70	12.00	12.00	0.00	0.00	643.12	289.70	0.00
3	B	780.17	142.71	40.00	40.00	82.04	70.58	780.17	142.71	40.00
3	D	431.58	438.59	20.00	20.00	12.34	0.00			
3	E	402.04	360.60	20.00	20.00	350.54	0.00			
4	A	322.16	167.01	12.00	12.00	0.00	0.00	322.16	167.01	0.00
4	E	243.74	392.68	20.00	20.00	359.30	0.00			
5	A	306.31	368.98	12.00	12.00	0.00	0.00	306.31	368.98	0.00
6	A	393.98	337.49	12.00	12.00	0.00	0.00	393.98	337.49	0.00

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	6	Lithonia Lighting	TDL 150S PKG	ALUMINUM REFLECTOR, ACRYLIC REFRACTOR SOCKET POSITION FIXED	ONE 150-WATT CLEAR ET-23.5 HIGH PRESSURE SODIUM, VERTICAL BASE-DOWN POSITION.	1	TDL_150S_PKG.ies	16000	0.7	189
	B	3	Lithonia Lighting	TV 400M GPHD6 (PULSE)	SPUN PARABOLIC FLOODLIGHT - NEMA 6 DISTRIBUTION	ONE 400-WATT CLEAR E0+37 PULSE-START METAL HALIDE, HORIZONTAL POSITION	1	TV_400M_GPH_PULSE.ies	40000	1	456
	C	1	Lithonia Lighting	TFL 400M RA2 (PULSE)	CONTOUR SERIES SMALL SPECIFICATION FLOODLIGHT WITH RA2 (TX6) DISTRIBUTION	ONE 400-WATT CLEAR BT-28 PULSE-START METAL HALIDE, HORIZONTAL POSITION (VENTURE)	1	TFL_400M_RA2_(PULSE).ies	40000	1	912
	D	3	Lithonia Lighting	TFL 400M RA2 (PULSE)	CONTOUR SERIES SMALL SPECIFICATION FLOODLIGHT WITH RA2 (TX6) DISTRIBUTION	ONE 400-WATT CLEAR BT-28 PULSE-START METAL HALIDE, HORIZONTAL POSITION (VENTURE)	1	TFL_400M_RA2_(PULSE).ies	40000	1	912
	E	4	Lithonia Lighting	TFL 400M RA2 (PULSE)	CONTOUR SERIES SMALL SPECIFICATION FLOODLIGHT WITH RA2 (TX6) DISTRIBUTION	ONE 400-WATT CLEAR BT-28 PULSE-START METAL HALIDE, HORIZONTAL POSITION (VENTURE)	1	TFL_400M_RA2_(PULSE).ies	40000	1	1368
	F	0	Lithonia Lighting	TFL 400M RA2 (PULSE)	CONTOUR SERIES SMALL SPECIFICATION FLOODLIGHT WITH RA2 (TX6) DISTRIBUTION	ONE 400-WATT CLEAR BT-28 PULSE-START METAL HALIDE, HORIZONTAL POSITION (VENTURE)	1	TFL_400M_RA2_(PULSE).ies	40000	1	456
	G	2	Lithonia Lighting	TWR1 70M	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR	ONE 70-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	1	TWR1_70M.ies	5200	1	95
	H	2	Lithonia Lighting	TV 400M GPHD6 (PULSE)	SPUN PARABOLIC FLOODLIGHT - NEMA 6 DISTRIBUTION	ONE 400-WATT CLEAR E0+37 PULSE-START METAL HALIDE, HORIZONTAL POSITION	1	TV_400M_GPH_PULSE.ies	40000	1	456

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	52.2 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	8.0 fc	141.4 fc	0.0 fc	N/A	N/A

1 LIGHTING PLAN + PHOTOMETRIC CALCULATIONS
SCALE: 1" = 40'-0"

GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
LIGHTING PLAN

Issue:
REVIEW

Issue Date:
02 JULY 2019

Revision Date:

Sheet:
EXHIBIT
H

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PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

5.9048 ACRES
SITUATED IN THE A.H. ORBORNE SURVEY
ABSTRACT NO. 610
HARRIS COUNTY, TEXAS

SEE SPECIAL USE PERMIT ORDINANCE
2009-06 FOR FURTHER
REQUIREMENTS AND RESTRICTIONS.

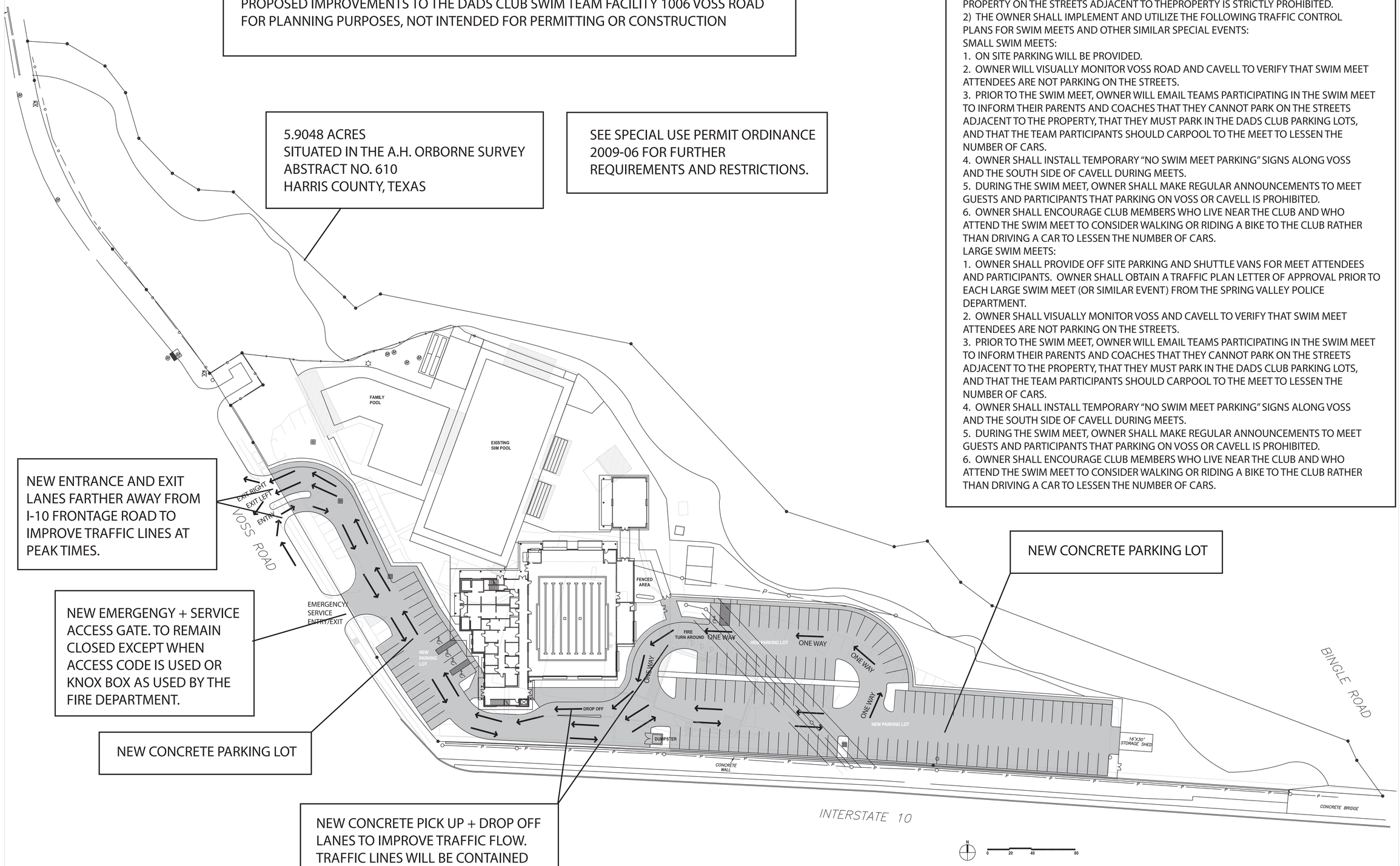
NEW ENTRANCE AND EXIT LANES FARTHER AWAY FROM I-10 FRONTAGE ROAD TO IMPROVE TRAFFIC LINES AT PEAK TIMES.

NEW EMERGENGY + SERVICE ACCESS GATE. TO REMAIN CLOSED EXCEPT WHEN ACCESS CODE IS USED OR KNOX BOX AS USED BY THE FIRE DEPARTMENT.

NEW CONCRETE PARKING LOT

NEW CONCRETE PICK UP + DROP OFF LANES TO IMPROVE TRAFFIC FLOW. TRAFFIC LINES WILL BE CONTAINED WITHIN THE PROPERTY BOUNDARIES.

NEW CONCRETE PARKING LOT



F. TRAFFIC CONTROL, (PAGES 4,5&6)

1) ALL GUESTS, MEMBERS AND VISITORS OF THE FACILITY SHALL BE DISCHARGED AND PICKED UP ON THE PROPERTY; I.E., THE LOADING AND UNLOADING OF PASSENGERS OR PROPERTY ON THE STREETS ADJACENT TO THEPROPERTY IS STRICTLY PROHIBITED.

2) THE OWNER SHALL IMPLEMENT AND UTILIZE THE FOLLOWING TRAFFIC CONTROL PLANS FOR SWIM MEETS AND OTHER SIMILAR SPECIAL EVENTS:

SMALL SWIM MEETS:

1. ON SITE PARKING WILL BE PROVIDED.
2. OWNER WILL VISUALLY MONITOR VOSS ROAD AND CAVELL TO VERIFY THAT SWIM MEET ATTENDEES ARE NOT PARKING ON THE STREETS.
3. PRIOR TO THE SWIM MEET, OWNER WILL EMAIL TEAMS PARTICIPATING IN THE SWIM MEET TO INFORM THEIR PARENTS AND COACHES THAT THEY CANNOT PARK ON THE STREETS ADJACENT TO THE PROPERTY, THAT THEY MUST PARK IN THE DADS CLUB PARKING LOTS, AND THAT THE TEAM PARTICIPANTS SHOULD CARPOOL TO THE MEET TO LESSEN THE NUMBER OF CARS.
4. OWNER SHALL INSTALL TEMPORARY "NO SWIM MEET PARKING" SIGNS ALONG VOSS AND THE SOUTH SIDE OF CAVELL DURING MEETS.
5. DURING THE SWIM MEET, OWNER SHALL MAKE REGULAR ANNOUNCEMENTS TO MEET GUESTS AND PARTICIPANTS THAT PARKING ON VOSS OR CAVELL IS PROHIBITED.
6. OWNER SHALL ENCOURAGE CLUB MEMBERS WHO LIVE NEAR THE CLUB AND WHO ATTEND THE SWIM MEET TO CONSIDER WALKING OR RIDING A BIKE TO THE CLUB RATHER THAN DRIVING A CAR TO LESSEN THE NUMBER OF CARS.

LARGE SWIM MEETS:

1. OWNER SHALL PROVIDE OFF SITE PARKING AND SHUTTLE VANS FOR MEET ATTENDEES AND PARTICIPANTS. OWNER SHALL OBTAIN A TRAFFIC PLAN LETTER OF APPROVAL PRIOR TO EACH LARGE SWIM MEET (OR SIMILAR EVENT) FROM THE SPRING VALLEY POLICE DEPARTMENT.
2. OWNER SHALL VISUALLY MONITOR VOSS AND CAVELL TO VERIFY THAT SWIM MEET ATTENDEES ARE NOT PARKING ON THE STREETS.
3. PRIOR TO THE SWIM MEET, OWNER WILL EMAIL TEAMS PARTICIPATING IN THE SWIM MEET TO INFORM THEIR PARENTS AND COACHES THAT THEY CANNOT PARK ON THE STREETS ADJACENT TO THE PROPERTY, THAT THEY MUST PARK IN THE DADS CLUB PARKING LOTS, AND THAT THE TEAM PARTICIPANTS SHOULD CARPOOL TO THE MEET TO LESSEN THE NUMBER OF CARS.
4. OWNER SHALL INSTALL TEMPORARY "NO SWIM MEET PARKING" SIGNS ALONG VOSS AND THE SOUTH SIDE OF CAVELL DURING MEETS.
5. DURING THE SWIM MEET, OWNER SHALL MAKE REGULAR ANNOUNCEMENTS TO MEET GUESTS AND PARTICIPANTS THAT PARKING ON VOSS OR CAVELL IS PROHIBITED.
6. OWNER SHALL ENCOURAGE CLUB MEMBERS WHO LIVE NEAR THE CLUB AND WHO ATTEND THE SWIM MEET TO CONSIDER WALKING OR RIDING A BIKE TO THE CLUB RATHER THAN DRIVING A CAR TO LESSEN THE NUMBER OF CARS.

1 TRAFFIC CONTROL PLAN
SCALE: 1" = 40'-0"

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:
TRAFFIC CONTROL PLAN

Issue:
REVIEW

Issue Date:
31 MAY 2019

Revision Date:

Sheet:
EXHIBIT
J

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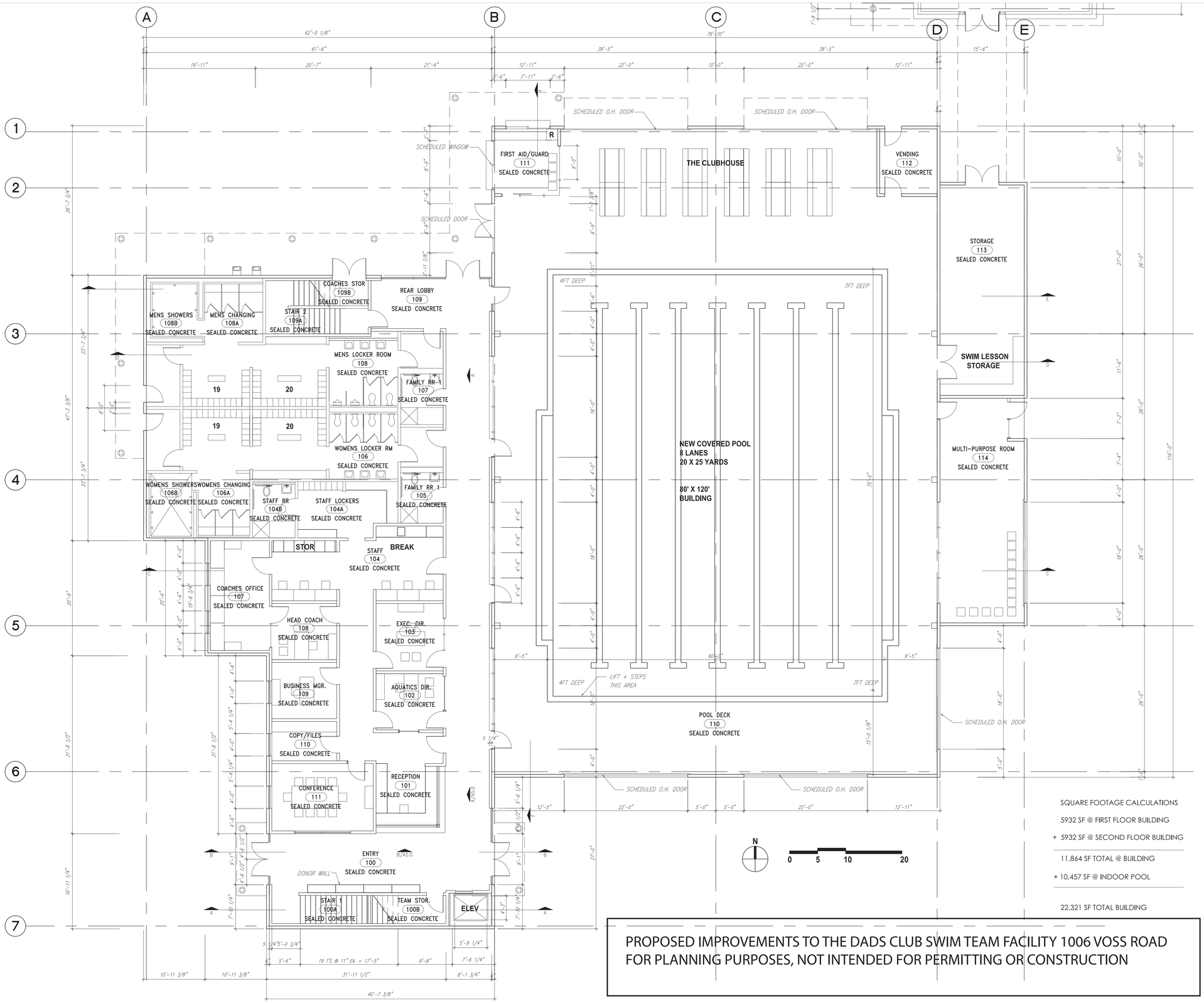

SQUARE FOOTAGE CALCULATIONS

5932 SF @ FIRST FLOOR BUILDING

+ 5932 SF @ SECOND FLOOR BUILDING

11,864 SF TOTAL @ BUILDING

+ 10,457 SF @ INDOOR POOL

22,321 SF TOTAL BUILDING

PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

FIRST FLOOR PLAN

Issue:

REVIEW

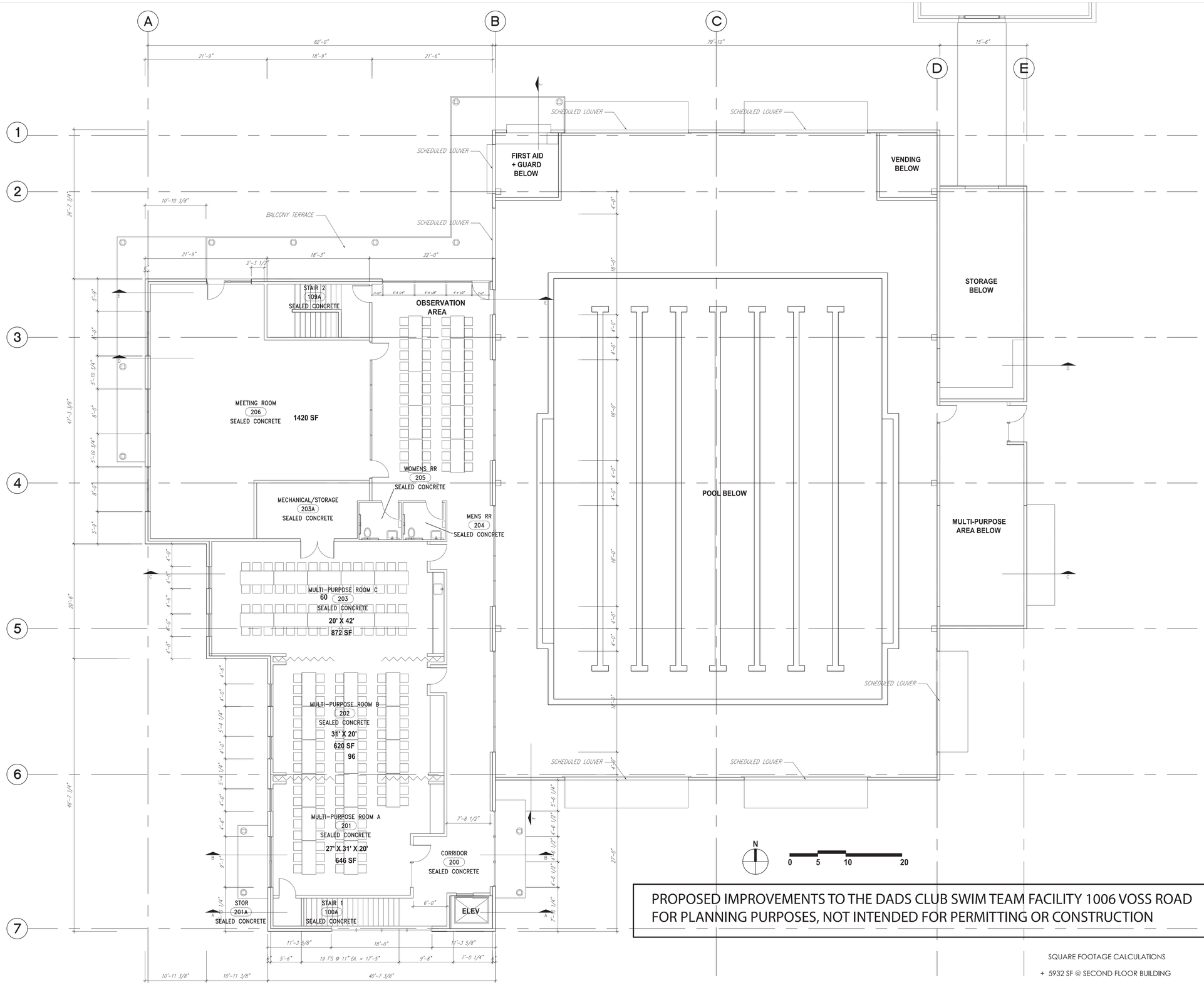
Issue Date:

13 APRIL 2018
21 JANUARY 2019

Revision Date:

