



**Planning & Zoning
Commission Meeting
March 9, 2021
7:00 p.m.**

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

Patrick Johnson
John Lisenby
Maryellen McGlothlin
Jim Autenreith, Alternate



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, March 9, 2021 at 7:00 P.M.

SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the Planning & Zoning Commission of Spring Valley Village will conduct the meeting scheduled at 7:00 p.m. on Tuesday, March 9, 2021 in the City Hall Council Chambers, located at 1025 Campbell Road, in part by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

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

The video link to this meeting is <https://us02web.zoom.us/j/82446190283>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 824 4619 0283 and #.

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

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

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

2. APPROVAL OF MEETING MINUTES: Regular Meeting on January 12, 2021

3. CONDUCT A PUBLIC HEARING CONCERNING: A Preliminary and Final Plat of Dolphin’s Cove Subdivision, A Plot Containing 2.639 Acres Of Land, Situated In the

Bingle West Planned Area Development District (BWPADD), City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1065 Bingle Road.

- A. Presentation of Preliminary and Final Plat by Applicant
- B. Those In Favor
- C. Those Opposed
- D. Adjourn Public Hearing

- 4. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** A Preliminary and Final Plat of Dolphin's Cove Subdivision, A Plot Containing 2.639 Acres Of Land, Situated In the Bingle West Planned Area Development District (BWPADD), City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1065 Bingle Road.
- 5. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Changing the Date of the Planning & Zoning Commission Meeting for December.
- 6. **DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** The Activities of the City Council During the February 23, 2021 Meeting Regarding Planning & Zoning Commission Matters.
- 7. **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 3rd day of March, 2021 at 10:00 a.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:


Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

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

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, January 12, 2021

1. The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:02 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.

Planning & Zoning Members present at City Hall:
Trey Hoffman, Chair

Planning & Zoning Members present via Zoom:
Louise Richman
Patrick Johnson
Charlie Calderwood

A quorum was present.

City Officials present:
Julie Robinson, City Administrator - via Zoom
Zach Meadows, Director of Community Development
Matt Hitt, Assistant to City Administrator
Loren Smith, City Attorney

2. Approval of meeting minutes for regular meeting December 8, 2020

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

3. Conduct a public hearing concerning: Ordinance Number 2021-XX – an ordinance amending Exhibit “A” of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, Exhibit “A” being the city’s Zoning Ordinance by amending Section 3, Definitions to amend the definitions 03: A-02 – Accessory Use, 03: A-03 – residential accessory building, 03: G-03, garage attached and to add definitions 03: P-05 – primary structure, and 03: P-06 – primary use: amending Section 05:02-01, garages and carports, of 05:02, limitations and restrictions, of Section Five: building and use restrictions in Dwelling District “A” of Exhibit “A” to change the term dwelling to primary structure; providing for severability; providing a savings clause and an effective date; and providing a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof.

- 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 7:05 p.m.

Mr. Smith and Mr. Meadows spoke about the item. The City is being sensitive to those working from home due to COVID-19 and where those home offices are located. Need to clarify intent and definitions for accessory and primary structures. Mr. Hoffman took a telephone call from Mr. B. Thomeer who did not have any comments or questions but just wanted to listen.

Mr. Hoffman closed the public hearing at 7:11 p.m.

- 4. Consideration and possible action concerning:** Ordinance Number 2021-XX – an ordinance amending Exhibit “A” of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, Exhibit “A” being the City’s Zoning Ordinance by amending Section 3, Definitions, to amend the definitions 03: A-02 – Accessory Use, 03: A-03 – residential accessory building, 03: G-03, garage attached and to add definitions 03: P-05 – primary structure, and 03: P-06 – primary use: amending Section 05:02-01, garages and carports, of 05:02, limitations and restrictions, of Section Five: building and use restrictions in Dwelling District “A” of Exhibit “A” to change the term dwelling to primary structure; providing for severability; providing a savings clause and an effective date; and providing a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof.

Mr. Hoffman said that this ordinance is basically making a change in terms. Mr. Smith noted that a definition for primary structure and primary use has been added which includes that all portions of the primary structure shall be accessed from all portions of that structure without going outside and that the structure is heated and cooled. The fence, garage and porte-cochere ordinances have been revised accordingly to change “dwelling” to “primary structure.” Mr. Meadows said that “principle” and “primary” are equal and often used interchangeably. Ms. Robinson searched the entire code to check on this and agrees. Mr. Hoffman said the ordinance syncs with the fence ordinance. Mr. Johnson was absent for the October 2020 meeting and asked about the fence. Mr. Hoffman said storage sheds are not attached to the home. Mr. Meadows commented that a loophole was found which, was not the original intent of the ordinance. Mr. Johnson noted there was nothing about the definitional changes that would make it easier about the building sheds. Ms. Robinson said if Planning and Zoning wishes to move forward with the ordinance, would definition be added to the ordinance. Mr. Smith said that the definition is not material, it is more clerical but should include the definition in the ordinance.

Mr. Johnson made the motion to say that “principle” and “primary” are interchangeable and will be included. Ms. Richman seconded the motion. The motion carried 4 to 0.

- 5. Discussion and possible direction concerning:** The activities of the City Council during the December 15, 2020 meeting regarding Planning & Zoning Commission matters.

City Council approved the outdoor dining request from Jonathan’s the Rub and approved the extension of the PAD for 18 months to commence construction.