Sheet:

EXHIBIT
K



PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

SQUARE FOOTAGE CALCULATIONS

+ 5932 SF @ SECOND FLOOR BUILDING

216 SEATS TOTAL

1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

SECOND FLOOR PLAN

Issue:

REVIEW

Issue Date:

13 APRIL 2018
21 JANUARY 2019

Revision Date:

Sheet:

EXHIBIT
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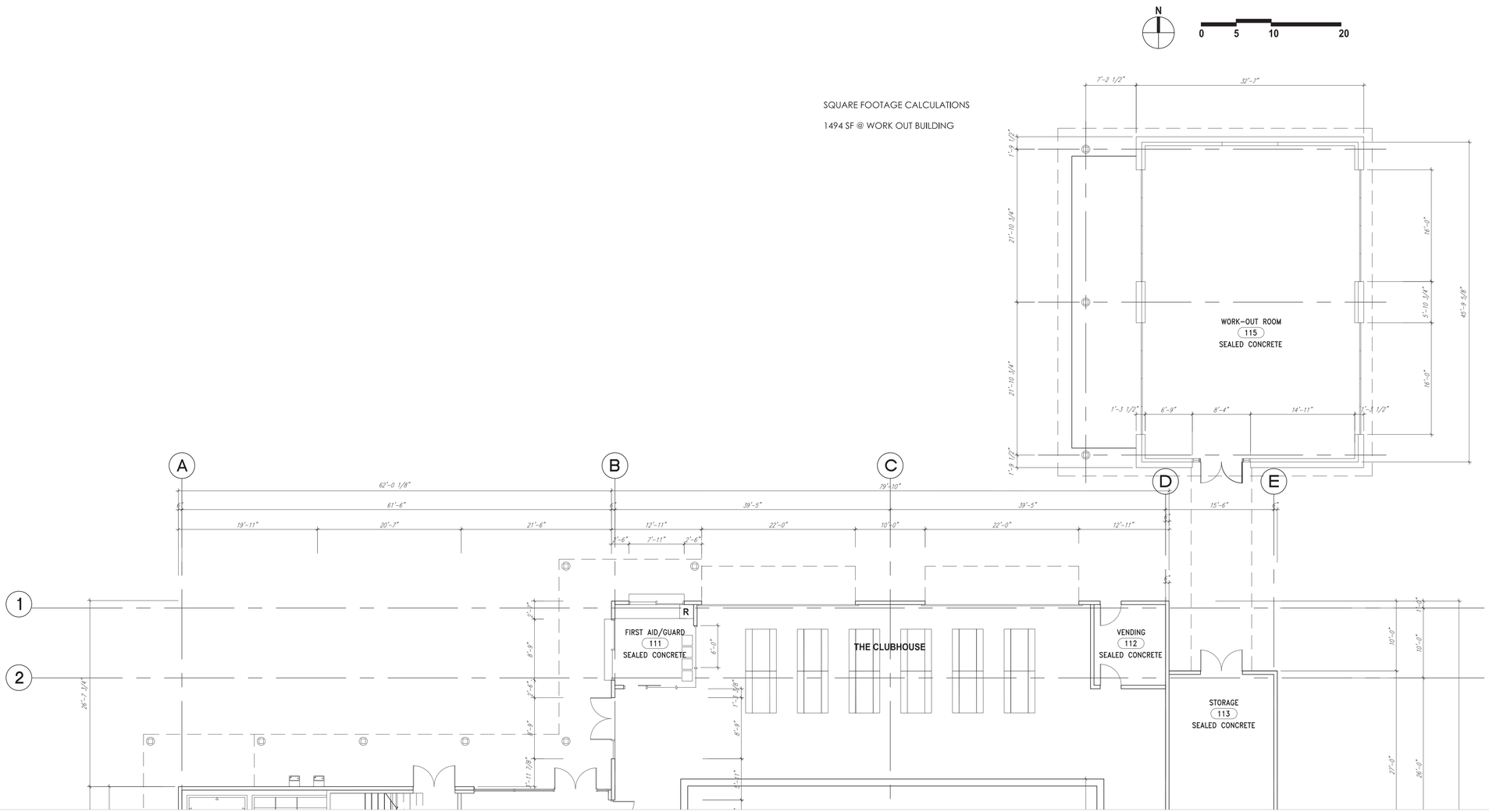
PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

SQUARE FOOTAGE CALCULATIONS

1494 SF @ WORK OUT BUILDING



1 WORK OUT ROOM FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

WORK OUT ROOM
FLOOR PLAN

Issue:

REVIEW

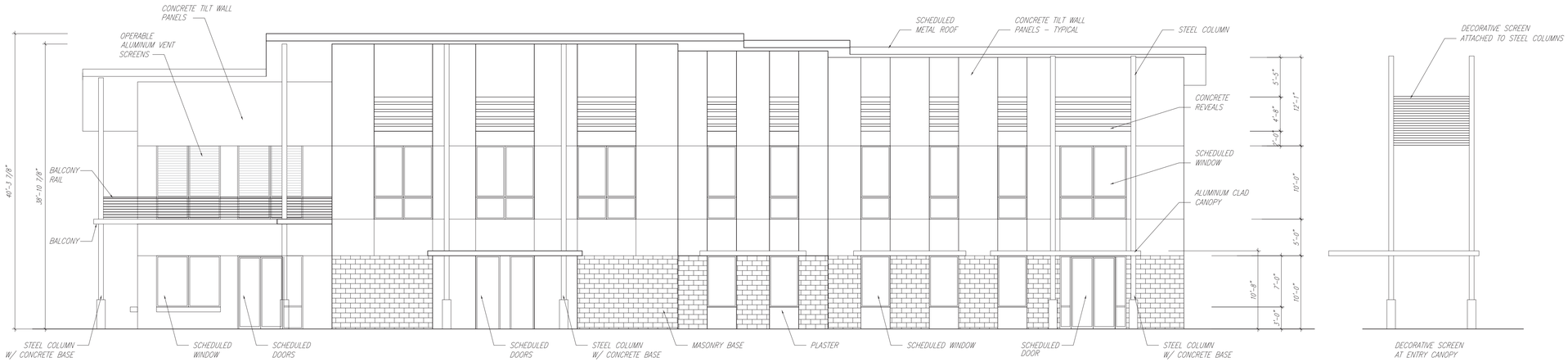
Issue Date:

13 APRIL 2018
21 JANUARY 2019

Revision Date:

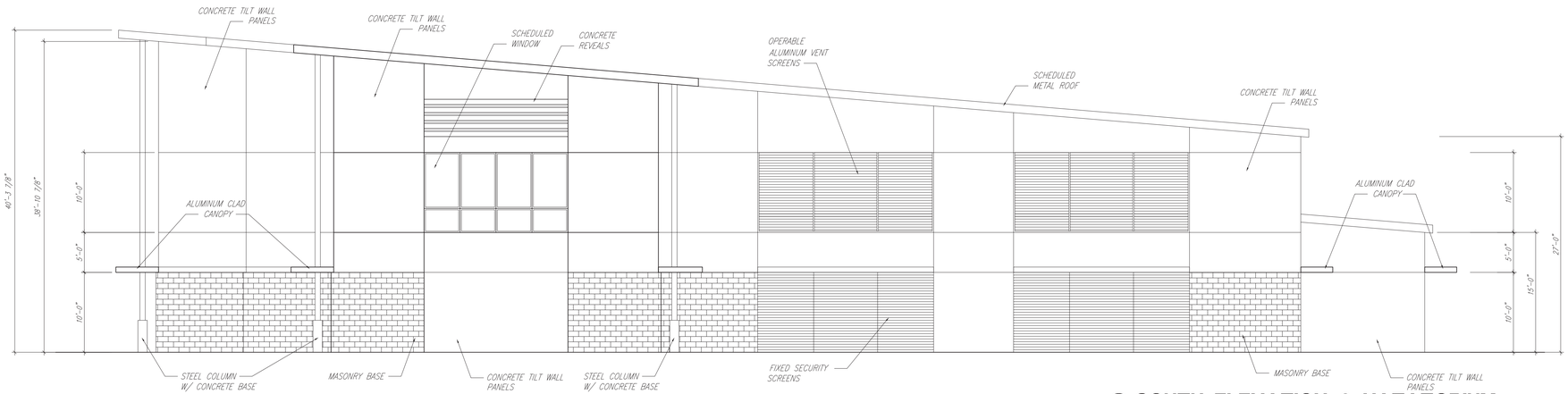
Sheet:

EXHIBIT
M



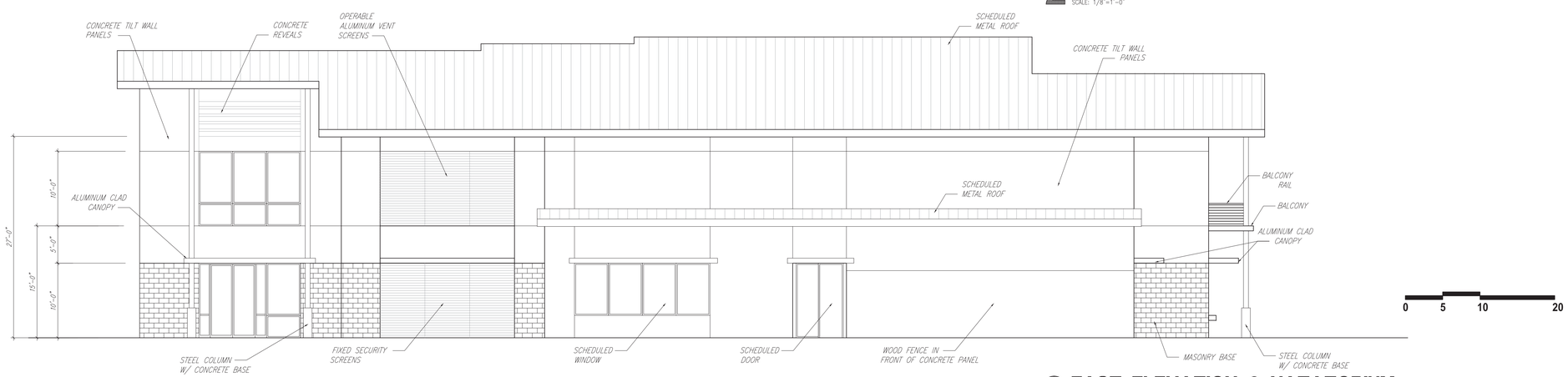
1 WEST ELEVATION @ NATATORIUM

SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION @ NATATORIUM

SCALE: 1/8"=1'-0"



3 EAST ELEVATION @ NATATORIUM

SCALE: 1/8"=1'-0"

PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

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Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

NATATORIUM ELEVATIONS

Issue:

REVIEW

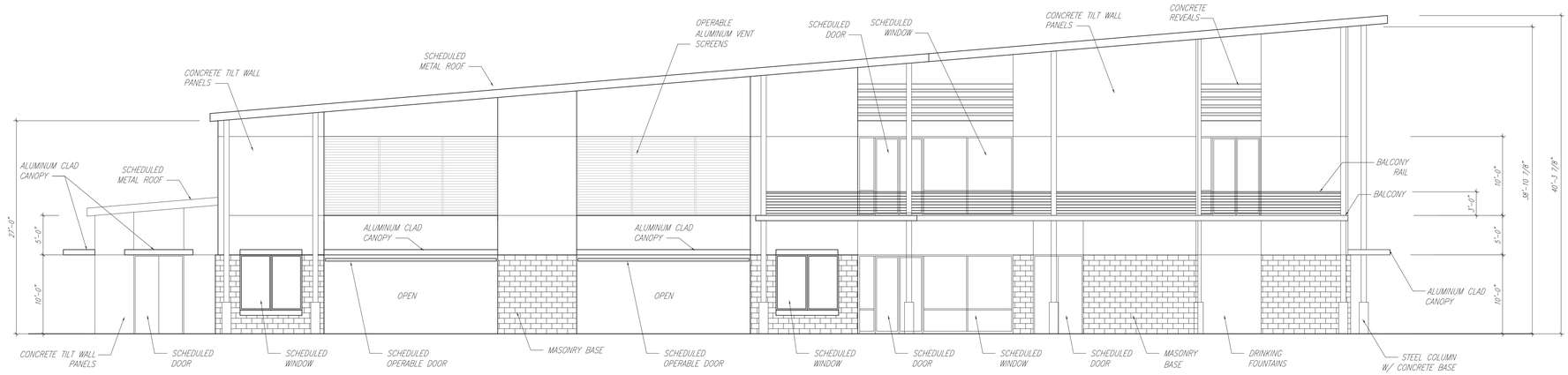
Issue Date:

31 MAY 2019

Revision Date:

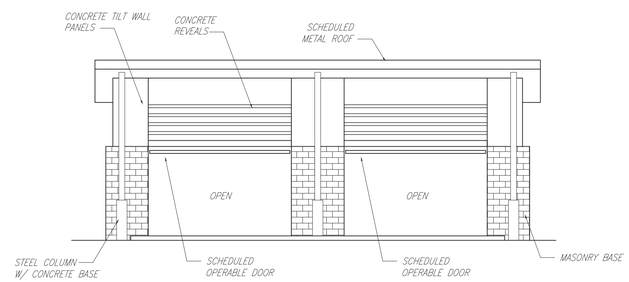
Sheet:

EXHIBIT
N



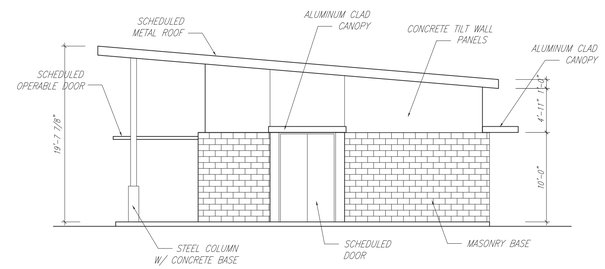
1 NORTH ELEVATION @ NATATORIUM

SCALE: 1/8"=1'-0"



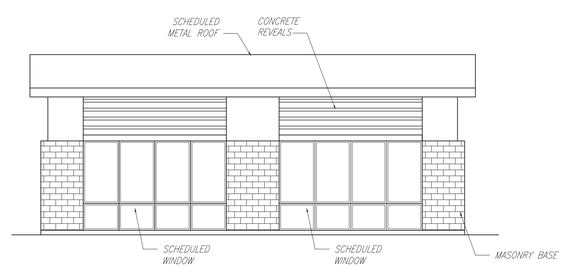
3 WEST ELEVATION @ FITNESS CENTER

SCALE: 1/8"=1'-0"



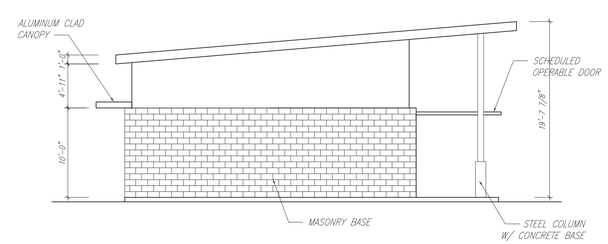
2 SOUTH ELEVATION @ FITNESS CENTER

SCALE: 1/8"=1'-0"



4 EAST ELEVATION @ FITNESS CENTER

SCALE: 1/8"=1'-0"



5 NORTH ELEVATION @ FITNESS CENTER

SCALE: 1/8"=1'-0"

0 5 10 20

PROPOSED IMPROVEMENTS TO THE DADS CLUB SWIM TEAM FACILITY 1006 VOSS ROAD
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

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GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

NATATORIUM
+ FITNESS CENTER
ELEVATIONS

Issue:

REVIEW

Issue Date:

31 MAY 2019

Revision Date:

Sheet:

EXHIBIT
O

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VIEW FROM VOSS

VIEW FROM 50 METER POOL

AERIAL VIEW

VIEW FROM 50 METER POOL

FITNESS BUILDING

FITNESS BUILDING

G&A
GOULAS + ASSOCIATES
ARCHITECTS / PLANNERS

Project Information:

Consultants:

DAD'S CLUB
1006 VOSS ROAD
HOUSTON, TEXAS 77055

Sheet Title:

COLOR RENDERINGS

Issue:

REVIEW

Issue Date:

13 MAY 2019

Revision Date:

Sheet:

EXHIBIT
P

ORDINANCE NO. 2013-13

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING IMPROVEMENTS TO THE EXISTING FACILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

WHEREAS, DAD'S CLUB SWIM TEAM, INC. (the "Owner") is the Owner of a tract of land comprising 5.904 acres, more or less, in Harris County, Texas, and being further identified as 1006 Voss Road (the "Property"), and situated within the corporate limits of the City of Spring Valley Village, Texas (the "City"), said tract being more particularly described in the Exhibits attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property has been continuously used as a private recreation club since 1947; and

WHEREAS, the Owner proposes to improve and continue to operate the Property as a private recreation club; and

WHEREAS, the Property presently has a zoning classification of Bingle West Planned Area Development District (BWPADD), pursuant to the Zoning Ordinance of the City; and

WHEREAS, the City Council of the City of Spring Valley Village has previously issued to the Dad's Club a specific use permit for the operation of a private recreation club; and

WHEREAS, the Owner of the Property, through its duly authorized representative, has presented an application (the "Application") to the City for the amendment of the Specific Use Permit to allow improvements to its existing facility; and

WHEREAS, the Zoning Commission of the City, following notice and hearing as required by law, has recommended that the City Council grant the specific use permit as shown in the final report of said Commission; and

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

WHEREAS, the City Council finds that the amendment to the specific use permit should be granted subject to certain conditions and terms contained herein; now, therefore,

* * * * *

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

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

Section 2. The Specific Use Permit granted to Dad's Club for use of the Property for the purpose of constructing and operating a private recreation club, the Specific Use, subject to the terms and conditions set forth below, previously granted to the Owner is hereby amended by approving the application setting forth proposed improvements of the existing facility at the Dad's Club located at 1006 Voss Road, subject to the terms and conditions set forth below.

Section 3. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the amending of this Specific Use Permit as herein provided.

Section 4. The authorization granted by this Ordinance to construct the proposed improvements on the Property shall be null and void after the expiration of one (1) year from the

date of adoption hereof unless construction as identified in the Exhibits, attached hereto and made a part hereof, has commenced and the facilities are constructed or substantially complete within a two-year period, or unless an extension of time is approved by City Council.

Section 5. The Specific Use Permit to authorize use of the Private Recreation Clubs, authorized and permitted is hereby amended, subject to the following additional limitations, restrictions, and conditions:

A. Compliance with Application and Site Plans. The granting of the Amended Specific Use Permit shall be, and is hereby, conditioned upon the Specific Use being located, constructed, and conducted upon the Property and in substantial compliance with the application dated February 27, 2013, including the site plan and Exhibits A through K, which are attached hereto and made a part hereof for all purposes. Development of the Property shall comply with the Amendment to SUP Site Plan.

B. Specific Use Requirements Previously Granted Unaffected. This Amended Specific Use Permit shall apply only to the site plan amended herein under this Ordinance, and shall not affect standards previously approved and authorized.

C. Buildings; setbacks; architectural elevations.

1) Existing structures on the Property, not affected by changes herein, must be maintained.

2) Any new construction of future improvements shall require an amendment to this permit and all procedures in place at that time must be followed.

3) All new construction and all maintenance of existing structures shall comply with building code and setback requirements of the City, must be constructed in accordance with the site plan provided for in the Exhibits, and are subject to final approval of the building's footprint and setbacks by the Building Official.

4) All landscaping and lighting shall be in accordance with a landscape and lighting plan as approved by the City.

5) All fencing shall be in compliance with standards set forth in the City Code of Ordinances.

6) All new storage buildings constructed or placed on the site shall have a height that does not exceed the sound wall adjacent to I-10.

7) All entrances to bathrooms constructed or placed on the site shall face existing buildings on site, and the entrances shall not be visible from the adjacent public streets or residences on the north side of the Property.

D. Safety Codes. The Owner shall comply with the requirements of Texas Health and Safety Code Sections 341.064 (Swimming Pools and Bathhouses), 343.011 (fencing around swimming pool), and 25 Texas Administrative Code Chapter 265 (Design Standards for Public Swimming Pool Construction).

E. Abandonment. Should the permitted use be abandoned in any manner, or discontinued in use for ninety (90) days or more, or continued other than in strict conformity with the conditions of this permit, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of the public health, safety or welfare, the Specific Use Permit may be terminated by action of the City Council following hearing and recommendation of the City Planning and Zoning Commission.

F. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this Specific Use Permit, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

Section 6. Any person, corporation or entity who or which 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 in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 7. In the event any 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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

ADOPTED this 25th of June, 2013.

Tom Ramsey
Mayor

ATTEST:

Betty Lusk
City Secretary

RECEIVED
FEB 27 2013

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application
(Please type or print the following information)

Subdivision Name: n/a **Development:** n/a

Submittal Type:
___ Preliminary Plat ___ Final Plat
___ Amending Plat
___ Preliminary Replat ___ Final Replat
___ Specific Use Permit
X Specific Use Permit Amendment

Reason for Replat or Amending Plat:
Amendment of the existing Special Use Permit for the approval of a Proposed Community Pool and Related Improvements, Including Additional Parking, Fencing and Utilitites

Type of Plat:
___ Single Family Residential ___ Zero Lot Line Patio Homes
___ Planned Area Development District
___ Planned Area Development
X Amendment to Planned Area Development

Applicant: (Letter attached from Property Owner)

Representative/Authorized Agent:
Lee K. Shuchart, President, Dad's Club Swim Team, Inc.

Contact Name: Linda S. Kutac

Address: 1006 Voss Road, Houston, Texas 77055

Phone: 713-461-8577 Fax: 713-461-8950

Owner: Dad's Club Swim Team, Inc.

Contact Name: Linda S. Kutac

Address: 1006 Voss Road, Houston, Texas 77055

Phone: 713-461-8577 Fax: 713-461-8950

Engineer or Planner:

Company: n/a Contact _____

Address: n/a

Phone: _____ Fax: _____

Plat/PADD Location/Proposed Name: City _____

Survey/Abstract No.
Tract 18, Abstract 610, A.H. Osborne

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

1006 Voss Road, the Northeast Corner of the Intersection of the IH-10 Feeder And Voss Roads

Jurisdictions:
Utility District: City of Spring Valley Village School District: Spring Branch ISD

County Precinct: Harris County Precinct 3 Zoning District: n/a

Plat/PADD Data:
Total Acreage: 5.9048 Acres Typical Lot Size: n/a

Number Lots: n/a Number of Streets: n/a

Numbers and Types of Reserves: n/a Total Acres in Reserve: n/a

Authorization:
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application.

Rick Deuschland President February 26, 2018
Signature of Applicant **Date**

Submittal Requirements:
- Letter stating the applicant's reasons for request, type of request, and other pertinent information.
- Metes and bounds of the site and county slide number of plat, if recorded
- Fifteen (15) 24 x 36, 1" = 100' scale drawings blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map.
- After approval of requirements by Building Official:
  Plat or Replat Application Fee is $500
  Specific Use Permit Application Fee is $500.00
  Planned Area Development District Application Fee is $7,000.
- Upon consideration by City Council for final approval, a PDF with 6 additional copies are requested.

Dad's Club Swim Team, Inc. February 22, 2013

Proposed Improvements 1066 Voss

Proposed Improvements to Existing Facility:

1. Demolition/Clearing

    a. Demolition of the existing 900 SF wood frame building and slab located on the southwest corner of the property, including capping the existing water service, plugging the sanitary sewer connection and removal of power to the building.

    b. Removal of the existing 1,435 SF wood framed canopy and slab located where the proposed pool is to be located, including water and electrical service.

    c. Removal of the existing 485 SF portable building, including removal of electrical service.

    d. Clearing and removal of existing trees where proposed pool, sidewalks and restrooms are to be located.

    e. Re-grading of berm area on east side of the existing outdoor pool to allow for the construction of proposed bleacher pads and shade canopy.

2. Utilities

    a. Cap existing water line and plug existing sewer (1.a.) above.

    b. Request additional availability of water and sewer from the City of Spring Valley Villages, once usage is determined.

    c. Determine if separate electrical service location will be required.

    d. Assuming that existing facilities are sufficient, Install proposed water, sewer and electric lines to serve the proposed pool and restroom, tying into the existing on-site utilities, with increased water, sewer and electrical usage to be determined, (TBD).

    e. Extend existing on-site natural gas line on-site to serve the proposed pool heater.

    f. Provide power along with switchgear, panels, controllers and breakers, as required, for power distribution

3. Sidewalks and Paving

    a. Provide ADA complaint sidewalks and decking around the proposed pool and accessible routes within the proposed improvement areas.

    b. Provide additional parking spaces where the existing building is to be removed and re-configure/restripe parking lot to provide for additional space and comply with ADA/TAS requirements.

4. Security Fencing

    a. Provide security fencing around the proposed pool area and make repairs to the existing fencing as required. All proposed gates to adhere to current ADA/TAS standards.

5. Drainage, Site Grading and SWPPP

    a. Provide internal drainage to alleviate standing water and promote drainage. Drainage piping to be tied into existing drainage structures and outfalls.

    b. Remove the existing elevated berm on the east side of the outside pool and restore the lawn area following construction of improvements.

    c. Provide silt fencing and erosion prevention measures during construction, including minimizing the areas disturbed and limiting runoff. Restore vegetation to the disturbed areas as soon as practicable.

    d. No areas delineated as being in the 100 year flood plain will be disturbed.

    e. No fill will be placed within the 100 year flood plain.

    f. Grading will be done to provide for local storage and mitigation of storm runoff.

6. Proposed Pool

    a. Construct the proposed family/recreational pool including piping and equipment. Soils from excavation are intended to be used on-site or disposed of off site.

7. Restroom

    a. Provide a pre-engineered permanent restroom building with a separate Men's and Women's facilities that are ADA compliant and meet all local codes. A floor plan and specifications are available.

    b. All utility connections including water, sewer and electricity.

8. Site Lighting

    a. Provide site lighting for illumination and security. Lighting will be designed not to impact the surrounding areas or residences.

9. Relocation of Bleachers

    a. Relocate existing aluminum bleachers to the east side of the outdoor pool and provide paving under bleacher areas, including sidewalks fro access.

10. Proposed Shade Canopy and Picnic Area

    a. Construct a shade canopy and amenity areas, including picnic tables for use by the members.

11. Storage Area

    a. Provide portable prefabricated storage containers (8'x40') as shown on the drawings to allow for covered storage, including screening, anchoring and housekeeping pads.

12. Landscaping

a. Provide trees, shrubbery and ground cover to provide an aesthetic buffer along Voss Road frontage and mitigate the removal of existing trees from the site.

All improvements are to be designed by licensed professional, permitted and inspected as required by the Local Building Code.

DADS CLUB SWIM TEAM

RECEIVED
MAR 27 2013

March 27, 2013

Planning and Zoning issues and solutions

Dad's Club Swim Team, Inc. (DCST) proposes to begin construction on the Recreational /Family Pool that was included in the original Special Use Permit number 2009-06. DCST hereby requests the City of Spring Valley Planning and Zoning Board's review, consideration and approval of the following Amendment to the Original Special Use Permit to allow the construction of the pool and related improvements.

The following dissertation identifies the possible impacts that the proposed improvements included in this Amendment to the Special Use Permit might have, including the proposed measures to mitigate any nuisance to the neighbors or general public.

Among the issues identified are as follows:

Issue	Concern	Proposed Solutions
Traffic	Congestion	The previously adopted plan to handle "extreme" events, such as swim meets and afternoon swim team drop off is very efficient and will be continued.
Storm Water Runoff	Runoff and flooding	The original Drainage Area Map prepared by TxDOT for the IH-10 expansion includes handling the runoff from the north area in the design of the storm sewers for the feeder road.
Noise	Noise from the new pool	Trees to be planted to grow thick shade canopies and thick shrubbery to reduce noise levels.
Light During the Evenings	Light overflow	The pool is a summer use pool therefore lighting should be minimal as a result of later sunsets. Tree canopies and shrubbery will also reduce lighting issues.
Tree Removal	Certain trees must be removed to construct the new pool	The plan includes the planting of 25 New 3-6" diameter trees to replace the 13 trees that must be removed to make way for the pool. Hardwood species to be planted in lieu of pine trees.
Green Space	The facility needs green spaces and picnic areas	A new picnic pavilion is proposed for the east side of the existing 50 Meter outdoor pool. The fence line to be expanded on the northern boundary and along Voss, to

1006 Voss Road *Houston, Texas 77055* *713.461.6533*

		include an additional vegetation buffer area. Underbrush to be thinned out to allow for pedestrian access.
Restroom	Additional restrooms and changing areas are needed	An outdoor restroom to be included in the plans to be located adjacent to the family pool.
Bicycle Access	Neighbors need to be able to access the facility by bicycle	Bicycle rack to be included as one of the amenities to be in the project.
Family Activities	Neighborhood recreational pool is needed	Discount family summer memberships to be offered to COSV residents. Hours to be adjusted as needed to manage traffic flow.
Utilities	Electricity and water	Electrical contractor will coordinate with CenterPoint to ensure adequate power is available for the new pool. Plumbing contractor will work with COSV water department to ensure adequate water is available for the new pool.
Fencing and Security	Manage accessibility	DCST plans to repair the existing fencing and add 4 feet tall wrought iron fencing around the new facilities that matches existing fencing.
Hours of operation	Concern regarding evening hours, noise and lights	New shrubbery and trees planted in specific locations will minimize noise levels.

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EAM

RECEIVED
MAR 27

March 27, 2013

Proposed Improvements to 1006 Voss Road

1. Demolition/Clearing
   a. Demolition of the existing 900 SF wood frame building and slab located on the southwest corner of the property, including capping the existing water service, plugging the sanitary sewer connection and removal of power to the building has been completed.
   b. Demolish existing 1,435 SF wood framed pavilion and slab located where the proposed pool is to be built, including water and electrical service.
   c. Demolition of existing 485 SF portable building, including removal of electrical service has been completed.
   d. Clearing and removal of specific existing trees where proposed pool, sidewalks and restrooms are to be located.
   e. Re-grading of berm area on east side of the existing outdoor pool to allow for the construction of proposed bleacher pads and shade canopy.

2. Utilities
   a. Cap existing water line and plug existing sewer (1.a.) above.
   b. Request additional availability of water and sewer from the City of Spring Valley Village once usage is determined.
   c. Determine if separate electrical service location will be required.
   d. Assuming that existing facilities are sufficient, Install proposed water, sewer and electric lines to serve the proposed pool and restroom, tying into the existing on-site utilities, with increased water, sewer and electrical usage to be determined, (TBD).
   e. Extend existing on-site natural gas line on-site to serve the proposed pool heater.
   f. Provide power along with switchgear, panels, controllers and breakers, as required, for power distribution

3. Sidewalks and Paving
   a. Provide ADA compliant sidewalks and decking around the proposed pool and accessible routes within the proposed improvement areas.
   b. Provide additional parking spaces where the existing building is to be removed and re-configure/restripe parking lot to provide for additional space and comply with ADA/TAS requirements.

4. Security Fencing
   a. Provide security fencing around the proposed pool area and make repairs to the existing fencing as required. All proposed gates to adhere to current ADA/TAS standards.

5. Drainage, Site Grading and SWPPP
   a. Provide internal drainage to alleviate standing water and promote drainage. Drainage pipe will be tied into existing drainage structures and outfalls.
   b. Remove the existing elevated berm on the east side of the outside pool and restore the lawn area following construction of improvements.
   c. Provide silt fencing and erosion prevention measures during construction, including minimizing the areas disturbed and limiting runoff. Restore vegetation to the disturbed areas as soon as practicable.
   d. No areas delineated as being in the 100 year flood plain will be disturbed.
   e. No fill will be placed within the 100 year flood plain.
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6. Proposed Pool
   a. Construct the proposed family/recreational pool including piping and equipment. Soils from excavation are intended to be used on-site or disposed of off site.

7. Restroom
   a. Provide a pre-engineered permanent restroom building with separate Men's and Women's facilities that are ADA compliant and meet all local codes. A floor plan and specifications are available.
   b. All utility connections including water, sewer and electricity.

8. Site Lighting
   a. Provide site lighting for illumination and security. Lighting will be designed not to impact the surrounding areas or residences.

9. Relocation of Bleachers
   a. Relocate existing aluminum bleachers to the east side of the outdoor pool and provide paving under bleacher areas, including sidewalks fro access.

10. Proposed Shade Canopy and Picnic Area
   a. Construct a shade canopy and amenity areas, including picnic tables for use by the members.

11. Storage Area
   a. Provide portable prefabricated storage containers (8'x40') as shown on the drawings on the east end of the property to allow for covered storage, including screening, anchoring and housekeeping pads.

12. Landscaping
   a. Provide trees, shrubbery and ground cover to create an aesthetic buffer along Voss Road frontage and mitigate the removal of existing trees from the site.

All improvements are to be designed by licensed professional, permitted contractors with inspections as required by the Local Building Code.

DAD'S CLUB SWIM TEAM

RECEIVED
JUN 18 2013

June 25, 2013

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

This document serves as a summary of the questions with respective answers asked during Dad's Club Swim Team, Inc.'s (DCST) presentation in support of its request to amend Specific Use Permit number 2009-06 (SUP) to build a recreational swimming pool at 1006 Voss Road, Houston, Texas 77055.

- Exhibit A represents the overall plan proposed to build a pool, restrooms, a storage building, additional parking, fencing (new and repairs), landscaping and lighting.
- Exhibit B represents the proposed impervious coverage and drainage calculations associated with the new facilities.
- Exhibit C represents TXDOT's drainage plan developed prior to the IH-10 expansion project with the Dad's Club Swim Team property boundaries layered on top to show drainage is sufficient for the property.
- Exhibit D represents the proposed fencing plan that will utilize new ornamental fencing to match existing ornamental fencing as approved in the SUP on page 3, Section 6, Item B, Bullet 2. DCST plans to repair as necessary the existing chain link fence along the northern border of the property adjacent to the creek.
- Exhibit E represents the proposed landscaping plan to augment existing foliage and replace trees that would be removed for the construction project.
- Exhibit F represents the proposed lighting plan that will comply with the SUP requirements as stipulated on Page 6, Section 6, Item H, Bullet 1.
- Exhibit G represents the proposed traffic control plan that will comply with the SUP requirements as stipulated on Page 4, Section 6, Item F, Bullet 1; Page 5, Section 6, Item 2 and Page 6, Section 6, Item G.

1006 Voss Road ***Houston, Texas 77055*** ***713.461.6533***

- Exhibit H represents the traffic and parking space utilization study conducted between the week day hours of 5:30 a.m. and 9 p.m. between February 11, 2013 and March 28, 2013.

- Exhibit I is a copy of the current Specific Use Permit ordinance number 2009-06 with certain paragraphs highlighted to correspond to those exhibits that specifically reference the ordinance.

- Exhibit J represents photographs of the proposed storage building examples to replace the building demolished in March 2013.

- Exhibit K represents photographs of the proposed restrooms to be built adjacent to the proposed new pool.

Thank you for your time and consideration of this request and the construction team will be ready to meet at the committee's convenience. As mentioned in the initial presentation our\ goal is to have the new pool in service and open to the members as quickly as possible but it is understood there are several more steps in the approval process before construction can begin.

Respectfully submitted,

Lee K Shuchart

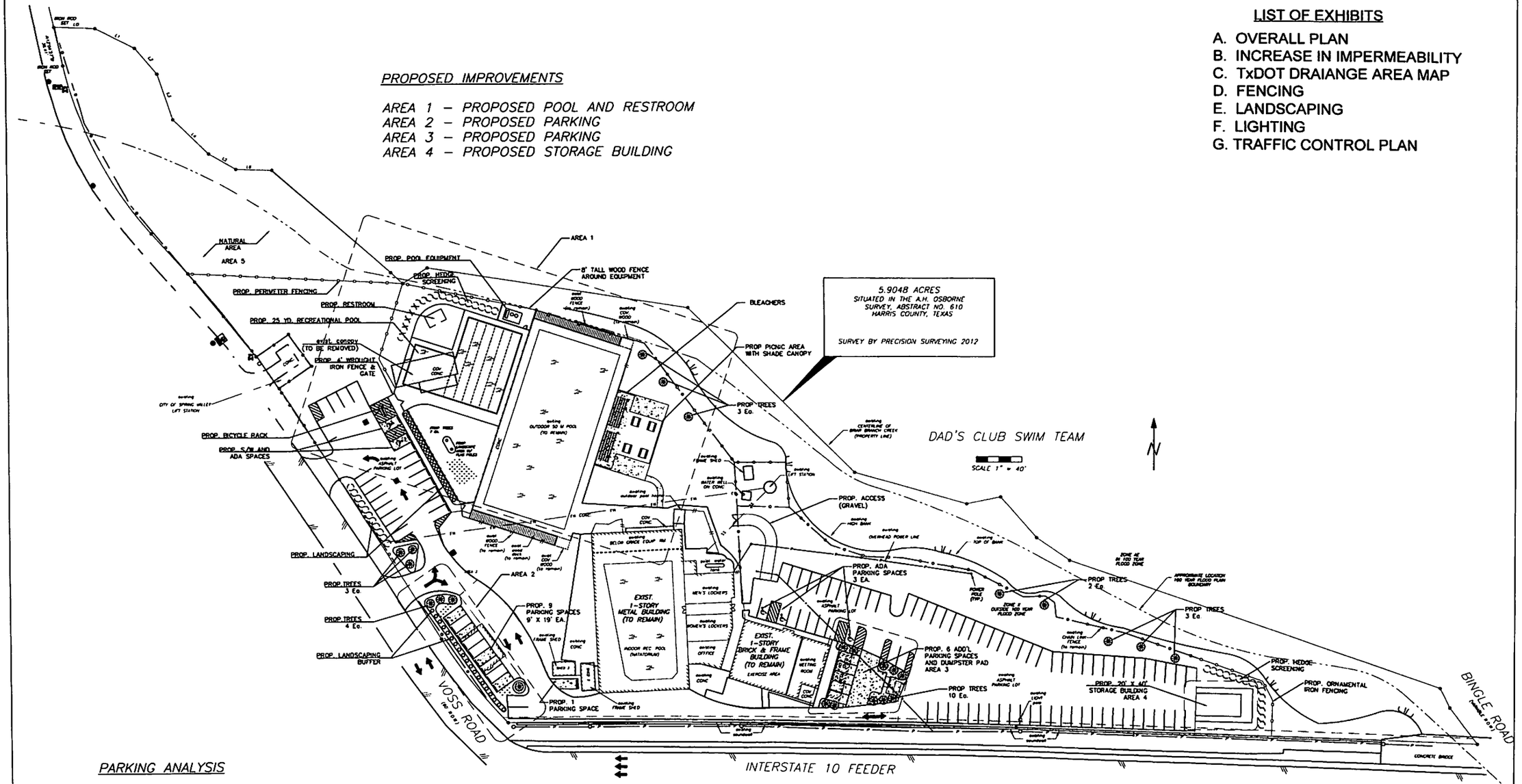
Lee K. Shuchart
President

LIST OF EXHIBITS

A. OVERALL PLAN
B. INCREASE IN IMPERMEABILITY
C. TxDOT DRAIANGE AREA MAP
D. FENCING
E. LANDSCAPING
F. LIGHTING
G. TRAFFIC CONTROL PLAN

PROPOSED IMPROVEMENTS

AREA 1 – PROPOSED POOL AND RESTROOM
AREA 2 – PROPOSED PARKING
AREA 3 – PROPOSED PARKING
AREA 4 – PROPOSED STORAGE BUILDING



PARKING ANALYSIS

EXISTING – 106 SPACES (INCLUDING 3 ADA)
PROPOSED – 112 SPACES (INCLUDING 5 ADA)

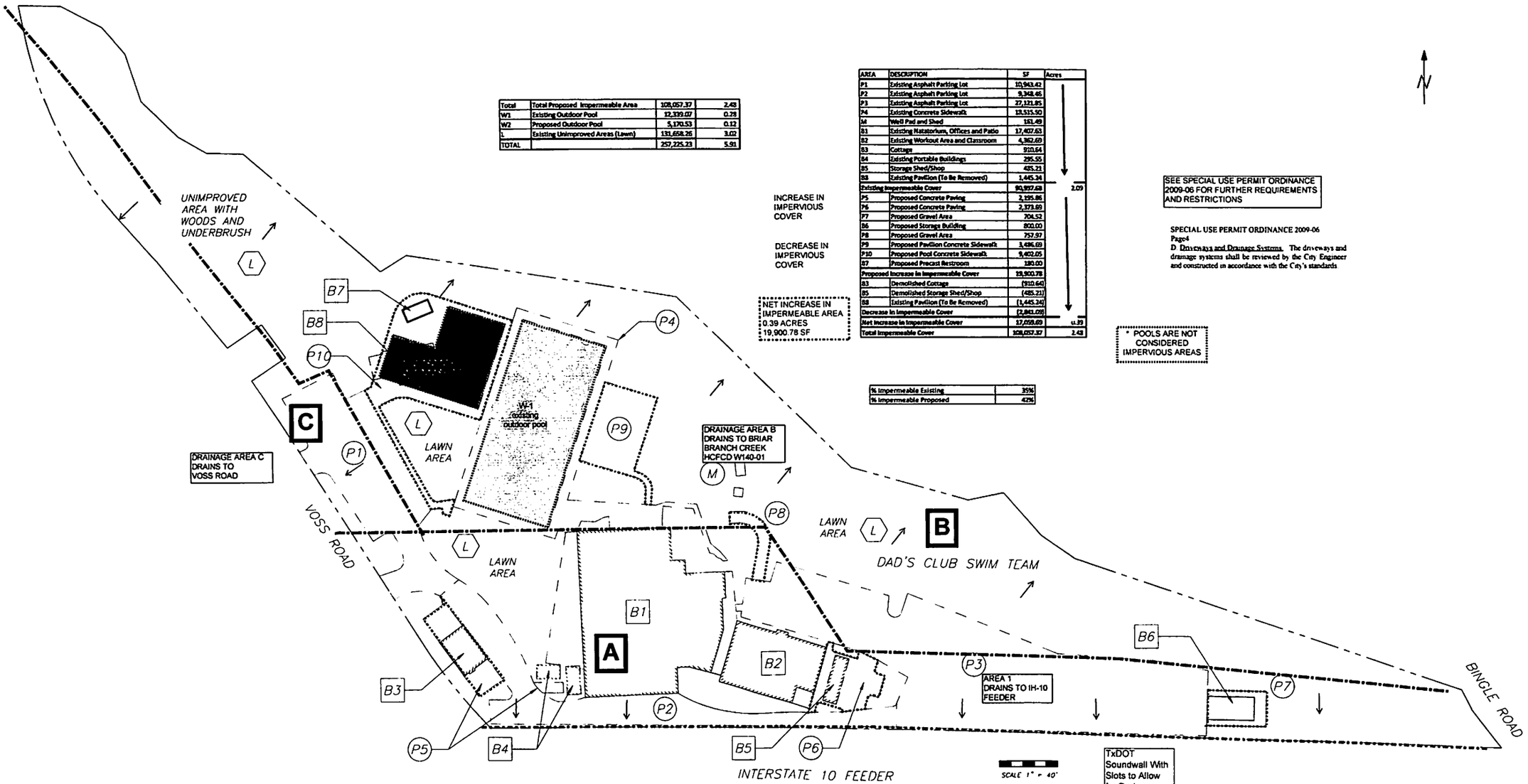
PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