6. Adjournment

Mr. Calderwood made a motion to adjourn. Mr. Johnson seconded the motion. The motion carried 4 to 0. The meeting was adjourned at 7:27 p.m.

Signed: _____
W. K. (Trey) Hoffman, Chairman

Attest: _____
Louise Richman, Secretary

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

MEETING DATE: March 9, 2021

TOPIC:	CONDUCT A PUBLIC HEARING CONCERNING: A PRELIMINARY AND FINAL PLAT OF DOLPHIN'S COVE SUBDIVISION, A PLOT CONTAINING 2.639 ACRES OF LAND, SITUATED IN THE BINGLE WEST PLANNED AREA DEVELOPMENT DISTRICT (BWPADD), CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 1065 BINGLE ROAD.
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BACKGROUND:	On June 12, 2018, the Planning & Zoning Commission considered an Application for a Planned Area Development for the property located at 1065 Bingle Road ("Property") submitted by the Dad's Club Swim Team, Inc. ("Applicant"). The Commission voted to recommend denial of the requested PAD, and the item moved forward to the City Council for consideration on June 26, 2018. Over the course of five months, the City Council considered and directed modifications to the requested PAD including conducting a traffic study, obtaining temporary construction easements and additional information on the street width and proposed utility information. On November 13, 2018, following a presentation by the Applicant that addressed the modifications and requested information, the City Council approved the PAD Ordinance with conditions. A copy the complete Agenda Item from the November 13, 2018 Council Meeting, the final Ordinance Number 2018-30 approving the Dolphin's Cove PAD, and the Minutes of the November 13, 2018 Council Meeting are provided with this agenda item for reference. Ordinance Number 2018-30 only approved the zoning for the development of the Property and did not include the replatting of the Property into the proposed residential subdivision to be known as Dolphin's Cove. On January 25, 2021, a Plat Approval Application was submitted by Cobb Fendley & Associates, Inc. ("Applicant") on behalf of the Dad's Club Swim Team, Inc. to plat the Property at 1065 Bingle Road to create the Dolphin's Cove Subdivision as approved by the Dolphin's Cove PAD Ordinance. Consequently, the item now being considered by the Commission is the Preliminary and Final Plat for Dolphin's Cove Subdivision. The Property is a total of 2.639 acres, and the requested plat would create four lots with the following dimensions: Lot 1 – Approximately 17,473 square feet
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**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

Lot 2 – Approximately 14,881 square feet
Lot 3 – Approximately 14,960 square feet
Lot 4 – Approximately 17,786 square feet

The requested plat meets the requirements established by Ordinance Number 2018-30 for the Dolphin's Cove PAD.

RECOMMENDATION: Not Applicable

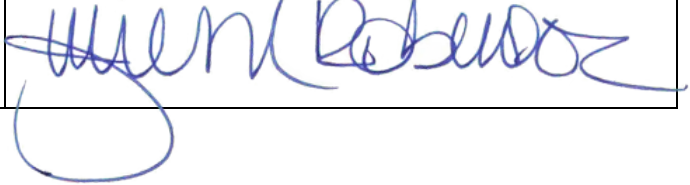
ATTACHMENTS:

- Revised Preliminary and Final Plat of the Property Located at 1065 Bingle Road (Dolphin's Cove)
- Plat Submittal Application Packet
- Copy of Complete Agenda Item Regarding Dolphin's Cove PAD Ordinance from November 13, 2018 City Council Meeting
- Ordinance Number 2018-30 Approving Dolphin's Cove Planned Area Development
- Copy of City Council Meeting Minutes for November 13, 2018
- Copy of Published Notice of Public Hearing
- Copy of Notice of Public Hearing Letters and Mailing Labels for Property Owners Within 200 Feet of Property
- Sign Posting and Maintenance Affidavits

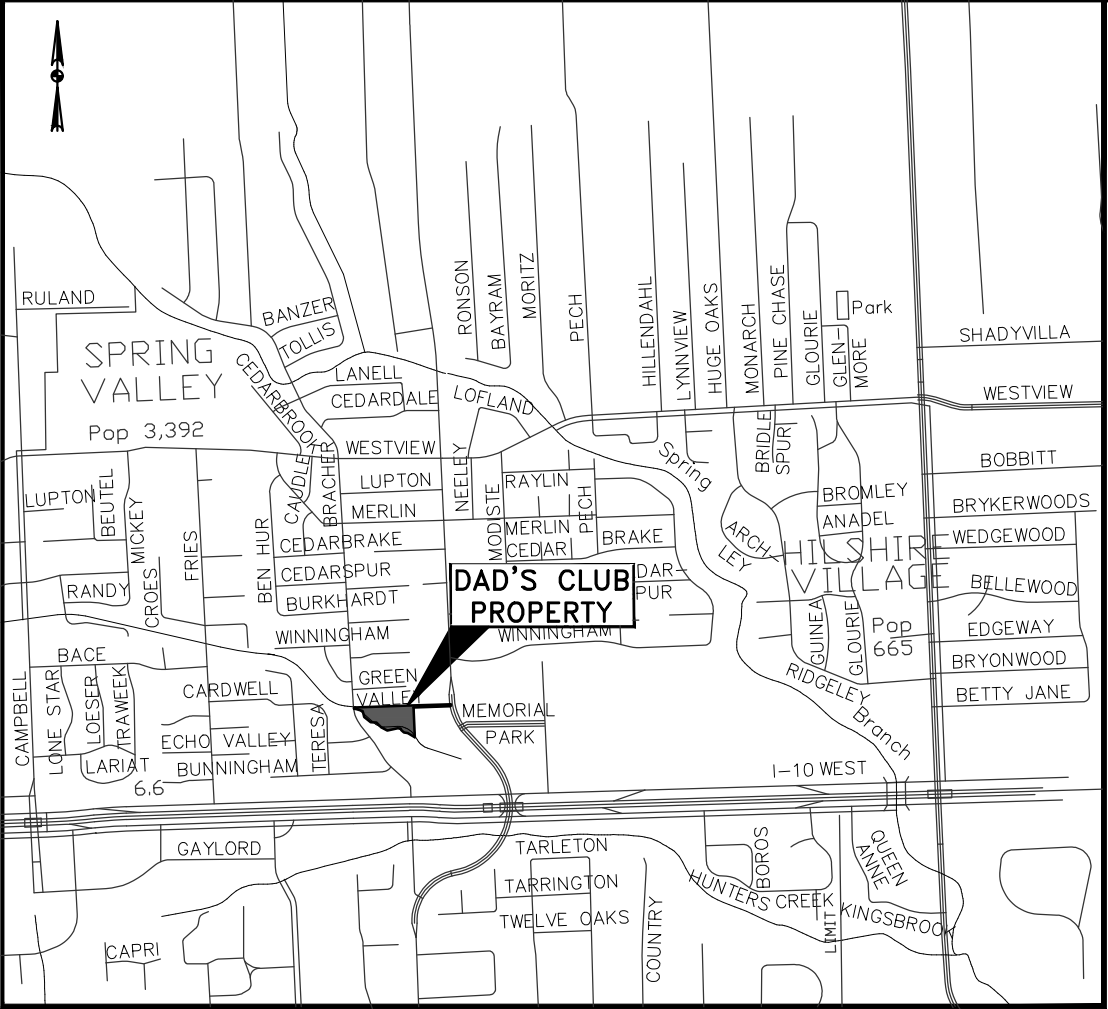
SUBMITTING STAFF MEMBER:

Zachary Meadows, Director of
Community Development

CITY ADMINISTRATOR APPROVAL:



DIVIDER PAGE



VICINITY MAP
KEY MAP #827-M

NOTES:

- ALL DRAINAGE EASEMENTS & RESERVES SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP, CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT AND BUILDING LINES.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES, REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NAD 83 (COBS 06, EPOCH 2002).
- ALL BOUNDARY CORNERS HAVE BEEN MARKED WITH 5/8" IRON RODS UNLESS OTHERWISE NOTED.
- HIGH BANK OF BRIAR GULLY IS SHOWN IN AN APPROXIMATE LOCATION.
- ALL LOTS WILL CONFORM TO THE BUILDING LINE AND SETBACK REGULATIONS OF THE CITY'S COMPREHENSIVE ZONING ORDINANCE.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.
- NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY REGARDING IMPROVEMENT WITHIN THE AREA SO PLATTED INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE AND STRUCTURES, STORM SEWERS, ALLEYS AND WATER AND SEWER UTILITIES, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SPRING VALLEY.
- THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH PROPERTY ABUTS AS DESCRIBED HEREIN.

FLOOD PLAIN:
ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48201C0645L DATED JUNE 19, 2007, THE SUBJECT TRACT SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND PARTIALLY IN ZONE "AE". THE AREA IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND PARTIALLY WITHIN THE 100-YR FLOOD PLAIN.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.62	S69° 36' 45"E
L2	66.21	S14° 32' 04"E
L3	58.53	S51° 11' 24"E
L4	60.22	S84° 56' 58"E
L5	72.74	S44° 52' 57"E
L6	48.62	S63° 29' 12"E
L7	97.01	N77° 51' 54"E
L8	55.36	S81° 41' 25"E
L9	28.87	S28° 24' 36"E
L10	16.54	S46° 00' 01"E
L11	34.26	S78° 59' 14"E
L12	64.83	S61° 03' 11"E
L13	20.00	N02° 19' 45"W
L14	40.00	N02° 12' 48"W

BLOCK 1		
LOT	LOT AREA	
1	17473 SF	
2	14881 SF	
3	14960 SF	
4	17786 SF	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	215.04'	50.00'	246° 25' 19"	83.67° S35° 23' 09"E
C2	57.96'	50.00'	66° 25' 19"	54.77° N54° 36' 51"E

DOLPHIN'S COVE SUBDIVISION FINAL PLAT

A SUBDIVISION CONTAINING 2.083 ACRES
BEING A PARTIAL REPLAT OF DAD'S CLUB SWIM TEAM, INC.,
A TEXAS CORPORATION, O.P.R.H.C.T. No. 20140288365
SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 AND BEING
OUT OF THE CLAY 7 ACRES IN THE C.H. BINGLE SUBDIVISION
(VOL. 998, PG. 224 D.R.H.C.)
HARRIS COUNTY, TEXAS
SCALE: 1"=50'
FEBRUARY 2021
1 BLOCK 4 LOTS