EXHIBIT 'A'

OVERALL PLAN

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
OVERALL SITE PLAN			
DATE APR 20, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET 1 OF 7



Total	Total Proposed Impermeable Area	108,057.37	2.48
W1	Existing Outdoor Pool	12,339.07	0.28
W2	Proposed Outdoor Pool	5,170.53	0.12
L	Existing Unimproved Areas (Lawn)	131,658.26	3.02
TOTAL		257,225.23	5.91

INCREASE IN IMPERVIOUS COVER

DECREASE IN IMPERVIOUS COVER

NET INCREASE IN IMPERMEABLE AREA 0.39 ACRES 19,900.78 SF

AREA	DESCRIPTION	SF	Acres
P1	Existing Asphalt Parking Lot	10,943.42	
P2	Existing Asphalt Parking Lot	9,348.46	
P3	Existing Asphalt Parking Lot	27,121.85	
P4	Existing Concrete Sidewalk	13,515.50	
M	Well Pad and Shed	161.49	
B1	Existing Natatorium, Offices and Patio	17,407.63	
B2	Existing Workout Area and Classroom	4,362.69	
B3	Cottage	910.64	
B4	Existing Portable Buildings	295.55	
B5	Storage Shed/Shop	425.21	
B8	Existing Pavilion (To Be Removed)	1,445.34	
Existing Impermeable Cover		90,937.68	2.09
P5	Proposed Concrete Paving	2,195.86	
P6	Proposed Concrete Paving	2,373.69	
P7	Proposed Gravel Area	704.52	
B6	Proposed Storage Building	800.00	
P8	Proposed Gravel Area	757.97	
P9	Proposed Pavilion Concrete Sidewalk	3,496.69	
P10	Proposed Pool Concrete Sidewalk	9,402.05	
B7	Proposed Precast Restroom	180.00	
Proposed Increase in Impermeable Cover		19,900.78	
B3	Demolished Cottage	(910.64)	
B5	Demolished Storage Shed/Shop	(425.21)	
B8	Existing Pavilion (To Be Removed)	(1,445.24)	
Decrease in Impermeable Cover		(2,841.09)	
Net Increase in Impermeable Cover		17,059.69	0.39
Total Impermeable Cover		108,057.37	2.48

% Impermeable Existing	35%
% Impermeable Proposed	42%

SEE SPECIAL USE PERMIT ORDINANCE 2009-06 FOR FURTHER REQUIREMENTS AND RESTRICTIONS

SPECIAL USE PERMIT ORDINANCE 2009-06
Page4
D. Driveways and Drainage Systems. The driveways and drainage systems shall be reviewed by the City Engineer and constructed in accordance with the City's standards

* POOLS ARE NOT CONSIDERED IMPERVIOUS AREAS

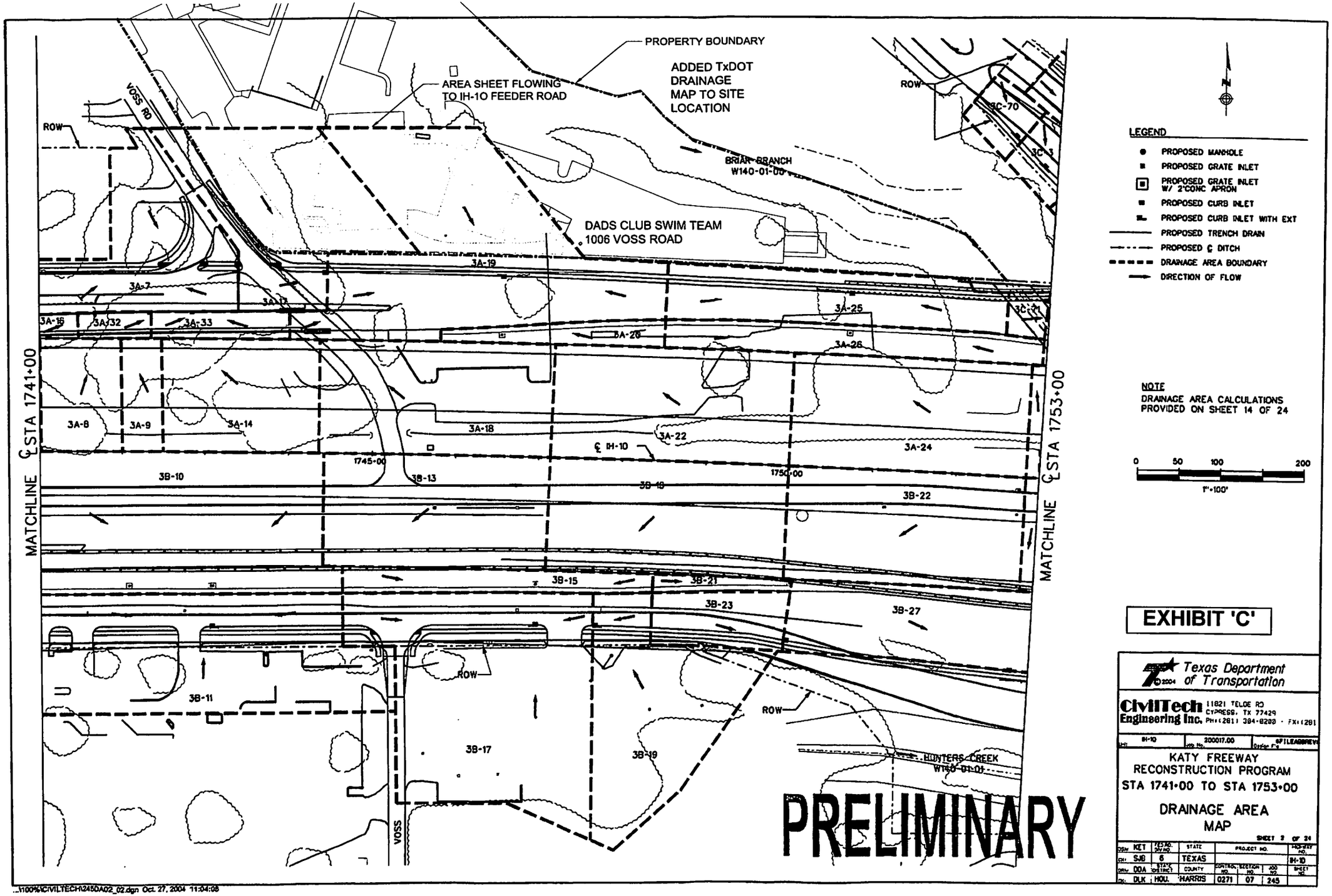
PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION

EXHIBIT 'B'

IMPERVIOUS COVER/DRAINAGE AREA CALCULATIONS

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
IMPERVIOUS COVER CALCULATIONS			
DATE: APR 15, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET: 2 OF XX



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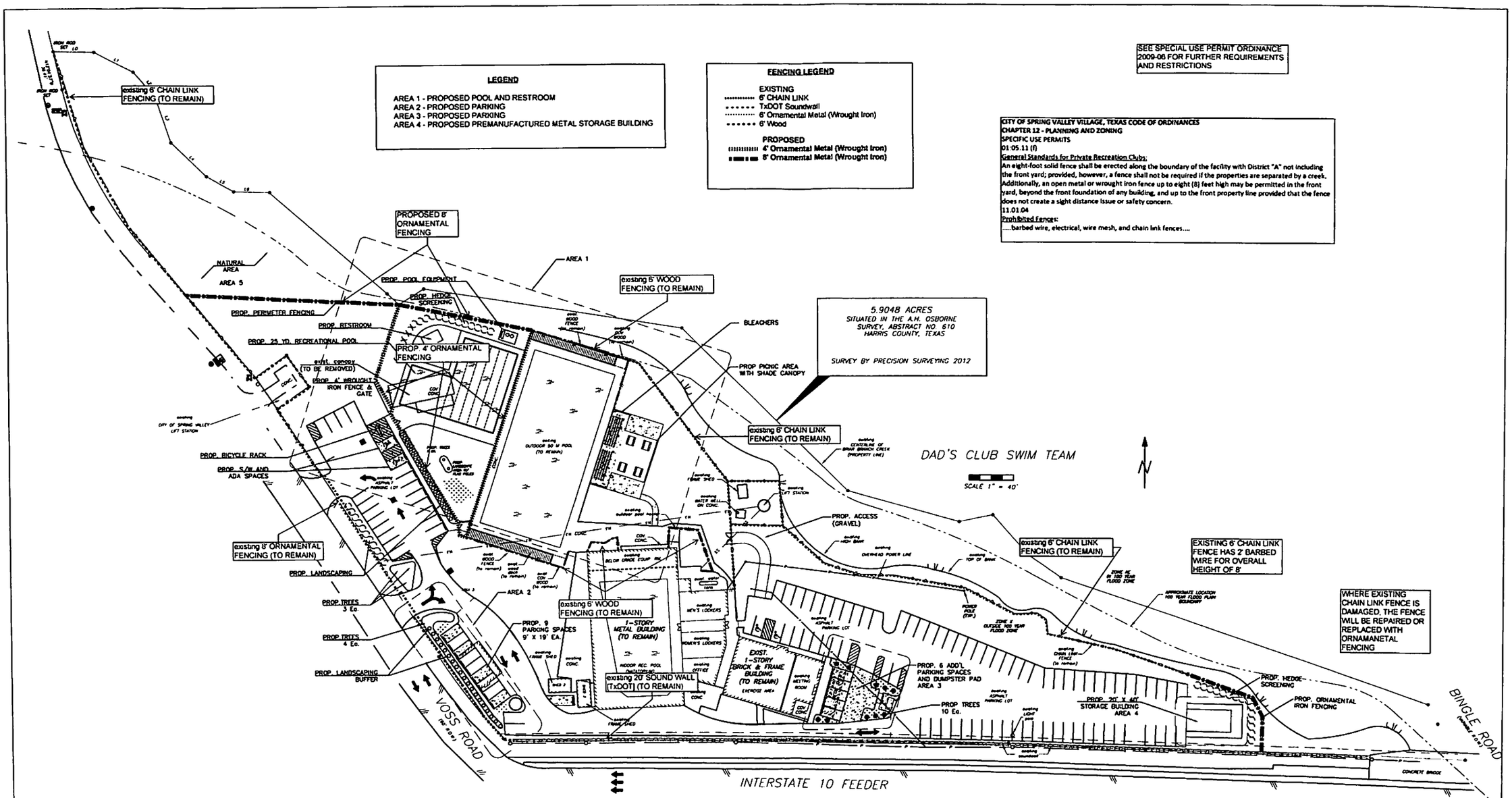


PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION MAR 23, 2013

EXHIBIT 'D'

PROPOSED FENCING

PROPOSED FENCING PLAN

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
OVERALL SITE PLAN			
DATE: APR 15, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET: 1 OF XX

LEGEND

AREA 1 - PROPOSED POOL AND RESTROOM
AREA 2 - PROPOSED PARKING
AREA 3 - PROPOSED PARKING
AREA 4 - PROPOSED PREMANUFACTURED METAL STORAGE BUILDING

LANDSCAPING LEGEND

- 6-8' TALL HEDGE (WAX LEAF LIGUSTRUM)
- 3-4' TALL HEDGE (INDIAN HAWTHONE)
- VARIETY 1- 10 GAL. CREPE MYRTLE OR YAUPON
- VARIETY 2- 3" CALIPER SOUTHERN RED OAK
- VARIETY 3 - 10 GAL. PARSLEY HAWTHORNE
- VARIETY 4- 3" CALIPER BLACK WALNUT
- VARIETY 5 - 3" CALIPER PECAN

NOTE 1: THIS LANDSCAPING PLAN IS FOR PLANNING PURPOSES ONLY. A LANDSCAPING PLAN, PREPARED BY A LICENSED PROFESSIONAL, IN ACCORDANCE WITH THE REQUIRMENTS OF THE SITY OF SPRING VALLEY VILLAGE ORDINANCES, (SECTION 12), WILL BE SUBMITTED FOR PERMITTING.

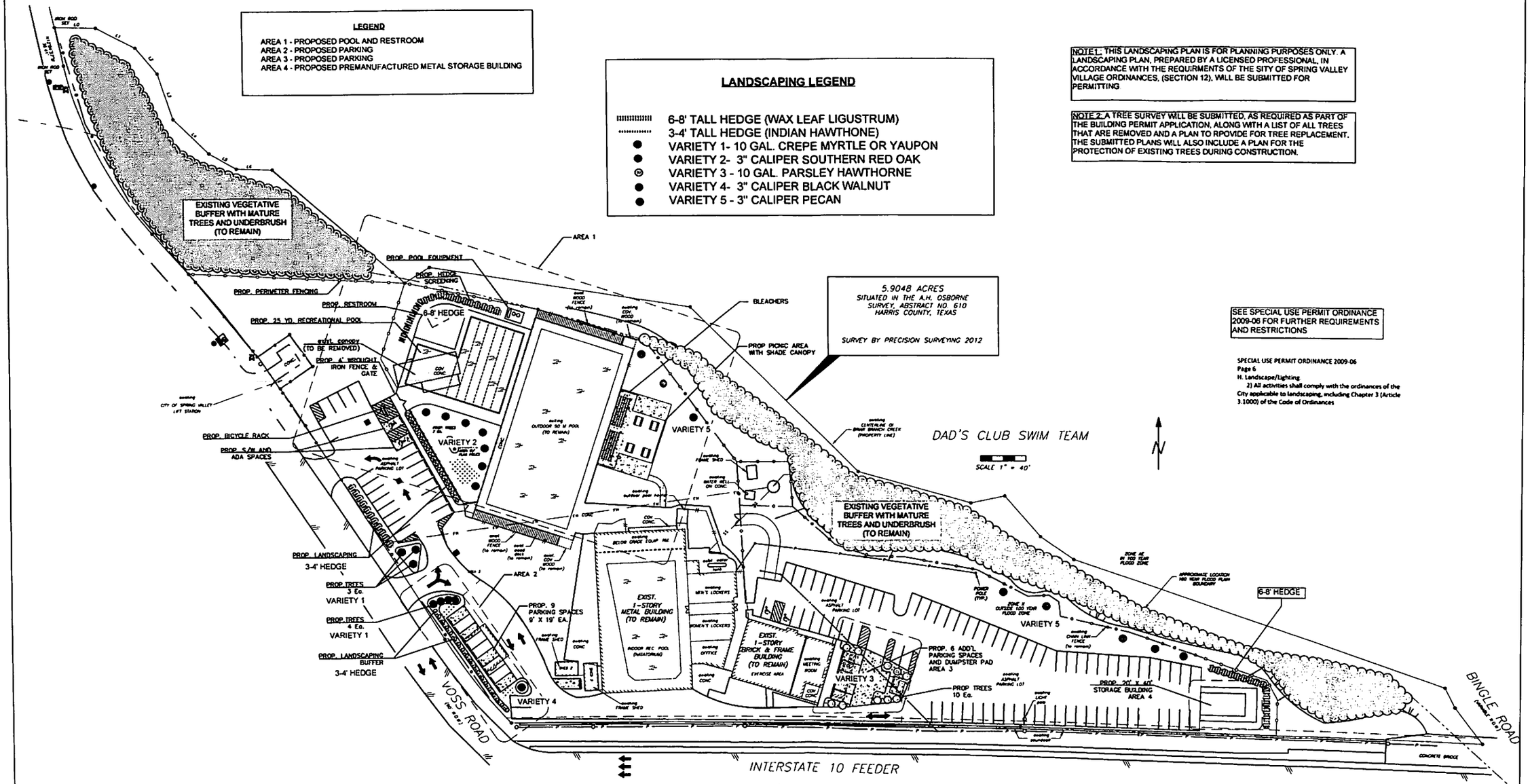
NOTE 2: A TREE SURVEY WILL BE SUBMITTED, AS REQUIRED AS PART OF THE BUILDING PERMIT APPLICATION, ALONG WITH A LIST OF ALL TREES THAT ARE REMOVED AND A PLAN TO RPOVIDE FOR TREE REPLACEMENT. THE SUBMITTED PLANS WILL ALSO INCLUDE A PLAN FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.

5.9048 ACRES
SITUATED IN THE A.H. OSBORNE SURVEY, ABSTRACT NO. 610
HARRIS COUNTY, TEXAS

SURVEY BY PRECISION SURVEYING 2012

SEE SPECIAL USE PERMIT ORDINANCE 2009-06 FOR FURTHER REQUIREMENTS AND RESTRICTIONS

SPECIAL USE PERMIT ORDINANCE 2009-06
Page 6
H. Landscape/Lighting.
2) All activities shall comply with the ordinances of the City applicable to landscaping, including Chapter 3 (Article 3.1000) of the Code of Ordinances



PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

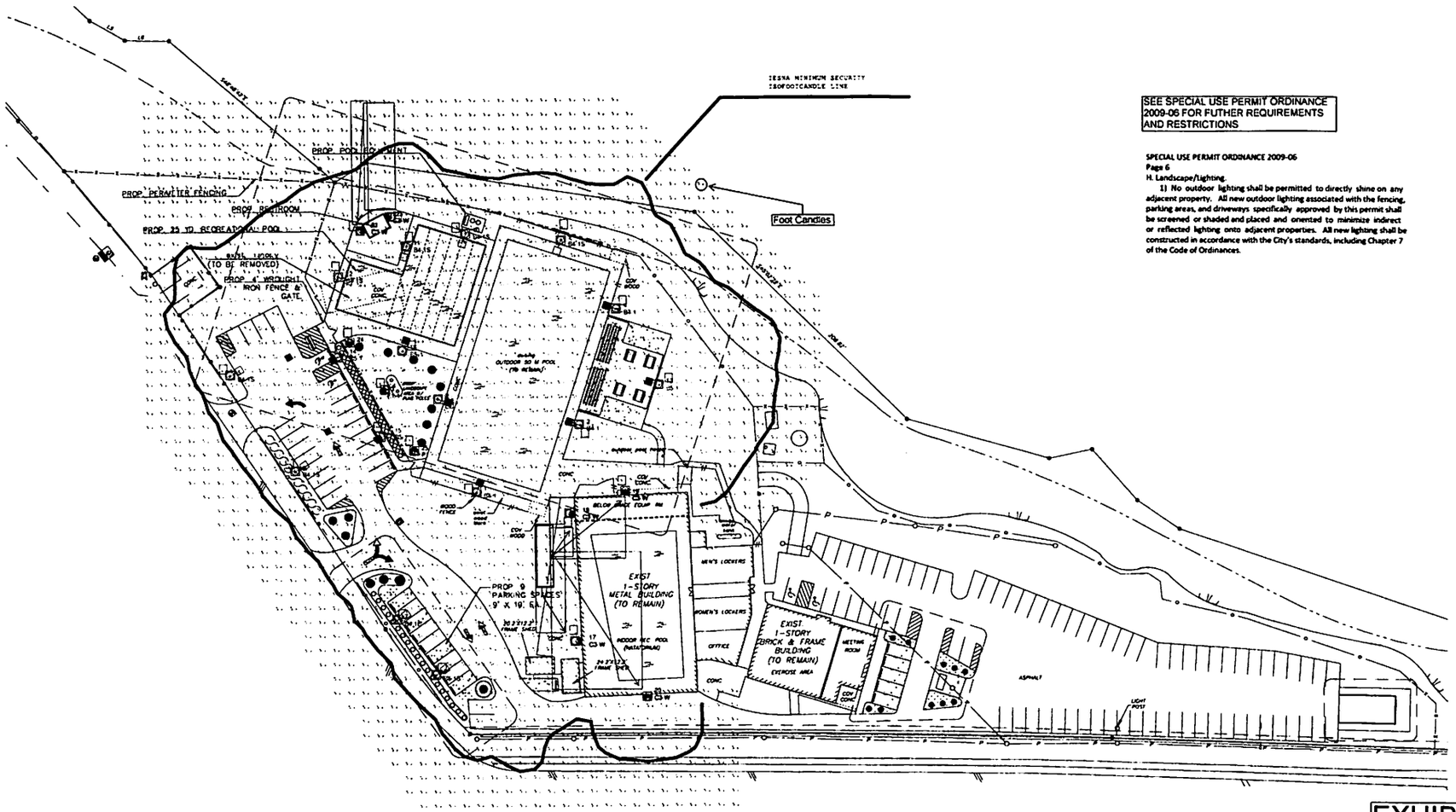
FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION MAR 23, 2013

PROPOSED LANDSCAPING

EXHIBIT 'E'

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
OVERALL SITE PLAN			
DATE: APR 15, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET: 1 OF XX

RUUD LIGHTING DIRECT



SEE SPECIAL USE PERMIT ORDINANCE 2009-06 FOR FUTHER REQUIREMENTS AND RESTRICTIONS

SPECIAL USE PERMIT ORDINANCE 2009-06
Page 6
H. Landscape/Lighting.