DESCRIPTION OF A TRACT OF LAND CONTAINING
2.639 ACRES (114,991 SQUARE FEET) SITUATED IN
THE A.H. OSBOURNE SURVEY, A-610 IN
HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 2.639 ACRES (114,991 SQUARE FEET) SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 IN HARRIS COUNTY, TEXAS, AND BEING OUT OF THE CLAY 7 ACRES IN THE C.H. BINGLE SUBDIVISION RECORDED IN VOL. 998, PG. 224 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING THE 2.639 ACRE TRACT CONVEYED UNTO DAD'S CLUB SWIM TEAM, INC., A TEXAS CORPORATION, BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20140288365, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 1/2" IRON ROD WITH A "PRECISION" CAP IN THE WEST RIGHT-OF-WAY OF BINGLE ROAD, SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 12, C.H. BINGLE SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF THE CLAY 7 ACRES AS SHOWN IN THE MAP OF RECORDED IN VOL. 998, PG. 224 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID BINGLE ROAD, SOUTH 02° 19' 45" EAST A DISTANCE OF 20.00 FEET TO A SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COBB FENDLEY & ASSOCIATES" FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88° 11' 15" WEST ALONG THE SOUTH LINE OF SAID 2.639 ACRE TRACT AND THE NORTH LINE OF A 1.85 ACRE TRACT CONVEYED TO GRACE CHAPEL, CHINESE-AMERICAN NEW TESTAMENT MISSIONARY FELLOWSHIP, INC., A NON-PROFIT ORGANIZATION, FROM TO GRACE CHAPEL, CHINESE-AMERICAN NEW TESTAMENT MISSIONARY FELLOWSHIP, INC., AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. V668780 IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 363.55 FEET TO A SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COBB FENDLEY & ASSOCIATES" FOR THE NORTHWEST CORNER OF SAID 1.85 ACRE TRACT AND AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02° 22' 20" EAST ALONG AN EASTERLY LINE OF SAID 2.639 ACRE TRACT AND THE WEST LINE OF A SAID 1.85 ACRE TRACT A PASSING DISTANCE OF 216.17 FEET TO A 3/4" IRON ROD THAT BEARS SOUTH 80° 30' 40" EAST ~ 0.60 FEET FOR THE SOUTHWEST CORNER OF SAID 1.85 ACRE TRACT AND THE NORTHWEST CORNER OF A 1.658 ACRE TRACT CONVEYED TO WALLACE DILLARD AND WIFE, MARIE DILLARD, AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. V311473, AT 252.40 FEET PASS A 3/4" IRON ROD ONLINE FOUND FOR REFERENCE, FOR A TOTAL DISTANCE OF 295.35 FEET TO THE CENTERLINE OF BRIAR GULLY TO SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

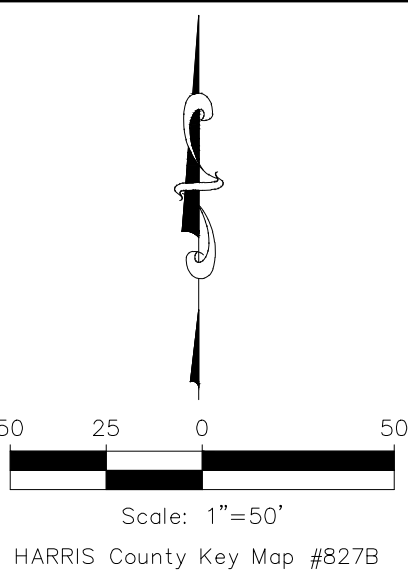
THENCE UPSTREAM, ALONG THE CENTERLINE OF BRIAR GULLY, WITH THE FOLLOWING MEANDERS:

NORTH 59°56'40" WEST ~ 81.96 FEET TO A POINT;
NORTH 78°59'14" WEST ~ 38.75 FEET TO A POINT;
NORTH 48°00'01" WEST ~ 32.31 FEET TO A POINT;
NORTH 28°24'36" WEST ~ 16.73 FEET TO A POINT;
NORTH 81°41'25" WEST ~ 31.50 FEET TO A POINT;
SOUTH 77°51'54" WEST ~ 102.97 FEET TO A POINT;
NORTH 63°29'12" WEST ~ 66.62 FEET TO A POINT;
NORTH 44°52'57" WEST ~ 65.71 FEET TO A POINT;
NORTH 84°56'58" WEST ~ 58.08 FEET TO A POINT;
NORTH 61°11'24" WEST ~ 80.74 FEET TO A POINT;
NORTH 14°32'04" WEST ~ 58.94 FEET TO A POINT;
NORTH 71°10'50" WEST ~ 67.31 FEET TO A POINT;
AND NORTH 82°24'28" WEST A DISTANCE OF 50.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VOSS ROAD TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF VOSS ROAD, NORTH 12°27'42" WEST A DISTANCE OF 11.41 FEET TO A SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COBB FENDLEY & ASSOCIATES" FOR THE NORTHWEST CORNER OF SAID 2.639 ACRE TRACT AND ALSO BEING THE SOUTHWEST CORNER OF A BLOCK "B" SPRING FOREST SECTION 2, RECORDED IN VOL. 78, PG. 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 87°49'31" EAST ALONG THE NORTH LINE OF SAID 2.639 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK "B" SPRING FOREST SECTION 2, A PASSING DISTANCE OF 83.79 FEET FROM A 5/8" IRON PIPE THE BEARS SOUTH 25°25'23" EAST A DISTANCE OF 0.16 FEET, AND PASSING ANOTHER CORNER AT 509.73 FEET MARKED WITH A 1/2" IRON PIPE FOR THE SOUTHEAST CORNER OF SAID BLOCK "B" THAT BEARS SOUTH 28°18'56" EAST A DISTANCE OF 0.69 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 528.14 FEET TO A FOUND 1/2" IRON PIPE, ALSO BEING THE SOUTHWEST CORNER OF BLOCK 2 CARMEL SUBDIVISION;

THENCE NORTH 88°11'15" EAST ALONG THE SOUTH LINE OF SAID CARMEL SUBDIVISION AND THE COMMON NORTH LINE OF SAID 2.639 ACRE TRACT A DISTANCE OF 422.82 FEET TO THE POINT OF BEGINNING CONTAINING 2.639 ACRES OF LAND.



THE STATE OF TEXAS
COUNTY OF HARRIS
KNOW ALL MEN BY THESE PRESENTS

THAT I, _____, OWNER OF THE PROPERTY ON THE FOREGOING PLAT OF DOLPHIN'S COVE, SUBDIVISION, 2.083 ACRES IN THE A.H. OSBOURNE SURVEY, ABSTRACT 610, HARRIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY, ACCORDING TO THE STREETS, LINES, LOTS AND BLOCKS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, EASEMENTS AND DRAINAGE RIGHT OF WAY, SHOWN HEREON FOR THEIR USE FOREVER AND DO BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF SPRING VALLEY RESULTING FROM ESTABLISHMENT OF GRADES OR ALTERATIONS OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__

OWNER

THE STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 20__

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE CARSON SUNDAY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT I HAVE PROPERLY MARKED ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE IN PLAT OR SUBDIVISION OF LAND WITH 5/8-INCH IRON RODS (18-INCH IN LENGTH) WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES".

KYLE SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5924

SUBDIVISION APPROVALS

CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS RE-PLAT OF DOLPHIN'S COVE, SUBDIVISION AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE MAYOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF _____, 20__

MARCUS VAJIDOS, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

ATTEST:

ROXANNE BENITEZ, CITY SECRETARY
CITY OF SPRING VALLEY VILLAGE, TEXAS

I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE _____, 20__ AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20__ AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ 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.

TENESHIA HUDSPETH
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

DRAINAGE NOTES:

- EACH LOT IS RESPONSIBLE FOR PROVIDING OWN DETENTION FOR IMPERVIOUS COVER OVER THE CITY ALLOWABLE SQUARE FOOTAGE. (SEE DRAINAGE TABLE)
- LOTS WILL DRAIN DOWN SIDE LOT D.E. TO DOLPHIN'S COVE, OUT TO BINGLE RD STORM SEWER

DOLPHIN'S COVE						
	AREA (SF)	AREA (AC)	D/WIMP (SF)	ALLOW IMP (SF)	NON-IMP (SF)	
LOT 1	17,473	0.401	5,718	3,282	8,473	33%
LOT 2	14,881	0.342	5,718	3,211	5,952	38%
LOT 3	14,960	0.343	5,718	3,258	5,984	38%
LOT 4	17,786	0.408	5,718	3,282	8,786	32%

$$C = 0.61a + 0.2$$

The proposed driveway impervious cover is factored into the allowable impervious cover for each lot

* 1a of 60% is the maximum allowable impervious cover per SVV Drainage Criteria for lots 15,000sf or less in size without requiring detention.
* 9,000sf is the maximum allowable impervious cover for lots greater than 15,000sf before requiring detention.

OWNER:
DAD'S CLUB SWIM TEAM, INC.
A TEXAS CORPORATION
1006 VOSS RD
HOUSTON, TX 77055

CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobfen.com

DIVIDER PAGE



SPRING VALLEY
VILLAGE

Community Development
City of Spring Valley Village

PLAT APPROVAL APPLICATION

PROPERTY INFORMATION

Type of Plat:	☒ Preliminary Plat	☒ Final Plat	☒ Residential	☐ Commercial	(Check all that apply)
Property Address: South of Carmel Subdivision & Green Valley Dr, North of Briar Gully, East of Voss Rd, West of Bingle Rd					
Legal Description: A subdivision containing 2.639 acres out of the A.H. Osbourne survey A-610					
Subdivision/Development Name: Dolphin's Cove Subdivision				Zoning District: BWPADD	
Total Acreage: 2.639		Typical Lot Size: 17,000 sf+, 10,000 sf+ Build-able area		Number of Lots: 4	
Number & Types of Reserves: 1 - ACCESS/UTILITY				Acreage of Reserve(s): 0.17	

OWNER INFORMATION

Name: Dad's Club Swim Team, Inc.	Phone#: (713) 461-8577
Address: 1006 Voss Rd, Houston, TX 77055	
Email: stschrhart@amrisc.com	

APPLICANT/AGENT INFORMATION

Name: Cobb, Fendley & Associates, Inc.	Phone#: (713) 462-3242
Address: 13430 Northwest Fwy, Ste. 1100, Houston, TX 77040	
Email: ghollas@cobbhendley.com	
**If applicant is different than property owner a Notarized Letter of Authorization must be attached to the application	

PROPERTY OWNER/AGENT AUTHORIZATION

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

<u>Gretchen Hollas</u>	Gretchen Hollas	01/25/21
Signature of Contractor/Authorized Agent	Printed Name	Application Date

FOR OFFICE USE ONLY

Plat Number: _____	Date Submitted: _____
P&Z Meeting Date: _____	P&Z Recommendation: ☐ Approved ☐ Denied
Council Meeting Date: _____	Council Decision: ☐ Approved ☐ Denied

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

PLAT APPLICATION REQUIREMENTS

Attach These Items With Completed Application:

- ☒ Fifteen (15) copies of Completed Packet
- ☒ Letter stating applicant's reasons for request and other pertinent information
- ☒ Letter from property owner if different than the applicant
- ☒ Metes and bounds of the site and county slide number of plat (if recorded)
- ☒ Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of Plat, with a vicinity/key map
- ☒ \$500.00 Fee for each type submitted (i.e. Preliminary Plat is \$500.00; and Final Plat is \$500.00; If submitting both it will be \$1000.00)

What is Platting?