1) No outdoor lighting shall be permitted to directly shine on any adjacent property. All new outdoor lighting associated with the fencing, parking areas, and driveways specifically approved by this permit shall be screened or shaded and placed and oriented to minimize indirect or reflected lighting onto adjacent properties. All new lighting shall be constructed in accordance with the City's standards, including Chapter 7 of the Code of Ordinances.

Luminaire Location Summary

LuminNo	Z	Tilt
1	23	0
2	23	0
3	23	0
4	23	0
5	23	0
6	23	0
7	23	0
8	23	0
9	23	0
10	23	0
11	23	0
12	23	0
13	23	0
14	23	0
15	23	0
16	23	0
17	15	0
18	15	0
19	15	0
20	15	0
21	15	0
22	15	0
23	1	180
24	3	0
25	3	0

EXHIBIT 'F'

Pole Schedule
(16) PS4S20C1BZ (20' X 4" X .125" STEEL SQUARE POLE)
Proposed poles meet 130 MPH sustained winds

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	4	B4 I	SINGLE	110000	0.650	4320	AVV440499 M 1000W MH
	8	B4 I S	SINGLE	110000	0.650	8640	AVV440499 M 1000W MH W/SBL
	4	B5-T	SINGLE	110000	0.650	4320	AVV550499 M 1000W MH
	6	C5 W	SINGLE	14000	0.750	1140	MGM/C0613 M 150W PSMH
	1	F1-1	SINGLE	40000	0.750	450	PN3640 M 400W PSMH
	2	P1	SINGLE	5600	0.650	184	HC407 M 70W MH

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
GRADE	4.82	31.3	0.0	N.A.	N.A.

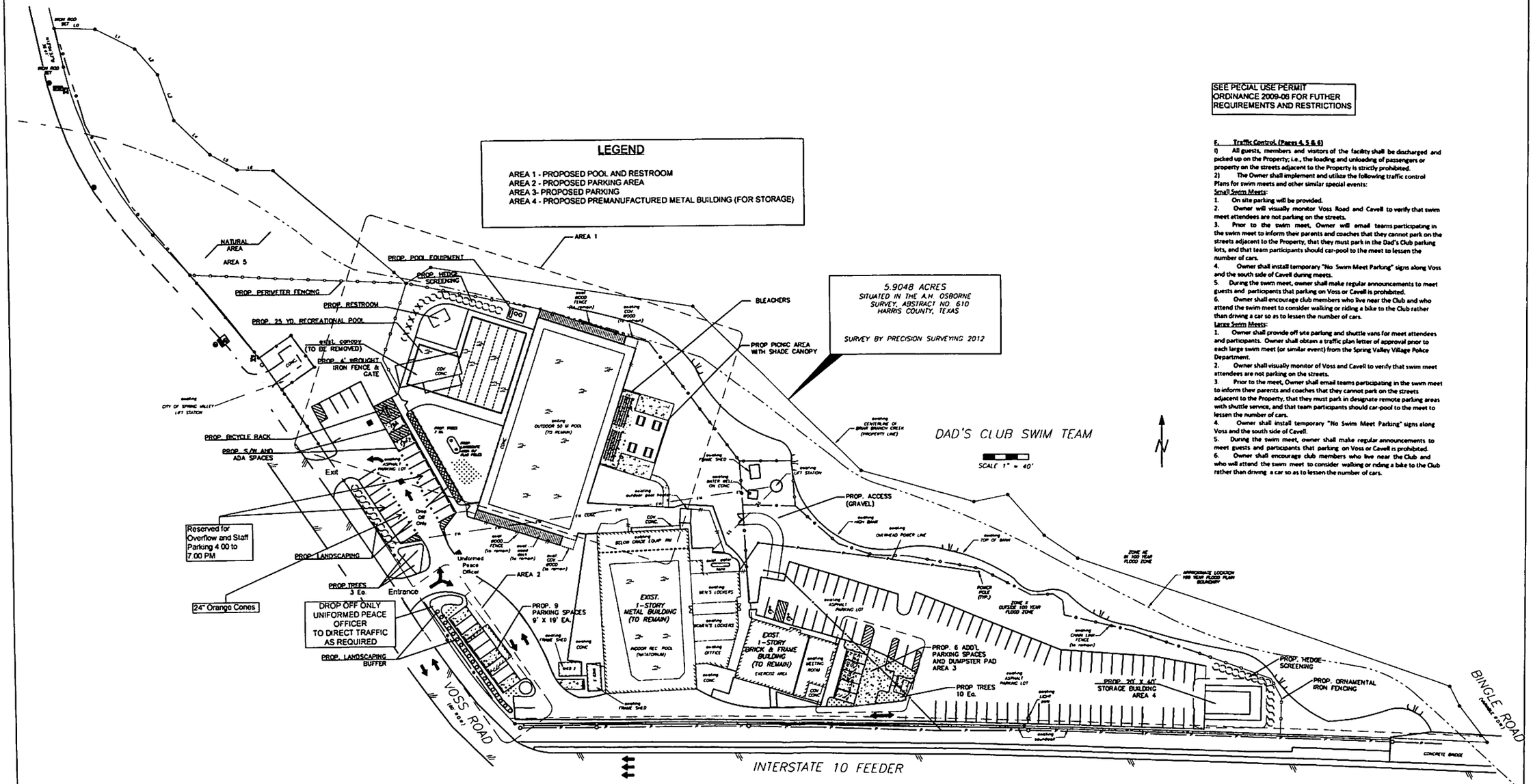
PROPOSED LIGHTING PLAN

0 80' 160'

RUUD LIGHTING DIRECT
9201 Washington Ave
Racine, WI 53406
PH: (800) 236-7000
FX: (800) 236-7500
www.ruudlightingdirect.com

Date: 4/16/2013 | Scale: 1"=40' | Layout by: ANTONIO CRIVELLO
Project Name: DADS CLUB - HOUSTON, TX | Customer No. 91150
Filename: V:\Common\AppEng\OUT\130416GE1TGC.AGI
Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting and in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from those design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



SEE PECIAL USE PERMIT ORDINANCE 2009-06 FOR FUTHER REQUIREMENTS AND RESTRICTIONS

E. Traffic Control. (Pages 4, 5 & 6)

1) All guests, members and visitors of the facility shall be discharged and picked up on the Property; i.e., the loading and unloading of passengers or property on the streets adjacent to the Property is strictly prohibited.

2) The Owner shall implement and utilize the following traffic control Plans for swim meets and other similar special events:

Small Swim Meets:

1. On site parking will be provided.
2. Owner will visually monitor Voss Road and Cavell to verify that swim meet attendees are not parking on the streets.
3. Prior to the swim meet, Owner will email teams participating in the swim meet to inform their parents and coaches that they cannot park on the streets adjacent to the Property, that they must park in the Dad's Club parking lots, and that team participants should car-pool to the meet to lessen the number of cars.
4. Owner shall install temporary "No Swim Meet Parking" signs along Voss and the south side of Cavell during meets.
5. During the swim meet, owner shall make regular announcements to meet guests and participants that parking on Voss or Cavell is prohibited.
6. Owner shall encourage club members who live near the Club and who attend the swim meet to consider walking or riding a bike to the Club rather than driving a car so as to lessen the number of cars.

Large Swim Meets:

1. Owner shall provide off site parking and shuttle vans for meet attendees and participants. Owner shall obtain a traffic plan letter of approval prior to each large swim meet (or similar event) from the Spring Valley Village Police Department.
2. Owner shall visually monitor of Voss and Cavell to verify that swim meet attendees are not parking on the streets.
3. Prior to the meet, Owner shall email teams participating in the swim meet to inform their parents and coaches that they cannot park on the streets adjacent to the Property, that they must park in designate remote parking areas with shuttle service, and that team participants should car-pool to the meet to lessen the number of cars.
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PROPOSED IMPROVEMENTS TO THE DAD'S CLUB SWIM TEAM FACILITY 1006 VOSS ROAD

FOR PLANNING PURPOSES, NOT INTENDED FOR PERMITTING OR CONSTRUCTION MAR 23, 2013

EXHIBIT 'G'

DAD'S CLUB SWIM TEAM			
1006 VOSS ROAD			
SPECIAL USE PERMIT AMENDMENT			
OVERALL SITE PLAN			
DATE: APR 15, 2013	SCALE: AS SHOWN	DRAWN BY: P. DAVIES	SHEET: 1 OF XX

TRAFFIC CONTROL PLAN

Exhibit H
Dads Club Swim Team
Traffic Study--Parking Space Utilization

Data Collected 2/11/2013-3/28/2013 Monday-Friday

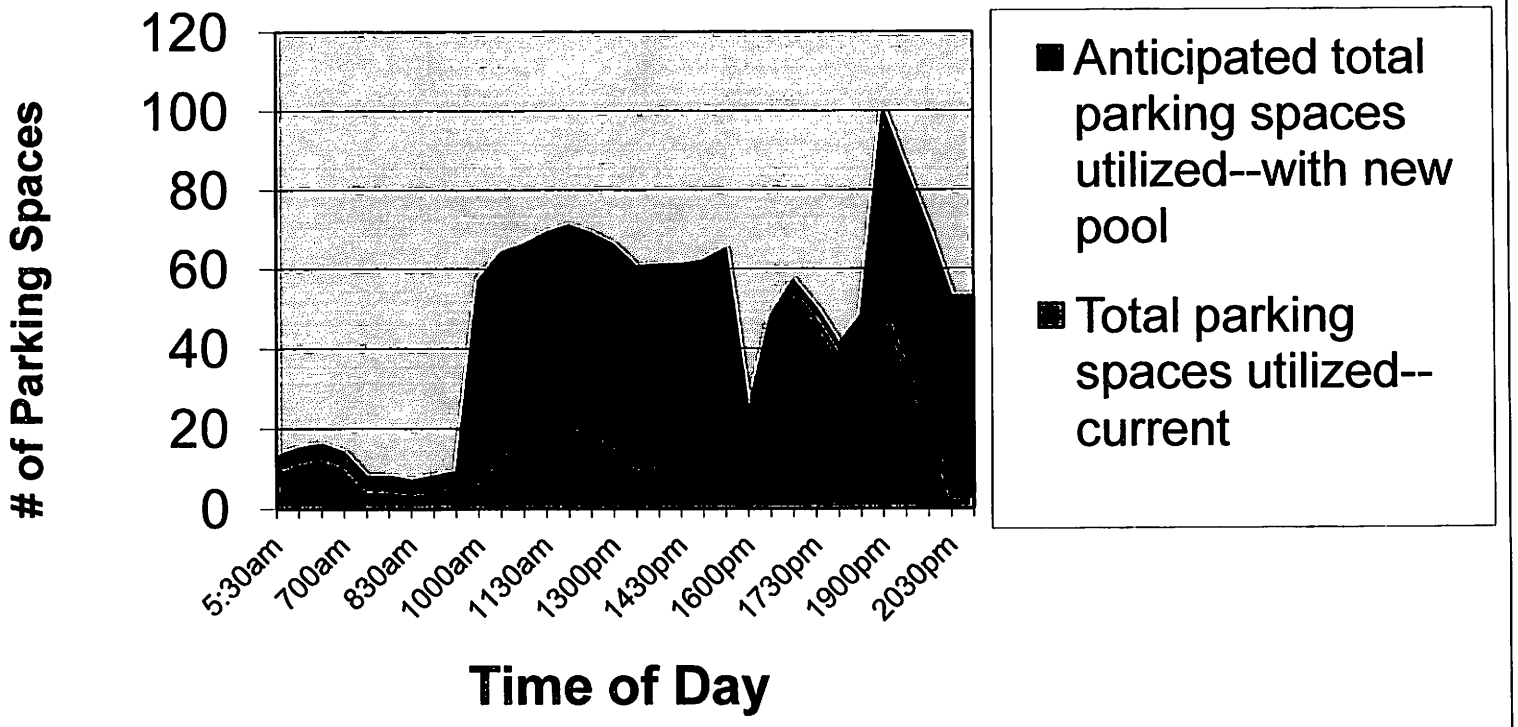


EXHIBIT J

Proposed Storage Buildings Examples

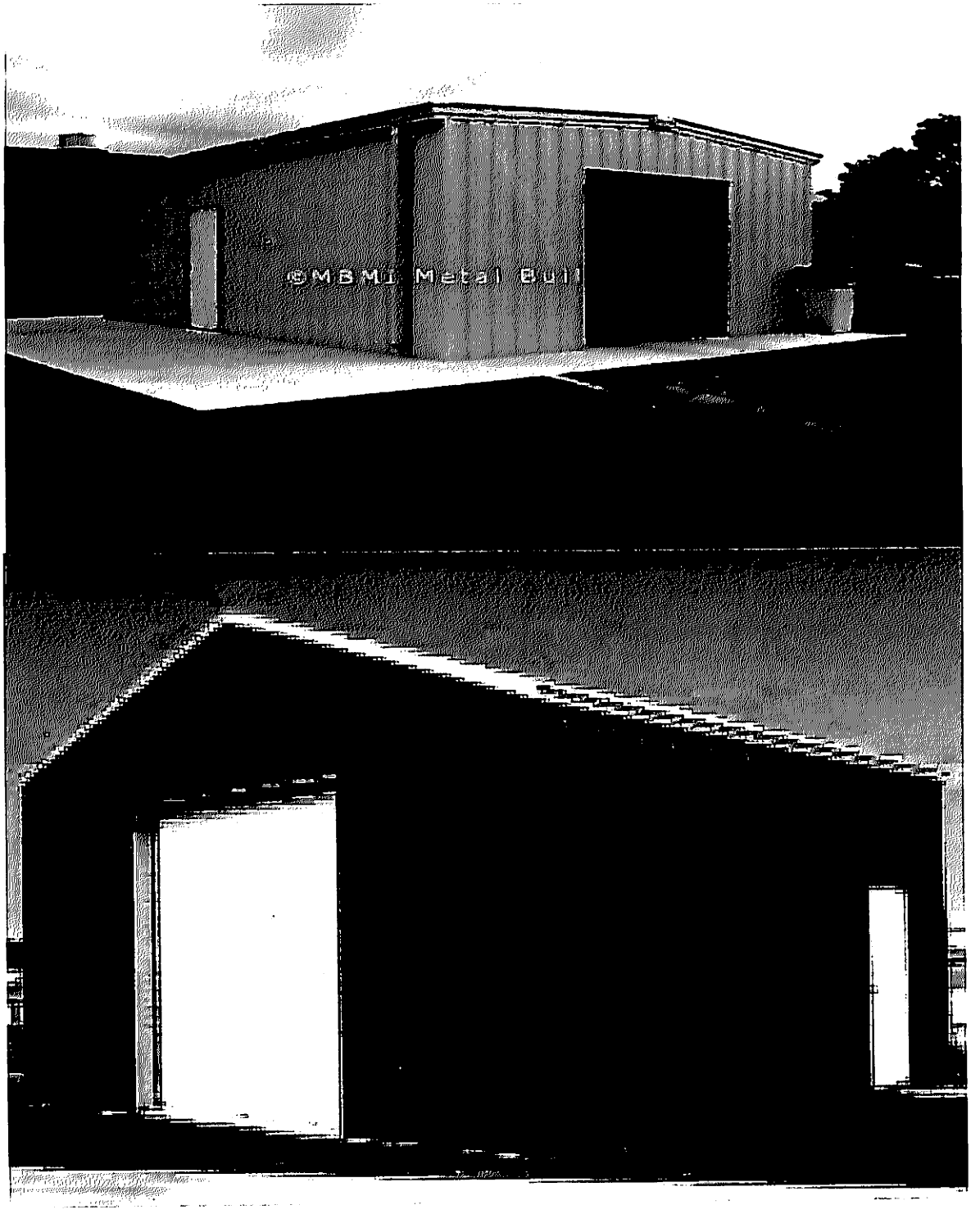
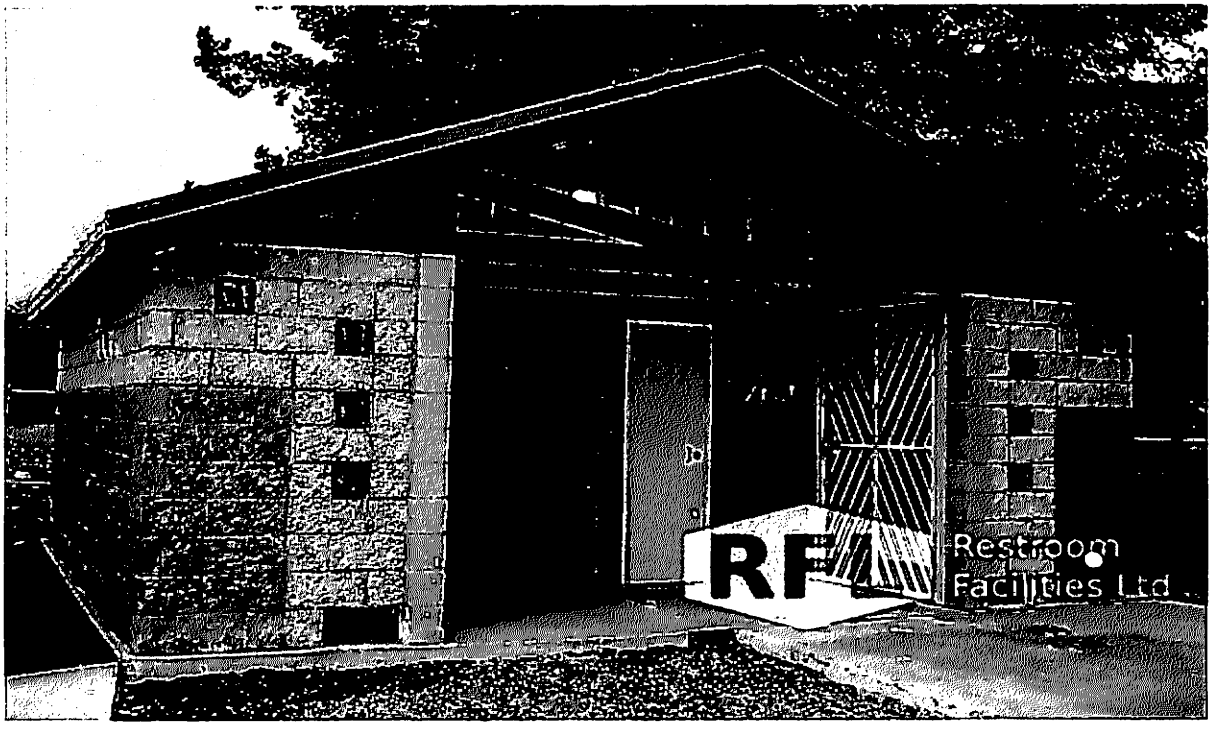


EXHIBIT K

Proposed Restroom Examples



ORDINANCE NO. 2009-06

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT A OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, EXHIBIT A BEING THE ZONING ORDINANCE OF THE CITY; PROVIDING FOR PRIVATE RECREATION CLUBS BY SPECIFIC USE PERMIT IN THE BINGLE WEST PLANNED AREA DEVELOPMENT DISTRICT; PROVIDING FOR THE AMENDMENT OF THE SPECIFIC USE PERMIT TO DAD'S CLUB SWIM TEAM, INC. FOR A PRIVATE RECREATION CLUB BY PERMITTING THE ASSIGNMENT OR LEASE OF THE DOLPHIN SHOP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

WHEREAS, DAD'S CLUB SWIM TEAM, INC. (the "Owner") is the Owner of a tract of land comprising 5.904 acres, more or less, in Harris County, Texas, and being further identified as 1006 Voss Road (the "Property"), and situated within the corporate limits of the City of Spring Valley Village, Texas (the "City"), said tract being more particularly described in the Exhibits attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property has been continuously used as a private recreation club since 1947; and

WHEREAS, the Owner proposes to improve and continue to operate the Property as a private recreation club; and

WHEREAS, the Property presently has a zoning classification of Bingle West Planned Area Development District (BWPADD), pursuant to the Zoning Ordinance of the City; and

WHEREAS, the City Council of the City of Spring Valley Village has previously issued to the Dad's Club a specific use permit for the operation of a private recreation club; and

WHEREAS, the Owner of the Property, through its duly authorized representative, has presented an application (the "Application") to the City for the amendment of the Specific Use Permit to allow assignment or lease of the dolphin shop to another person; and

WHEREAS, the Zoning Commission of the City, after notice and hearing as required by law, has recommended that the City Council grant the specific use permit as shown in the final report of the Commission; and

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

WHERAS, the City Council finds that the amendment to the specific use permit should be granted subject to certain conditions and terms contained herein;

* * * * *

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

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

Section 2. The Specific Use Permit granted to Dad's Club for use of the Property for the purpose of constructing and operating a private recreation club, the Specific Use, subject to the terms and conditions set forth below, previously granted to the Owner is hereby amended by approving the proposed lease of International Sporting Goods, LLC of the dolphin shop at the Dad's Club located at 1006 Voss Road, subject to the terms and conditions in Section 7 below.

Section 3. The Official Zoning District Map of the City shall be revised and amended to show the Specific Use authorized hereby for the Property as provided in Section 4 hereof, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the granting of the Specific Use Permit as herein provided.

Section 5. The Specific Use Permit granted hereby shall be null and void after the expiration of five (5) years from the date of adoption hereof unless the Property is being used in accordance with the Specific Use herein authorized within that time period, or unless an extension of time is approved by City Council.

Section 6. The Specific Use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions, and conditions:

A. Compliance with Application and Site Plans. The granting of the Specific Use Permit shall be, and is hereby, conditioned upon the Specific Use being located, constructed, and conducted upon the Property and in substantial compliance with the application dated June 2, 2008, including the description of proposed use, elevation plan and site plans, which are attached hereto and made a part hereof for all purposes.

B. Buildings; setbacks; architectural elevations.

1) Existing structures on the Property may be maintained.

2) An eight foot high wrought iron fence may be erected in accordance with the design photos and in substantial compliance with location shown on the Application and the email from the Owner dated June 3, 2008.

3) The Owner shall provide at least one hundred (100) all-weather surface parking spaces for all persons attending activities on the Property in substantial compliance with the Application.

4) The proposed location of future improvements shown in yellow (community pool, dolphin shop, and offices/meeting rooms) on the Application are preliminarily approved only. Any new construction of those improvements shall require an amendment to this permit and all procedures in place at that time must be followed.

5) All new construction and all maintenance of existing structures shall comply with building code requirements of the City.

C. Parking. Parking on the Property on any surface other than an all-weather surface is prohibited. All parking spaces and parking lanes shall be reviewed by the City Engineer and constructed in accordance with the City's standards. Prior to the application of for a permit to construct the proposed future improvements (community pool, dolphin shop, and offices/meeting rooms) on the Property, the Owner shall conduct a parking survey/study to determine the off-street parking requirements for use of the existing facility and any proposed expansion of the facility.

D. Driveways and Drainage Systems. The driveways and drainage systems shall be reviewed by the City Engineer and constructed in accordance with the City's standards.

E. Safety Codes. The Owner shall comply with the requirements of Texas Health and Safety Code Sections 341.064 (Swimming Pools and Bathhouses), 343.011 (fencing around swimming pool), and 25 Texas Administrative Code Chapter 265 (Design Standards for Public Swimming Pool Construction).

F. Traffic Control.

1) All guests, members and visitors of the facility shall be discharged and picked up on the Property; i.e., the loading and unloading of passengers or property on the streets adjacent to the Property is strictly prohibited.

2) The Owner shall implement and utilize the following traffic control

Plans for swim meets and other similar special events:

Small Swim Meets:

1. On site parking will be provided.

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6. Owner shall encourage club members who live near the Club and who will attend the swim meet to consider walking or riding a bike to the Club rather than driving a car so as to lessen the number of cars.

G. Noise and Hours of Operation.

1) Outside building and landscape maintenance is only permitted between 7 A.M and 7 P.M. Monday-Friday and between 9 A.M. and 6 P.M. on weekends.

2) All activities shall comply with the ordinances of the City applicable to noise and sounds, including Chapter 7 of the Code of Ordinances.

3) Hours of operation shall be between 5 A.M. – 10 P.M. Monday through Friday and 7 A.M. – 10 P.M. Weekends.

H. Landscape/Lighting.

1) No outdoor lighting shall be permitted to directly shine on any adjacent property. All new outdoor lighting associated with the fencing, parking areas, and driveways specifically approved by this permit shall be screened or shaded and placed and oriented to minimize indirect or reflected lighting onto adjacent properties. All new lighting shall be constructed in accordance with the City's standards, including Chapter 7 of the Code of Ordinances.

2) All activities shall comply with the ordinances of the City applicable to landscaping, including Chapter 3 (Article 3.1000) of the Code of Ordinances.

I. Transferability; Insolvency.

1) This permit is granted to the Owner and is site specific, and this permit may not be assigned or transferred by the Owner to another person or to another property without the prior written consent of the City following hearing and recommendation of the City's Planning and Zoning Commission.

2) If the Owner becomes insolvent, voluntarily or involuntarily bankrupt, or if a receiver, assignee, or other liquidating officer is appointed for the Owner, then the City may terminate this permit at the option of the City.

J. Abandonment. Should the permitted use be abandoned in any manner, or discontinued in use for ninety (90) days or more, or continued other than in strict conformity with the conditions of this permit, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of the public health, safety or welfare, the specific use permit may be terminated by action of the City Council following hearing and recommendation of the City Planning and Zoning Commission.

K. Amendments. Any change, addition, modification, alteration and/or amendment of any aspect of this specific use permit, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

Section 7. Any person, corporation or entity who or which 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 in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

Section 8. In the event any 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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 9. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000. Each day of violation shall constitute a separate offense.

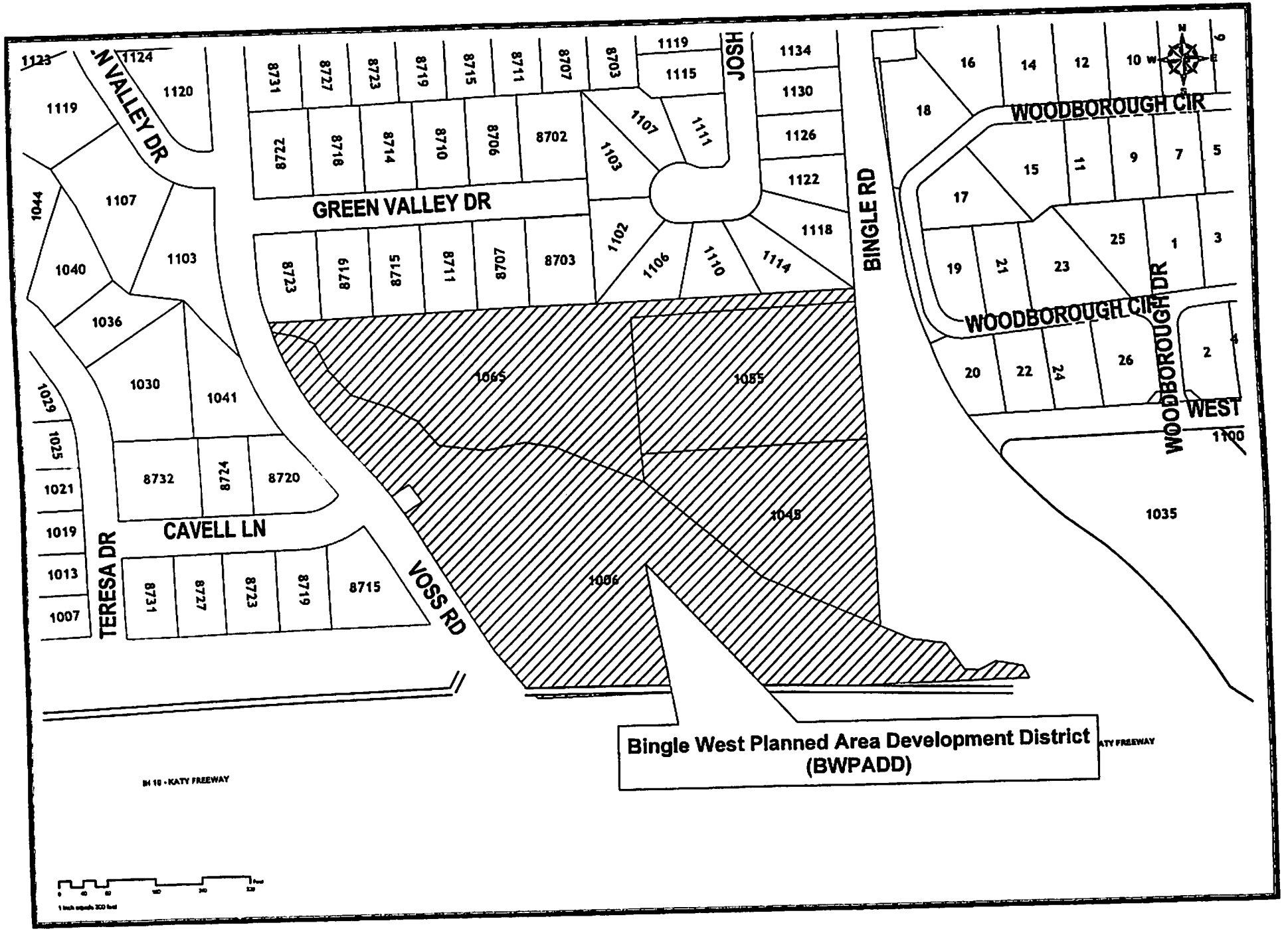
ADOPTED this 26th of May, 2009.

Michael Andrews, Mayor

ATTEST:

Betty Lusk, City Secretary

EXHIBIT "A"


Bingle West Planned Area Development District
(BWPADD)
N VALLEY DR
GREEN VALLEY DR
JOSH
BINGLE RD
WOODBOROUGH CIR
WOODBOROUGH DR
WEST
TERESA DR
CAVELL LN
VOSS RD
IH 10 - KATY FREEWAY
1 inch equals 300 feet

RECEIVED
MAR 2 2009
email

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application
(Please type or print the following information)

Property Owner Name: Dad's Club Swim Team, Inc.
Property Owner Address: 1006 Voss Road

Submittal Type:
___ Preliminary Plat ___ Final Plat
___ Amending Plat
___ Preliminary Replat ___ Final Replat
___ Specific Use Permit
_X_ Specific Use Permit Amendment

Reason for Replat or Amending Plat:

Dad's Club Swim Team, Inc. (Dad's Club) desires to sub-lease a small free standing building known as the "Dolphin Shop" to International Sporting Goods, LLC. (ISG). The proposed lease is limited in scope and does not involve any change in the current operation or management of the Dad's Club property. ISG will be able to expand the hours of operation of the "Dolphin Shop" which has been operated by non-profit volunteers over the past decade. A professionally operated "Dolphin Shop" is part of the planned renovations to provide members, guests and visitors access to specialty swimming related items which are difficult if not impossible to find in retail sporting goods stores especially in the fall and winter months. Furthermore, the newly renovated parking facilities will adequately accommodate the upgraded "Dolphin Shop".

Type of Plat:
___ Single Family Residential ___ Zero Lot Line Patio Homes
___ Planned Area Development District
___ Planned Area Development
___ Amendment to Planned Area Development

Applicant: Dad's Club Swim Team, Inc.

Letter from Dad's Club Swim Team, Inc. and proposed sublease previously submitted.

Representative/Authorized Agent: C. Frank Robinson, President, Dad's Club Swim Team, Inc.

Contact Name: For Dad's Club: C. Frank Robinson
For ISG: Beth Perry Sewell and Lee K. Shuchart

Address: For Dad's Club: 1006 Voss Road, Houston, 77055
For ISG: 20 Gage Court, Houston, 77024

Phone: For Dad's Club: 713-461-8577 Fax: 713-461-8950
For ISG: 713-468-7589 Fax: 281-664-2028
Email: For Dad's Club: no5@rasoape.com
For ISG: bsewell@quantumgas.com and lee_shuchart@ajg.com

Engineer or Planner:

Company: N/A Contact _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Plat/PADD Location/Proposed Name: City City of Spring Valley Village, Texas
Survey/Abstract No. Tr 18, Abst 610 A H Osborne

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

1006 Voss Road; northeast corner of Voss Road and I-10 feeder

Jurisdictions:
Utility District: COSV & Centerpoint School District: SBISD

County Precinct: Harris Zoning District: _____

Plat/PADD Data:
Total Acreage: approximately 6 acres Typical Lot Size: N/A

Number Lots: N/A Number of Streets: N/A

Numbers and Types of Reserves: N/A Total Acres in Reserve: N/A

Authorization:
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application.

C. Frank Robinson, President 02/26/09

Signature of Applicant **Date**

Submittal Requirements:
- Letter stating the applicant's reasons for request, type of request, and other pertinent information.
- Metes and bounds of the site and county slide number of plat, if recorded
- Fifteen (15) 24 x 36, 1" = 100' scale drawings blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map.
- After approval of requirements by Building Official:
  - Plat or Replat Application Fee is $500
  - Specific Use Permit Application Fee is $500.00
  - Planned Area Development District Application Fee is $7,000.

DADS CLUB SWIM TEAM

FEB 2 0 2009

February 18, 2009

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

Dear Mr. Rockenbaugh:

This letter will serve as a formal request by the Dad's Club Swim Team Inc. ("DCST") and International Sporting Goods, LLC ("ISG") to the City of Spring Valley ("COSV") for approval of a proposed lease by DCST to ISG of 1,000 square feet of space known as the "Dolphin Shop" at the Dad's Club property located at 1006 Voss Road. A true and correct copy of the proposed lease is attached hereto as Exhibit "A".

The purpose of the lease is the creation of a small retail location for the sale of swimwear and swimming equipment for the benefit of Dad's Club members and visitors. As you know the "Dolphin Shop" has been operated on a non-profit volunteer basis for over a decade by the DCST. The proposed lease will serve to expand the hours of operation for the Dolphin Shop and will provide some tax revenue for COSV. The proposed lease is limited in scope and does not involve any change in the current operation or management of the Dad's Club property.

There is an on-going plan for improvements that are being made at the Dad's Club which we anticipate will create a more vibrant community asset for COSV in the coming years. We believe that a professionally operated "Dolphin Shop" should be part of the planned renovations to provide the patrons with specialty swimming related items which are difficult if not impossible to find in retail sporting good stores, especially during the fall and winter months.

The newly renovated parking facilities will accommodate fully the upgraded "Dolphin Shop".

We would ask that COSV confirm its approval of this proposed modification of our current arrangement. If you have any questions or comments, please do not hesitate to contact me, Beth Perry Sewell (713.301.9303) or Lee Shuchart (713.385.6014).

Very truly yours,

C. Frank Robinson
President

1006 Voss Road *Houston, Texas 77055* *713.461.6533*

Retail Lease

Basic Terms

Date: March 15, 2009

Landlord: Dad's Club Swim Team, Inc., a Texas non-profit corporation

Landlord's Address:

Dad's Club
1006 Voss Road
Houston, TX 77055

Tenant: International Sporting Goods, LLC, a Texas Limited Liability Corporation

Tenant's Address:

International Sporting Goods, LLC
20 Gage Court
Houston, TX 77024

Premises

Approximate square feet: up to 1000 square feet referred to as the ''Dolphin Shop' '

Street address/suite: 1006-A Voss Rd.
City, state, zip: Houston, TX 77055

Term (months): 60 months

Commencement Date: March 15, 2009, or the first of the month following City of Spring Valley approval

Termination Date: Indefinite. Tenant' s lease shall automatically renew every five (5) years from the commencement date, provided that either party may terminate the lease with written notice to either party no later than six (6) months prior to the ending of any five year term.

Base Rent (monthly): $250.00

Percentage Rent: Five percent (5%) of monthly Net Income due and payable beginning the first of the month following the commencement date and thereafter payable on the first of the month each month until the termination of the lease.

Permitted Use:Operate an aquatics based ''Pro Shop' ' to serve members and the surrounding

community. This shop will continue to provide the same services to the members as the Dolphin Shop currently provides.

Primary Operating Hours:

Weekdays:	10 a.m. to 7 p.m.
Saturdays:	8 a.m. to 11 a.m.
Sundays:	closed

Additional hours of operation are solely within the discretion of Tenant but will not exceed the hours of operation of the Landlord.

Tenant's Insurance: Not required

Landlord's Insurance: Not required

Definitions

"Essential Services" means utility connections reasonably necessary for occupancy of the Premises for the Permitted Use.

"Net Income" means the entire amount of the sales price, whether for cash or otherwise, of all sales of merchandise (including gift and merchandise certificates), services, and all other receipts less all cost of sales and ordinary operating expenses associated with all business conducted in or from the Premises. Each sale on installment or credit will be treated as a sale for the full price in the month during which the sale was made, irrespective of when Tenant receives payment from its customer. Net Income, however, will not include any sums collected and paid out for any sales or excise tax.

"Injury" means (a) harm to or impairment or loss of property or its use, (b) harm to or death of a person, or (c) "personal and advertising injury" as defined in the form of liability insurance Tenant is required to maintain.

"Landlord" means Landlord and its agents, employees, or directors.

"Lienholder" means the holder of a deed of trust covering the Premises.

"Rent" means Base Rent plus any other amounts of money payable by Tenant to Landlord.

"Tenant" means Tenant and its agents, contractors, employees, invitees, licensees, or visitors.

Clauses and Covenants

A. Tenant agrees to -

1. Lease the Premises for the entire Term beginning on the Commencement Date and

ending on the Termination Date.

2. Accept the Premises in their present condition "AS IS," the Premises being currently suitable for the Permitted Use.

3. Obey (a) all applicable laws relating to the use, condition, and occupancy of the Premises; (b) any requirements imposed by utility companies serving or insurance companies covering the Premises; and (c) any rules and regulations adopted by Landlord.

4. Pay monthly, in advance, on the first day of the month, the Base Rent to Landlord at Landlord's Address.

5. Pay the Percentage Rent applicable to the previous month on or before the tenth day of each month. With each payment of Percentage Rent, Tenant will deliver a written statement substantiating the amount of the payment. Tenant will keep a permanent, accurate set of books and records of all sales available for Landlord's inspection.

6. Obtain and pay for all utility services used by Tenant and not provided by Landlord.

7. Repair, replace, and maintain any part of the Premises that Landlord is not obligated to repair, replace, or maintain, normal wear excepted.

8. (a) Continuously and in good faith conduct on the entire Premises the type of business for which the Premises are leased in an efficient and reputable manner so as to produce the maximum amount of Gross Sales and (b) except during reasonable periods for repairing, cleaning, and decorating, keep the Premises open to the public for business during Operating Hours.

9. Vacate the Premises on the last day of the Term.

10. Abide by the parking rules of the premises and understands that it will not be provided any separate parking for Tenant or its customers. Further Tenant understands that parking on Voss Road is strictly prohibited by city ordinance.

11. INDEMNIFY, DEFEND, AND HOLD LANDLORD AND LIENHOLDER HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURRING IN ANY PORTION OF THE PREMISES. THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF TENANT'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, and (c) WILL SURVIVE THE END OF THE TERM.

B. Tenant agrees not to -

1. Use the Premises for any purpose other than the Permitted Use.

2. Create a nuisance.

3. Interfere with Landlord's normal business operations.

4. Use the Premises in any way that would increase insurance premiums, or void insurance on the premises.

5. Change Landlord's lock system.

6. Allow a lien to be placed on the Premises.

7. Assign this lease or sublease any portion of the Premises without Landlord's and City of Spring Valley, TX's written consent.

8. Place any signs on the Premises without Landlord's and City of Spring Valley, TX' s written consent.

C. Landlord agrees to -

1. Lease to Tenant the Premises for the entire Term beginning on the Commencement Date and ending on the Termination Date.

2. Obey all applicable laws with respect to Landlord's operation of its business activities.

3. Provide the Essential Services.

4. Repair, replace, and maintain the (a) roof, (b) foundation, (c) Common Areas, and (d) structural soundness of the exterior walls, excluding windows, store fronts, and doors.

5. INDEMNIFY, DEFEND, AND HOLD TENANT HARMLESS FROM ANY INJURY AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY'S FEES AND OTHER FEES AND COURT AND OTHER COSTS, OCCURRING IN ANY PORTION OF THE COMMON AREAS. THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF LANDLORD'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, and (c) WILL SURVIVE THE END OF THE TERM.

D. Landlord agrees not to -

1. Interfere with Tenant's possession of the Premises as long as Tenant is not in default.

E. Landlord and Tenant agree to the following:

1. Alterations. Any physical additions or improvements to the Premises made by Tenant will become the property of Landlord. Landlord may require that Tenant, at the end of the Term and

at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Commencement Date, normal wear excepted.

2. Abatement. Tenant's covenant to pay Rent and Landlord's covenants are independent. Except as otherwise provided, Tenant will not be entitled to abate Rent for any reason.

3. Insurance. Tenant and Landlord will maintain the respective insurance coverages described in the attached Insurance Addendum.

4. Release of Claims/Subrogation. LANDLORD AND TENANT RELEASE EACH OTHER AND LIENHOLDER FROM ALL CLAIMS OR LIABILITIES FOR DAMAGE TO THE PREMISES, DAMAGE TO OR LOSS OF PERSONAL PROPERTY WITHIN THE PREMISES, AND LOSS OF BUSINESS OR REVENUES THAT ARE COVERED BY THE RELEASING PARTY'S PROPERTY INSURANCE OR THAT WOULD HAVE BEEN COVERED BY THE SUCH INSURANCE IF THE PARTY FAILS TO MAINTAIN PROPERTY COVERAGE. THE PARTY INCURRING THE DAMAGE OR LOSS WILL BE RESPONSIBLE FOR ANY DEDUCTIBLE OR SELF-INSURED RETENTION UNDER ITS PROPERTY INSURANCE. LANDLORD AND TENANT WILL NOTIFY THE ISSUING PROPERTY INSURANCE COMPANIES OF THE RELEASE SET FORTH IN THIS PARAGRAPH AND WILL HAVE THE PROPERTY INSURANCE POLICIES ENDORSED, IF NECESSARY, TO PREVENT INVALIDATION OF COVERAGE. THIS RELEASE WILL NOT APPLY IF IT INVALIDATES THE PROPERTY INSURANCE COVERAGE OF THE RELEASING PARTY. THE RELEASE IN THIS PARAGRAPH WILL APPLY EVEN IF THE DAMAGE OR LOSS IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF THE RELEASED PARTY BUT WILL NOT APPLY TO THE EXTENT THE DAMAGE OR LOSS IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RELEASED PARTY.

5. Casualty/Total or Partial Destruction

a. If the Premises are damaged by casualty and can be restored within ninety days, Landlord will, at its expense, restore the roof, foundation, Common Areas, and structural soundness of the exterior walls of the Premises and any leasehold improvements within the Premises that are not within Tenant's Rebuilding Obligations to substantially the same condition that existed before the casualty and Tenant will, at its expense, replace any of its damaged furniture, fixtures, and personal property and restore any leasehold improvements that are within Tenant's Rebuilding Obligations. If Landlord fails to complete the portion of the restoration for which Landlord is responsible within ninety days from the date of written notification by Tenant to Landlord of the casualty, Tenant may terminate this lease by written notice delivered to Landlord before Landlord completes Landlord's restoration obligations.

b. If Landlord cannot complete the portion of the restoration for which Landlord is responsible within ninety days, Landlord has an option to restore the Premises. If Landlord chooses not to restore, this lease will terminate. If Landlord chooses to

restore, Landlord will notify Tenant in writing of the estimated time to restore and give Tenant an option to terminate this lease by notifying Landlord in writing within ten days from receipt of Landlord's estimate. If Tenant does not notify Landlord timely of Tenant's election to terminate this lease, the lease will continue and Landlord will restore the Premises as provided in a. above.

c. To the extent the Premises are untenantable after the casualty, the Rent will be adjusted as may be fair and reasonable.

6. Condemnation/Substantial or Partial Taking

a. If the Premises cannot be used for the purposes contemplated by this lease because of condemnation or purchase in lieu of condemnation, this lease will terminate.

b. Whether or not any portion of the Premises is taken by condemnation or purchase in lieu of condemnation, Landlord and Tenant may elect to terminate this lease if 50 percent or more of the Common Area is taken.

c. If there is a condemnation or purchase in lieu of condemnation and this lease is not terminated, Landlord will, at Landlord's expense, restore the Premises, and the Rent payable during the unexpired portion of the Term will be adjusted as may be fair and reasonable.

d. Tenant will have no claim to the condemnation award or proceeds in lieu of condemnation.

7. Uniform Commercial Code. Tenant grants Landlord a security interest in Tenant's personal property now or subsequently located on the Premises. This lease is a security agreement under the Uniform Commercial Code.

8. Default by Landlord/Events. Defaults by Landlord are failing to comply with any provision of this lease within thirty days after written notice and failing to provide Essential Services to Tenant within ten days after written notice.

9. Default by Landlord/Tenant's Remedies. Tenant's remedies for Landlord's default are to sue for damages and, if Landlord does not provide an Essential Service for thirty days after default, terminate this lease.

10. Default by Tenant/Events. Defaults by Tenant are (a) failing to pay timely Rent, (b) abandoning or vacating a substantial portion of the Premises, and (c) failing to comply within ten days after written notice with any provision of this lease other than the defaults set forth in (a) and (b) above.

11. Default by Tenant/Landlord's Remedies. Landlord's remedies for Tenant's default are to (a) enter and take possession of the Premises, after which Landlord may relet the Premises on

behalf of Tenant and receive the rent directly by reason of the reletting; (b) enter the Premises and perform Tenant's obligations; and (c) terminate this lease by written notice and sue for damages.

12. Default/Waiver/Mitigation. It is not a waiver of default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by applicable law. Landlord and Tenant have a duty to mitigate damages.

13. Holdover. If Tenant does not vacate the Premises following termination of this lease, Tenant will become a tenant at will and must vacate the Premises on receipt of notice from Landlord. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term.

14. Alternative Dispute Resolution. Landlord and Tenant agree to mediate in good faith before filing a suit for damages.

15. Attorney's Fees. If either party retains an attorney to enforce this lease, the party prevailing in litigation is entitled to recover reasonable attorney's fees and other fees and court and other costs.

16. Venue. Exclusive venue is in the county in which the Premises are located.

17. Entire Agreement. This lease is the entire agreement of the parties, and there are no oral representations, warranties, agreements, or promises pertaining to this lease or to any expressly mentioned exhibits and riders not incorporated in writing in this lease.

18. Amendment of Lease. This lease may be amended only by an instrument in writing signed by Landlord and Tenant.

19. Limitation of Warranties. THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

21. Notices. Any notice required or permitted under this lease must be in writing. Any notice required by this lease will be deemed to be delivered (whether actually received or not) when deposited with the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the intended recipient at the address shown in this lease. Notice may also be given by regular mail, personal delivery, courier delivery, facsimile transmission, or other commercially reasonable means and will be effective when actually received. Any address for notice may be changed by written notice delivered as provided herein.

20. Use of Common Areas. Tenant will have the nonexclusive right to use the Common Areas subject to such reasonable rules and regulations that Landlord may prescribe.

21. Merchants' Association. If Landlord organizes a merchants' association, Tenant must join and maintain membership and comply with its rules.

22. Abandoned Property. Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

Dad's Club Swim Team, Inc., a Non-Profit Texas Corporation,

_____

C. Frank Robinson, President

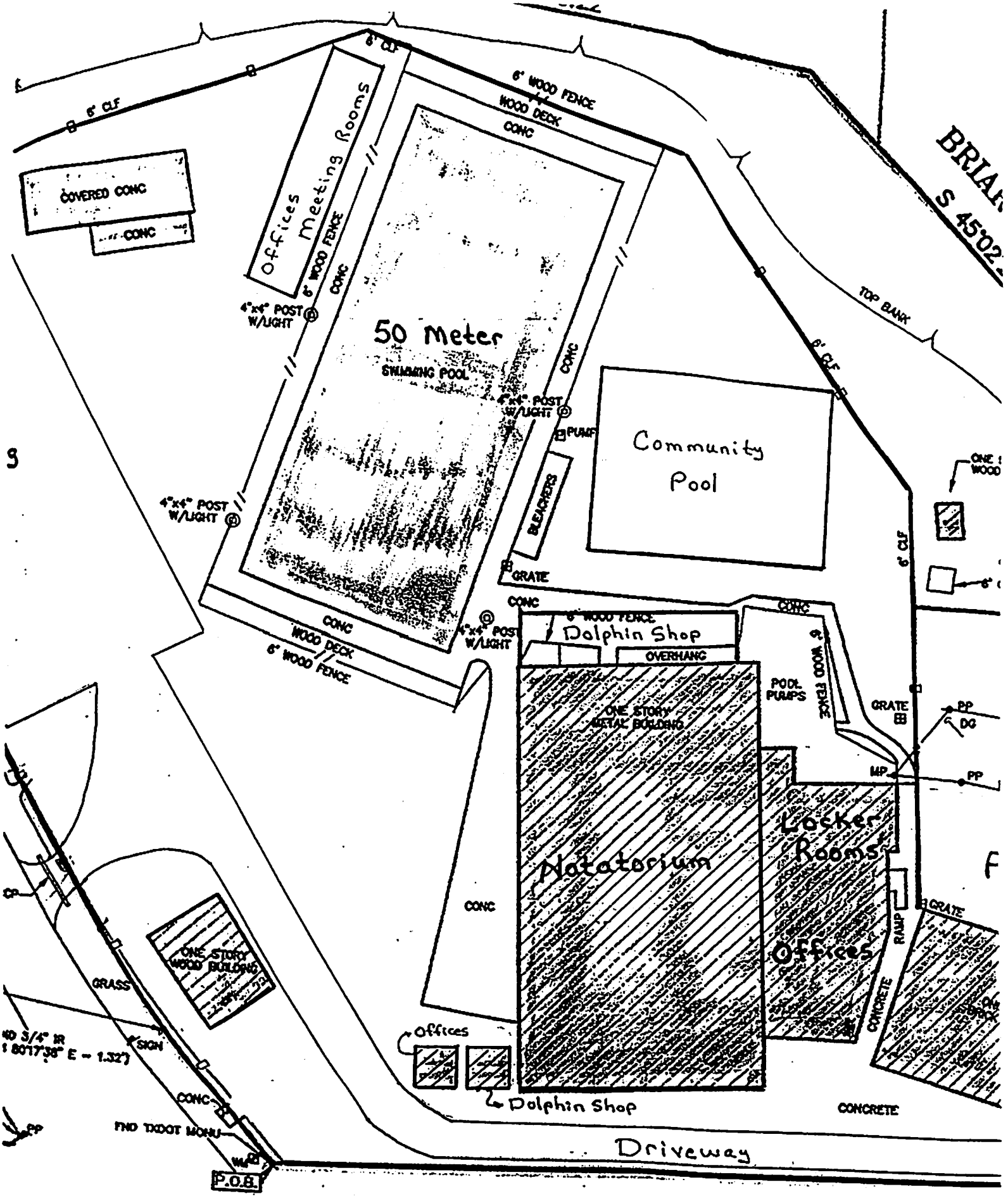
International Sporting Goods, LLC, a Texas Limited Liability corporation,

_____

Beth Perry Sewell, President

_____

Lee K. Shuchart, Vice President


6' CLF
COVERED CONC
CONC
Offices
Meeting Rooms
6' WOOD FENCE
CONC
4"x4" POST W/LIGHT
50 Meter
SWIMMING POOL
6' WOOD FENCE
WOOD DECK
CONC
PUMP
BLEACHERS
GRATE
Community Pool
TOP BANK
6' CLF
CONC
WOOD DECK
6' WOOD FENCE
Dolphin Shop
OVERHANG
ONE STORY METAL BUILDING
POOL PUMPS
GRATE
PP
DG
MP
Locker Rooms
Natatorium
Offices
RAMP
GRATE
CONCRETE
ONE STORY WOOD BUILDING
GRASS
SIGN
CONC
FND TXDOT MONU
P.O.B.
Offices
Dolphin Shop
CONCRETE
Driveway

DAD'S CLUB SWIM TEAM

1006 Voss Road
Houston, Texas 77055
(713) 461-6533
dadsclub@dadsclubswimteam.com

RECEIVED
JUN 3 2008

June 2, 2008

Planning and Zoning Commission
City of Spring Valley Village, Texas
1025 Campbell Road
Houston, Texas 77055

Attention: Mrs. Betty Lusk
City Secretary

RE: Dad's Club Swim Team, Inc.
Application for Special Use Permit

Gentlemen:

Please accept this letter as the formal request of the Dad's Club Swim Team, Inc. to meet with the Planning and Zoning Commission on June 9, 2008 at 6:30 p.m. to present and discuss the Dad's Club Application for Special Use Permit concerning the Dad's Club property located at 1006 Voss Road.

Should you have any questions or require any additional information in this matter, please contact the undersigned at (713) 254-0818.

Yours truly,

C. Frank Robinson
President, Board of Directors

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application
(Please type or print the following information)

RECEIVED
JUN 2 2008

Subdivision Name: _____ **Development:** _____

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:

_____

_____

Type of Plat: ___ Single Family Residential ___ Zero Lot Line Patio Homes

___ Planned Area Development District

Applicant: (Letter attached from Property Owner)

Representative/Authorized Agent:

_____

Contact Name: C. Frank Robinson

Address: 10623 Fairlane Dr. Houston 77024

Phone: 713/254-0818 Fax: (281) 440-0609

Email: n05@rasoape.com

Owner: Dad's Club Swim Team, Inc.

Contact Name: C. Frank Robinson

Address: 1006 Voss Rd. Houston 77055

Phone: 713/254-0818 Fax: (281) 440-0609

E: Mail: n05@rasoape.com.

Engineer or Planner:

Company: _____ Contact _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Plat/PADD Location/Proposed Name: City _____
Survey/Abstract No.

_____

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

_____

Jurisdictions:
Utility District: _____ School District: SBISD

County Precinct: Precinct 3 Zoning District: A

Plat/PADD Data:
Total Acreage: _____ Typical Lot Size: _____

Number Lots: _____ Number of Streets: _____

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

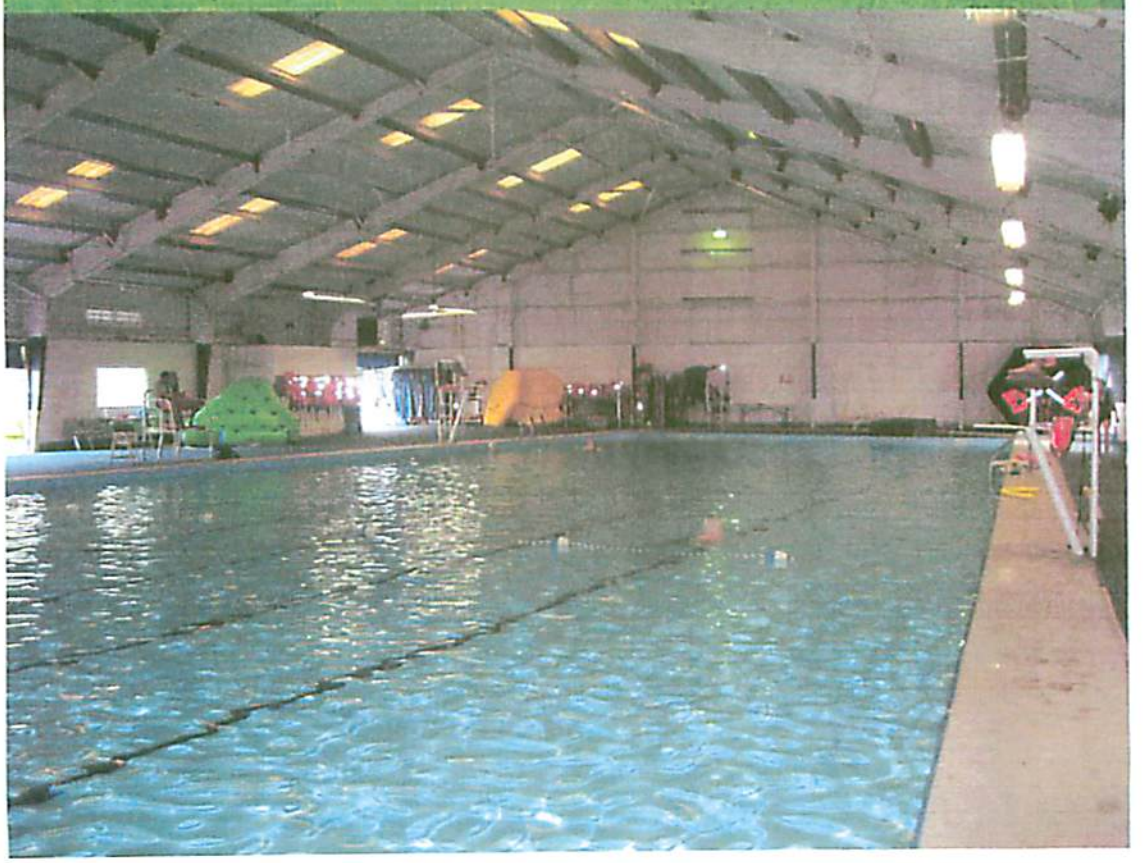
Authorization:
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application.

_____ 6/2/[illegible]
Signature of Applicant **Date**

Submittal Requirements:
- Letter stating the applicant's reasons for request, type of request, and other pertinent information.
- Metes and bounds of the site and county slide number of plat, if recorded
- Fifteen (15) 24 x 36, 1" = 100' scale drawings blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map.
- After approval of requirements by Building Official:
  Plat or Replat Application Fee is $500
  Specific Use Permit Application Fee is $500.00
  Planned Area Development District Application Fee is $7,000.

DAD'S CLUB SWIM TEAM, INC.

ENTRANCE
ONLY



Exc Only
No Telegrams

Betty Lusk

From: C. Frank Robinson [no5@rasoape.com]
Sent: Tuesday, June 03, 2008 4:27 PM
To: Richard Rockenbaugh
Cc: gcmarrow@comcast.net; Mike Andrews
Subject: Fence at the Dad's Club
Attachments: 20080603162233.pdf

Dick,

Attached is a copy of the portion of the survey plat upon which I have highlighted yellow where the fence will be located along our property line on Voss Road. The particulars for the fence and gates are set out below. Let me know if you need any additional information and again, thanks for all your help.

Fence: 336 feet of iron fence, 7' high, using 3/4" pickets at 4" on center, with cast iron spears on top, 2 rails of 1-1/4" inch, post to be 2"x2"x9' set in concrete at 8' center or less, all primed and painted satin green.

Gates: two iron driveway gates, 15'x7' high and to be arched for a total of 8' high to the top of the arch, sliding on aluminum tracks, 3/4" pickets at 4" on center, with cast iron spears on top, primed and painted satin green, with a small Dolphin logo on each gate. The logo is below, but it will not include the name Dads Club Swim Team.

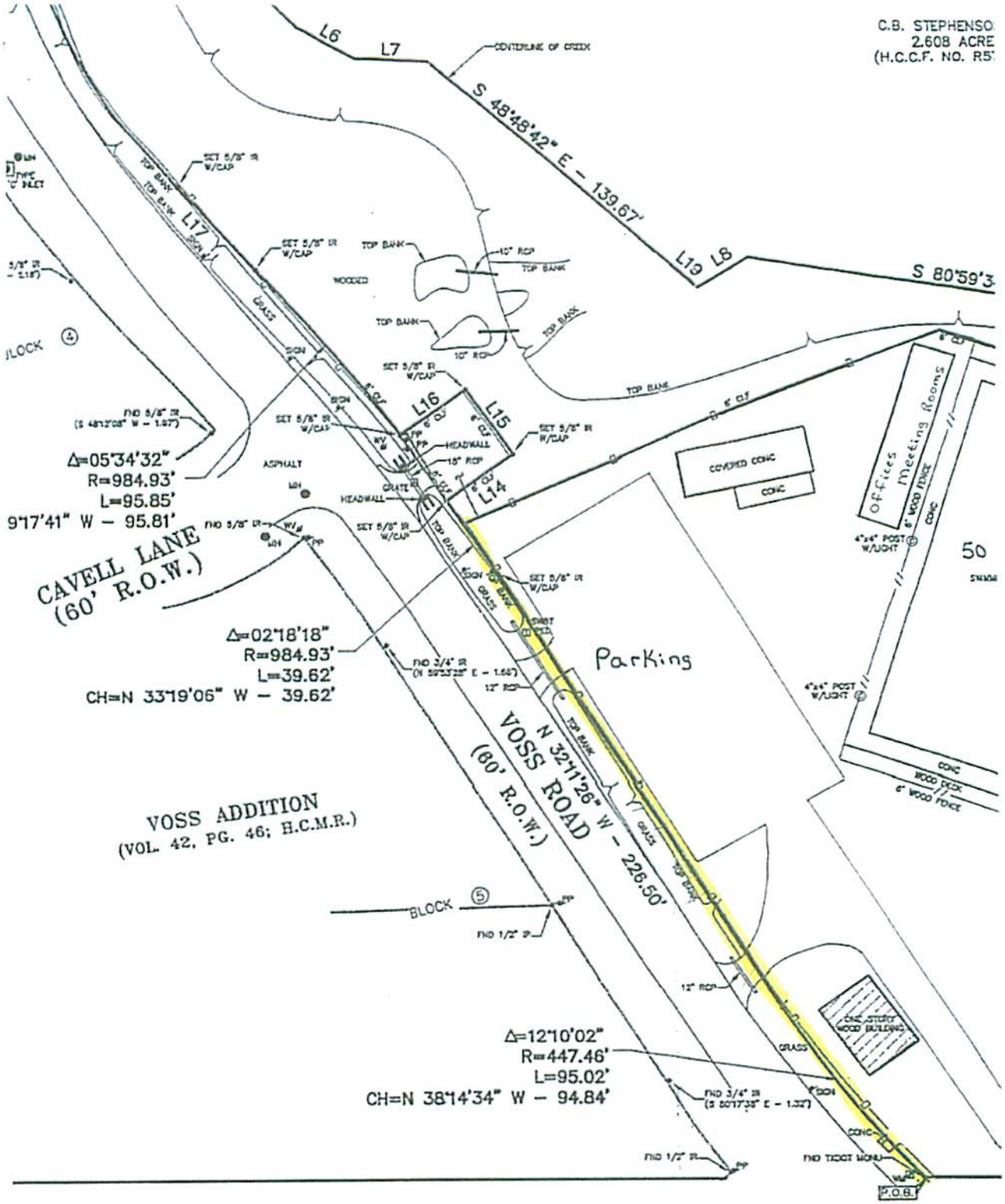
DADS CLUB SWIM TEAM

C. Frank Robinson
Vice President

RAS
ROGER A. SOAPE, INC.

450 Gears Road, Suite 780
Houston, Texas 77067-4513
office: (281) 440-6347, Ext. 206
fax: (281) 440-0609
email: no5@rasoape.com
website: www.rasoape.com

****NOTE****
The information contained in this email message is confidential and intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please immediately notify the sender by telephone (281/440-6347), and destroy the original message. Thank you.



IN HEREON ARE BASED ON THE SOUTHERLY LINE OF SUBJECT
ORTHERLY LINE OF "PARCEL 55", SHOWN PER SURVCON, INC.
NOVEMBER, 2001, JOB NO. 237, SHEET NO. 9. THE BEARING BEING

ARTICLE 3.100 INTERNATIONAL BUILDING CODE*

§ 3.101 International Building Code Adopted

(a) The *International Building Code, 2003 Edition* (Non-residential), as published by the International Code Council (the "International Building Code"), and as amended herein, hereinafter sometimes referred to as the "code," is hereby adopted and made a part of this article.

(b) Future amendments (not including clarifications or technical notices of any type) of the code are not adopted by this article and must be subsequently approved and adopted by the city council.

(c) This code shall not be construed to relieve or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the city council, the city, its agents or representatives assume any such liability by reason of these regulations or the inspections authorized by this code or any permits or certificates issued under this code.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.102 Official Copy

A copy of the *International Building Code, 2003 Edition,* including amendments, as adopted by this article, is made a part hereof for all purposes. Further, a copy of the International Building Code has been filed with the city secretary and is available for public inspection.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.103 Zoning to Prevail

To the extent there may exist any conflict or inconsistency between the terms of the city's zoning ordinance, as amended, and the International Building Code, for example by way of illustration, not limitation, between the definitions contained in the International Building Code and the zoning ordinance, the zoning ordinance shall prevail and shall be interpreted and enforced according to its own terms. It is not the intention of the city council through adoption of the International Building Code that it modify or conflict with the terms of the city's zoning ordinance, but, rather, that it be interpreted and enforced according to its own terms and provisions.

(Ordinance 2001-04 adopted 3-27-01)

***Editor's note**—Ord. No. 2001-04, § 1, adopted March 27, 2001, repealed art. 3.100, §§ 3.101—3.106, in its entirety and enacted new provisions as herein set out. Formerly, art. 3.100 pertained to similar provisions. See the Ordinance Disposition Table for a complete derivation of these former provisions.

§ 3.104 Enforcement

Section 103, entitled "Department of Building Safety," of the International Building Code is deleted in its entirety and new Section 103 substituted therefor as follows:

> The enforcement of this code shall be under the administrative and operational control of the building official. The building official shall have such duties, and shall be selected and serve in the position, as provided by city ordinance. The building official may appoint deputies to assist him/her, subject to approval by the city administrator. Said deputies shall serve at the pleasure of the city administrator and may be removed without cause by the city administrator.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.105 Powers and Duties of the Building Official

Section 104, entitled "Duties and Powers of the Building Official," of the International Building Code is deleted in its entirety and new Section 104 substituted therefor as follows:

(a) General. The building official is hereby authorized and directed to enforce all of the provisions of this code. The building official shall have the power to render interpretations of this code and to adopt and enforce written rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.

(b) Right of entry. When it is necessary to make an inspection to enforce the provisions of this code, or when the building official has reasonable cause to believe that there exists in a building or upon its premises a condition which is contrary to or in violation of this code which makes the building or premises unsafe, dangerous, or hazardous, the building official may request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

(c) Stop orders. Whenever any work is being done contrary to the provisions of this code the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall stop work until authorized in writing by the building official to proceed with the work.

(d) Modifications. When there are practical differences involved in carrying out the provisions of this code, the building official may grant modifications for individual cases. The building official must find that a special reason makes the strict letter of this code impractical and that modification is in conformance with the intent and purpose of this code, and that such modification does not lessen

accessibility, health, life and fire safety, or structural integrity. The details of any action granting modifications shall be written and recorded and entered in the files of the city.

(e) Alternate materials, Alternative Design and Methods of Construction. The provisions of this code are not intended to prevent the use of a material, alternate design, or method of construction not specifically prescribed by this code, provided any alternate has been approved by the building official.

The building official may approve any such alternate, provided the building official finds that the proposed material, design, or method is satisfactory and complies with the provisions of this code and that the material and method of work offered is, for the purpose intended, at least equivalent of that prescribed in this code in suitability, effectiveness, fire resistance, durability, and safety.

The building official shall require that sufficient written evidence or proof be submitted to substantiate any claims that may be made regarding an alternate. The details of any action granting approval of an alternate shall be written and recorded and entered in the files of the city.

(f) Tests. Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or work does not conform to the requirements of this code, the building official may require tests as proof of compliance to be made at no expense to the city.

Test methods shall be as specified by this code or other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the building official shall determine test procedures.

All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official for the period required for the retention of public records.

(g) To avoid any question, section 104.8, entitled "Liability," of said International Building Code is deleted in its entirety.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.106 Annual Permits

Section 105.1.1, entitled "Annual permit," and Section 105.1.2, entitled "Annual permit records," of said code, is hereby deleted in its entirety.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.107 Permit Expiration and Construction Schedule

Section 105.5 addressing permits, entitled "Expiration," of said International Building Code is deleted in its entirety and new Section 105.5 substituted therefor as follows:

> 105.5. Expiration: No construction schedule. Every permit issued shall become invalid unless the work at the site authorized by such permit is commenced within 180 days after its issuance. The building official is authorized to grant, in writing, an extension or extensions of such permit, but not to exceed a maximum construction period of one and one-half (1 1/2) years. If any permitted work is not completed within this limitation, then the permit shall become invalid and must be reissued in order to resume work, together with payment of fees for such reissued permit.
>
> Work pursuant to a construction schedule. A permit may be issued for a reasonable period of time which coincides with a written construction schedule prepared by a licensed architect or engineer, and filed with the city. The building official is authorized to grant, in writing, an extension or extensions of such permit, but not to exceed a maximum construction period of two (2) years. If any permitted work is not completed within this limitation, then the permit shall become invalid and must be reissued in order to perform or resume work, together with payment of fees for such reissued permit.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.108 Construction Hours

Section 105, entitled "Permits," of the International Building Code is amended by adding a new Section 105.8, Construction Hours, which provides as follows:

> 105.8. Construction Hours. Within the City of Spring Valley, Texas, the outdoor (unenclosed) construction of buildings and structures and related activities is permitted during the following time periods only:
>
> Monday through Friday, 7:00 a.m. to 7:00 p.m.
>
> Saturday and Sunday, 9:00 a.m. to 6:00 p.m.

The building official shall include written notice of these construction hours within each building permit issued.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.109 Liability Insurance

Section 105, entitled "Permits," of the International Building Code is amended by adding a new Section 105.9, Liability Insurance, which provides as follows:

The person or entity that will actually perform the work or services covered by a permit shall provide to the city evidence of comprehensive general liability insurance, issued by a company licensed to do business in Texas, in the following amounts, for the duration of the permit, and shall furnish certificates of insurance to the city as evidence thereof. The certificates shall provide that the insurance shall not be canceled, reduced, or changed without 30 days advance notice to the city.

Comprehensive general liability insurance covering all risks associated with the work, with a minimum bodily injury limit of $100,000.00, $300,000.00 per occurrence, and a property damage limit of $400,000.00, or a property damage limit equal to or exceeding the amount of the contract amount, whichever is greater.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.110 Fees

Section 108.2, entitled "Schedule of permit fees," of the International Building Code is deleted in its entirety. Fees shall be charged in accordance with the city's fee schedule, as it may be amended from time to time.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.111 Work commencing before permit issuance

Section 108.4, entitled "Work commencing before permit issuance," of the International Building Code is deleted in its entirety and new Section 108.4 substituted therefor as follows:

108.4. Work commencing before permit issuance. The fee for work commenced without a permit shall be double the fee set forth in the fee schedule adopted by the city.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.112 Certificates of Occupancy

Section 110.1, entitled "Use and Occupancy," of the International Building Code is deleted in its entirety and a new Section 110.1 is substituted in its place, which provides as follows:

> 110.1. Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.
>
> Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the city. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the city shall not be valid.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.113 Appeals

Section 112.1, entitled "General," of the International Building Code is deleted in its entirety and new Section 112.1 substituted therefor as follows:

> 112.1. Appeals. Appeals of orders, decisions, or determinations made by the building official in interpreting or applying this Code shall be to the city council. The city council may obtain the assistance of persons who are qualified by experience and training on the particular subject under consideration.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.114 Qualifications

Section 112.3, entitled "Qualifications," of said International Building Code is hereby deleted in its entirety.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.115 Violations

Section 113, entitled "Violations," of the International Building Code is deleted in its entirety and the penalty provision of this Ordinance is substituted in its place.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.116 Automatic Sprinkler Systems

Section 903, entitled "Automatic Sprinkler Systems," of the International Building Code is deleted. Sprinkler systems are required as provided in the *International Fire Code, 2003 Edition,* as adopted.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.117 Wood Shingles, Shakes, and Siding

Sections 1507.8 and 1507.9, respectively entitled "Wood Shingles" and "Wood Shakes," of the International Building Code are deleted in their entirety and a new Section 1507-8 is substituted in its place, which provides as follows:

1507.8. Wood Shingles, Shakes, and Siding

(a) Allowed roof coverings of any structure regulated by this International Building Code shall be as provided in this Section.

(b) Wood shingles and shakes are not allowed, shall not be allowed as an alternative material, and shall not be installed or used on any structure, whether incident to new construction, re-roofing, or any other roofing related maintenance of any kind.

(c) Replacement roofing, or siding, whether associated with remodeling, additions, total or partial roof or siding replacement, or ordinary roof or siding maintenance, shall be composed of non-wooden materials only, and shall be visually comparable, such as Hardishingle or other fiber-cement shingle siding.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2007-15 adopted 7-24-07)

Editor's note—Ord. No. 2007-15, § 1, adopted July 24, 2007, changed the title of § 3.117 from "Wood shingles and shakes" to "Wood shingles, shakes and siding." The historical notation has been preserved for reference purposes.

§ 3.118 Demolition

Section 3303, entitled "Demolition," of said International Building Code is hereby amended by adding thereto a new Section 3303.7 to provide as follows:

3303.7. Demolition Time. The maximum time period for a demolition permit shall be forty-five (45) days after the date of issuance of the permit, and thereafter a new permit must be obtained and the permit fees paid. When demolition is commenced it shall be completed within seven (7) days. The permit may be renewed only once.

(Ordinance 2001-04 adopted 3-27-01)

§ 3.119 Appendices

The following Appendices contained in the International Building Code are deleted their entirety:

Appendix A, Employee Qualifications

Appendix B, Board of Appeals

Appendix D, Fire Districts

Appendix H, Signs

Appendices C, E, F, G, I, and J of said International Building Code are hereby adopted, except for Section 501, entitled "Manufactured Homes," of Appendix G of such code, which is hereby deleted in its entirety.

(Ordinance 2001-04 adopted 3-27-01; Ordinance 2005-34 adopted 12-13-05)

§ 3.120 Penalty

Any person, corporation, or entity who or which violates any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day in which any violation shall occur, or each occurrence of any violation, shall constitute a separate offense.

(Ordinance 2001-04 adopted 3-27-01)

ARTICLE 3.200 NATIONAL ELECTRICAL CODE*

§ 3.201 National Electrical Code Adopted

(a) The *National Electrical Code, 2005 Edition,* as published by the National Fire Protection Association, Inc. (the "National Electrical Code"), and as amended herein, hereafter sometimes referred to as the "code," is hereby adopted and made a part of this Article.

(b) Future amendments (not including clarifications or technical notices of any type) of such code are not adopted by this article and must be subsequently approved and adopted by the city council.

*Editor's note—Ord. No. 2001-06, § 1, adopted March 27, 2001, repealed and reenacted art. 3.200 to read as herein set out. Formerly, art. 3.200 pertained to similar provisions. See the Ordinance Disposition Table for a complete derivation of these former provisions.

DIVIDER PAGE

August 6, 2019

Mr. Oscar Arevalo
Building Official
City of Spring Valley Village
1025 Campbell Road
Spring Valley Village, Texas 77055

Re: Specific Use Permit Amendment
Dad's Club Aquatic Center, Inc.
1006 Voss Rd., Houston, TX 77055
City of Spring Valley Village, Texas

Dear Mr. Arevalo,

We have reviewed the above referenced application for a Specific Use Permit Amendment, dated May 14, 2019, for conformance with the City's Ordinance Chapter 12, Planning and Zoning, Article 12.200 Exhibit "A". We have found the following issue:

<u>Chapter 12 – Article 12.200, Exhibit "A" Section 01:05.11 (e)</u>
No building or structure shall exceed thirty-nine (39) feet in height.

I hope this information is helpful. Please call me if you have any questions.

Sincerely,

ARKK Engineers, LLC

Marcus McRae Jr.

CC: Ms. Roxanne Benitez: City of Spring Valley Secretary
Mr. James Andrews, P.E.: ARKK Engineers, LLC.
Mr. Doug Bradford, P.E.: ARKK Engineers, LLC.

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

MEETING DATE: September 10, 2019

TOPIC: **ORDINANCE NO. 2019-XX**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS BY AMENDING SECTION 9.121, REPLATS, OF CHAPTER 9, SUBDIVISIONS, OF THE CODE OF ORDINANCES TO REQUIRE NOTICE OF PUBLIC HEARINGS HELD BEFORE THE CITY COUNCIL TO BE PROVIDED BY POSTING OF SIGNS IN ADDITION TO ALL OTHER PUBLIC NOTIFICATION REQUIREMENTS; 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; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

BACKGROUND: On June 11, 2019, the Commission approved amendments to the Zoning Regulations to incorporate the utilization of signage on properties that are subject to a proposed zoning case as additional notice to the public. The City Council approved the amendments on June 25, 2019, by Ordinance No. 2019-15.

The approved Ordinance provided that the signs for residential properties shall be provided by the City, and that the residents shall be responsible for obtaining the signs from the City and ensuring placement and removal pursuant to the ordinance.

After the amendments to the Zoning Regulations were approved, it became apparent that the public notice by signage regulation needed to be incorporated as an amendment to the Subdivision Regulations with regard to replats since replats have been some of the more controversial issues in the past few years.

The proposed Ordinance would amend Section 9.121, Replats, of Chapter 9, Subdivisions, of the City of Spring Valley Village Code of Ordinances to require public notice of hearings held before the City Council to be provided by posting of signs in addition al all other public notification requirements. <u>The language is identical to what was approved in the Zoning Regulations with regard to residential properties.</u>

If approved, this ordinance would implement the proposed revisions to Section 9.121, Replats, of Chapter 9, Subdivisions, of the City's Code of Ordinances.

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
❑YES ❑NO		

	For the Commission's information, the signage was utilized to notify the public about the replat that was considered by the Commission earlier on the agenda, and the signs were effective. City Staff received several calls concerning the replat from seeing the signs.
RECOMMENDATION:	Staff recommends approval of the Ordinance.
ATTACHMENTS:	• Ordinance No. 2019-XX
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:	**CITY ADMINISTRATOR APPROVAL:**
Loren Smith, City Attorney	

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
❑YES ❑NO		

ORDINANCE NO. 2019-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS BY AMENDING SECTION 9.121, REPLATS, OF CHAPTER 9, SUBDIVISIONS, OF THE CODE OF ORDINANCES TO REQUIRE NOTICE OF PUBLIC HEARINGS HELD BEFORE THE CITY COUNCIL TO BE PROVIDED BY POSTING OF SIGNS IN ADDITION TO ALL OTHER PUBLIC NOTIFICATION REQUIREMENTS; 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; PROVIDING A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Spring Valley Village, Texas desires to improve communications with its residents on matters related to certain replats in the City; and

WHEREAS, City Council understands the importance of notifying residents of public hearings related to replats of specific property; and

WHEREAS, City Council finds it to be in the best interest of the citizens of the City of Spring Valley Village, Texas to require placement of signage on property subject to a public hearing before the City Council as set forth below;

NOW, THEREFORE:

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

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

Section 2. Section 9.121, Replats, Chapter 9, Subdivisions, of the City's Code of Ordinances is hereby amended by adding thereto the language underscored below to read as follows:

"Section 9.121 – Replats.

(a) Any person wishing to revise a subdivision plat which has been previously filed for record must make application to the commission and the city council in the same manner as an original plat. The proposed replat shall meet all the requirements for a subdivision that may be pertinent.

(b) In the event the proposed replat involves property previously developed or zoned as single family or duplex residential use, the following shall be required:

(1) After application for a replat affecting single family or duplex property has been filed, the city secretary shall give notice of the application to be published in the official newspaper of the city at least fifteen (15) days prior to the meeting of the city council at which the application shall be considered. Such notice must include a statement of the time and place at which the city council will meet to consider the replat and to hear protests thereto at a public hearing. Additionally, written notice must be sent to all owners of property located within two hundred (200) feet of the property upon which the replat is requested. Such notice may be served by depositing said notice, properly addressed and postage paid, at the local post office.

(2) If twenty (20) percent or more of the property owners to whom notice has been required to be given file a written protest of the replat before or at the public hearing, then the affirmative vote of at least three-fourths (¾) of the city council is required to approve the replat. (a) Any person wishing to revise a subdivision plat which has been previously filed

(c) Posting of signs. Notice of required public hearings on applications for a replat shall also be provided by way of a sign posted on the property that is the subject of the application in accordance with the requirements set forth herein. The applicant shall be responsible for posting the required replat signage and for maintaining the required signage throughout the replat process.

(1) Signs shall be obtained from the City Secretary's Office.

(2) Sign Placement

- One 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 feet (20') from the property line and shall be a minimum of two feet (2') off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to enable reading from both sides.
- Signs shall be located so that the lettering is visible and may be clearly read from the street

(3) 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. **Failure to post the sign(s) for the time periods specified shall result in the postponement of the replat consideration by the City Council.** The applicant shall be subject to an additional fee to republish and/or re-notify due to such postponement.
- The applicant is responsible for maintaining the sign(s) on the property throughout the review process.
- A minimum of seven (7) calendar days prior to the public hearing, 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 by this section.

(4) Sign Maintenance.

- The applicant shall be responsible for maintaining all signs on the subject property throughout the replat process. The City of Spring Valley Village is not responsible for monitoring the required replat signs. Should the City of Spring Valley Village discover through routine duties related to other aspects of their daily functions that the sign is not being maintained, the

City of Spring Valley Village shall contact the applicant to investigate and, if needed, correct the situation. An affidavit from the applicant certifying that the applicant has corrected the sign(s) shall indicate that the intent of the posting requirement was met. Failure to maintain the sign during the process shall not result in the postponement of the replat consideration so long as the applicant attempted to replace damages or missing signs upon notification.

(5) 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 Council.
- Failure to remove signs within such timeframe will result in the issuance of a citation per sign and per day until removed."

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. This ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City, save and except the regulations, restrictions, terms and conditions provided for herein.

Section 5. 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 6. This ordinance shall be effective immediately upon adoption and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in every issue of the official newspaper for two days, or one issue of the newspaper if the official newspaper is a weekly paper, in accordance with section 52.011 of the Texas Local Government Code.

ADOPTED this _____ day of _____, 2019.

_____
Tom Ramsey, Mayor
City of Spring Valley Village, Texas

ATTEST:

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