Subdivision platting is the process of creating or combining lots out of an existing tract of land. A plat is an official, surveyed document that creates lots for residential and commercial developments and makes a lot considered "legal." No permits may be issued on land that is not a legal lot. The purpose of the subdivision process is for the City to determine that the document meets proper legal recordation requirements and other City requirements. Only after final plat and recordation can a lot move forward to the Site Plan, Building Permit, and Certificate of Occupancy processes.

How do I submit a request?

The City of Spring Valley Village requests that 15 copies be submitted at the time of application. When several owners are involved, one person should be authorized (by notarized letter) to act as the signatory and applicant on the application. Completed applications, with all required documents should be submitted to the City Secretary, please coordinate a time with the City Secretary for dropping off the submittal packet and making payment for the application. We also require that a digital submittal be submitted to secretary@springvalleytx.com.

What is the filing deadline?

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

What is the purpose of the public hearings?

The City of Spring Valley has established that all Plats must go through a Public Hearing Process in order to be approved; this will take place with the Planning & Zoning Commission and the City Council. The platting regulations are established to ensure an orderly development of lots throughout the City, as such the public hearing process gives all residents the opportunity to express how they feel the proposed changes could affect them positively or negatively.

Who should present the proposal at the public hearings?

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

January 22, 2021

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

To Whom It May Concern:

Enclosed with this letter is a packet containing a final plat application for Dolphin's Cove Subdivision, an authorization letter from the owner, a metes and bounds description of the property, and a 24"x36" final plat for review and approval.

The property owner had previously requested that a PAD ordinance be created for this tract in order to subdivide the tract into four (4) lots for residential use. On November 13, 2018, the City Council approved the Planned Area Development.

We respectfully request from the City and its council members to approve the final plat of Dolphin's Cove Subdivision at the next Planning and Zoning Meeting.

If you have any questions or comments please contact me at 713-462-3242 or by email at bodle@cobbfendley.com.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.



William Odle, P.E.
Principal

January 22, 2021

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

Re: Applicant Authorization Letter

Dad's Club Swim Team, Inc.

**Proposed Final Plat of the Dolphin's Cove Subdivision being a 2.369-Acre Tract
Situated in the A.H. Osbourne Survey, A-610**

City of Spring Valley Village Staff,

The Dad's Club Swim Team, Inc., owner of the 2.369-acre tract described in the attached metes and bounds description, hereby authorizes Cobb, Fendley & Associates, Inc. to act as the applicant on our behalf for all development applications of the Dolphin's Cove Subdivision.

Sincerely,

Dad's Club Swim Team

Signature: 

Printed Name: Stephen Tschichent

Title: President

DESCRIPTION OF A TRACT OF LAND CONTAINING
2.639 ACRES (114,991 SQUARE FEET) SITUATED IN
THE A.H. OSBOURNE SURVEY, A-610 IN
HARRIS COUNTY, TEXAS

Being a tract of land containing 2.639 acres (114,991 square feet) situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas, said 2.6398 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a "Precision" cap in the west right-of-way of Bingle Road, said iron rod being the southeast corner of Lot 12, C.H. Bingle Subdivision and also being the northeast corner of the Clay 7 acres as shown in the map of recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas;

THENCE along the west right-of-way of said Bingle Road, South 02° 19' 45" East a distance of 20.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an easterly corner of the herein described tract;

THENCE South 88° 11' 15" West along the south line of said 2.639 acre tract and the north line of a 1.85 acre tract conveyed to Grace Chapel, Chinese-American New Testament Missionary Fellowship, Inc. a non-profit organization, from to Grace Chapel, Chinese-American New Testament Missionary Fellowship, as recorded in Harris County Clerk's File No. V568780 in the Official Public Records of Harris County, Texas, a distance of 363.55 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates", for the northwest corner of said 1.85 acre tract and an easterly corner of the herein described tract;

THENCE South 02° 22' 20" East along an easterly line of said 2.639 acre tract and the west line of a said 1.85 acre tract a passing distance of 216.17 feet to a 3/4" iron rod that bears South 85° 30' 46" East – 0.60 feet for the southwest corner of said 1.85 and for the northwest corner of a 1.658 acre tract conveyed to Wallace Dillard from Maxim Marketing recorded in Harris County Clerk's File No. V311473, at 252.40 feet pass a 3/4" iron rod online found for reference, for a total distance of 295.35 feet to the centerline of Briar Gully to a set 5/8-inch iron rod

with yellow cap stamped "Cobb Fendley & Associates" set for the most southerly southeast corner of the herein described tract;

THENCE upstream, along the centerline of Briar Gully, with the following meanders:

North 59°56'40" West - 81.98 feet to a point;
 North 78°59'14" West - 38.75 feet to a point;
 North 46°00'01" West - 32.31 feet to a point;
 North 28°24'36" West - 16.73 feet to a point;
 North 81°41'25" West - 31.50 feet to a point;
 South 77°51'54" West - 102.97 feet to a point;
 North 63°29'12" West - 66.62 feet to a point;
 North 44°52'57" West - 65.71 feet to a point;
 North 84°56'58" West - 58.08 feet to a point;
 North 51°11'24" West - 80.74 feet to a point;
 North 14°32'04" West - 58.94 feet to a point;
 North 71°10'50" West - 67.31 feet to a point;
 and North 82°24'28" West a distance of 20.46 feet to the easterly right-of-way line of Voss Road to a point for the southwest corner of the herein described tract;

THENCE along the easterly right-of-way of Voss Road, North 12°27'42" West a distance of 11.41 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the Northwest corner of said 2.639 acre tract and also being the southwest corner of a Block "B" Spring Forest Section 2, recorded in Vol. 78, Pg. 72 of the Map Records of Harris County, Texas;

THENCE North 87°49'31" East along the north line of said 2.639 acre tract and the south line of said Block "B" Spring Forest Section 2, a passing distance of 83.79 feet from a 5/8" iron pipe the bears South 25°25'23" East a distance of 0.16 feet, and passing another corner at 509.73 feet marked with a 1/2" iron pipe for the southeast corner of said Block "B" that bears South 28°18'56" East a distance of 0.69 feet and continuing for a total distance of 528.14 feet to a found 1/2" iron pipe, also being the southwest corner of Block 2 Carmel Subdivision;

THENCE North 88°11'15" East along the south line of said Carmel Subdivision and the common north line of said 2.639 acre tract a distance of 422.82 feet to the Point of Beginning containing 2.639 acres of land.

Notes:

1. Square footage area shown is for information only and surveyor does not certify accuracy of survey to nearest square foot.

2. This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. dated February 7, 2018, titled "BOUNDARY SURVEY OF A 2.639ACRE (114.991 SQ. FT.) TRACT SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 IN HARRIS COUNTY, TEXAS".

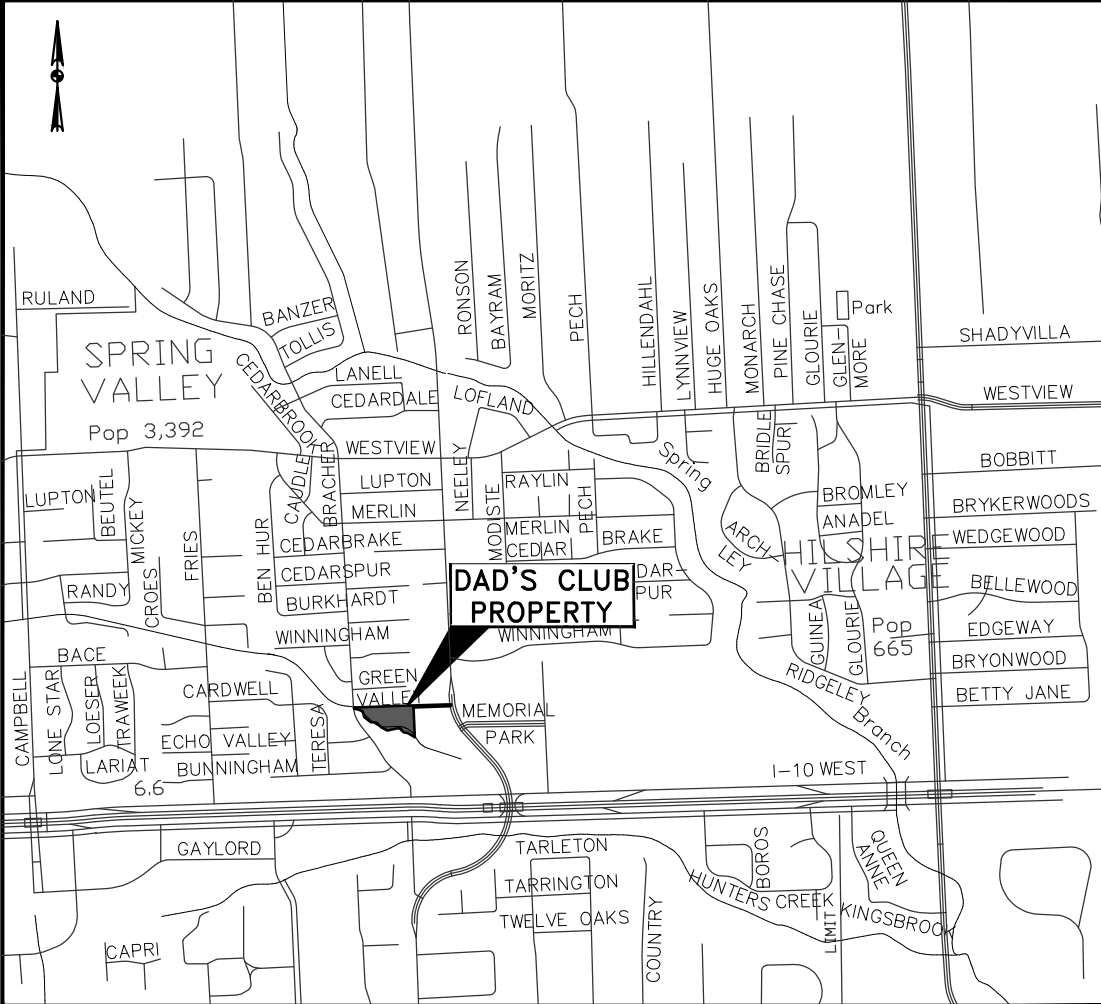
Cobb, Fendley & Associates, Inc.

TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
Phone: (713) 462-3242

Job No. 1810-001-01
Date: February 7, 2018



A handwritten signature in blue ink that reads "Blaine Fisher". The signature is written in a cursive style and is positioned below the professional seal.



VICINITY MAP
KEY MAP #827-M

NOTES:

1.) ALL DRAINAGE EASEMENTS & RESERVES SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

2.) EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT AND BUILDING LINE.

3.) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES. REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4304, NAD 83 (GCS 86, EPOCH 2002).

4.) ALL BOUNDARY CORNERS HAVE BEEN MARKED WITH 5/8" IRON RODS UNLESS OTHERWISE NOTED.

5.) HIGH BANK OF BRIAR GULLY IS SHOWN IN AN APPROXIMATE LOCATION.

6.) ALL LOTS WILL CONFORM TO THE BUILDING LINE AND SETBACK REGULATIONS OF THE CITY'S COMPREHENSIVE ZONING ORDINANCE.

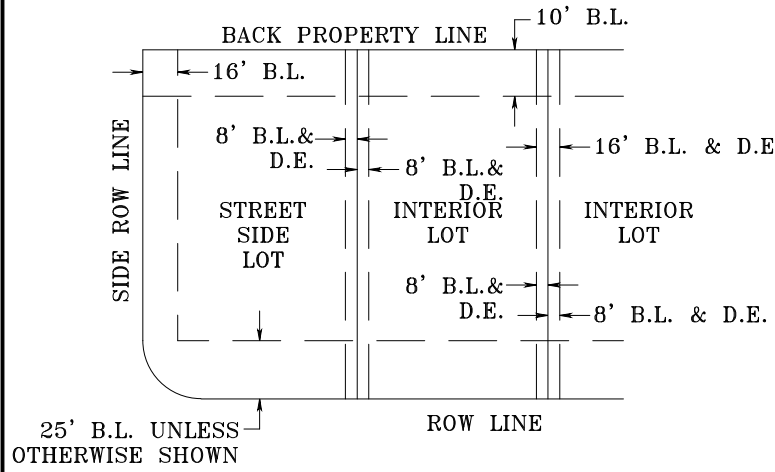
FLOOD PLAIN:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48201C0645L, DATED JUNE 18, 2007, THE SUBJECT TRACT SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND PARTIALLY IN ZONE "AE". THE AREA IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND PARTIALLY WITHIN THE 100-YR FLOOD PLAIN.

LEGEND

● = BOUNDARY CORNER
- = EASEMENT CORNER
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
E.E. = ELECTRICAL EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT
N.R. = NON-RADIAL
W.S.E. = WATER & SANITARY EASEMENT
U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
⊙ = BENCH MARK
③ = STREET NAME BREAK
③ = BLOCK NUMBER

(CM) = CONTROL MONUMENT
D.R.H.C. = DEED RECORDS HARRIS COUNTY, TEXAS
O.R.H.C. = OFFICIAL RECORDS HARRIS COUNTY, TEXAS
P.R.H.C. = PLAT RECORDS HARRIS COUNTY, TEXAS



TYPICAL BUILDING LINE
SETBACKS FOR ALL LOTS
NTS

DOLPHIN'S COVE SUBDIVISION FINAL PLAT

A SUBDIVISION CONTAINING 2.083 ACRES
BEING A PARTIAL REPLAT OF DAD'S CLUB SWIM TEAM, INC.,
A TEXAS CORPORATION, O.P.R.H.C.T. No. 20140288365
SITUATED IN THE A.H. OSBOURNE SURVEY, A-610
AND BEING OUT OF THE CLAY 7 ACRES
IN THE C.H. BINGLE SUBDIVISION
(VOL. 998, PG. 224 D.R.H.C.)
HARRIS COUNTY, TEXAS
SCALE: 1"=50'
JANUARY 2021
1 BLOCK 4 LOTS

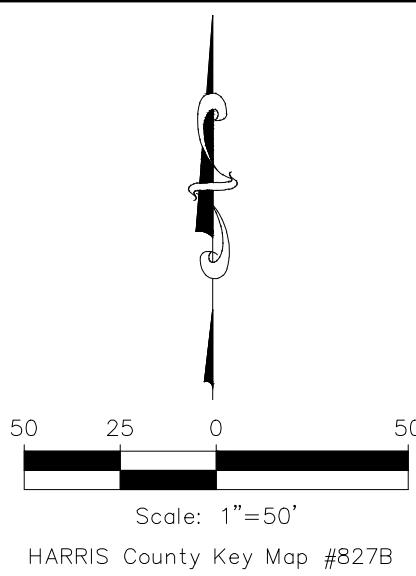
CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobfen.com

OWNER:
DAD'S CLUB SWIM TEAM, INC.
A TEXAS CORPORATION
1006 VOSS RD
HOUSTON, TX 77055

LINE TABLE				
LINE #	LENGTH	DIRECTION		
L1	33.62	S69° 36' 45"E		
L2	66.21	S14° 32' 04"E		
L3	58.53	S51° 11' 24"E		
L4	60.22	S84° 56' 58"E		
L5	72.74	S44° 52' 57"E		
L6	48.62	S63° 29' 12"E		
L7	97.01	N77° 51' 54"E		
L8	55.36	S81° 41' 25"E		
L9	28.87	S28° 24' 36"E		
L10	16.54	S46° 00' 01"E		
L11	34.26	S78° 59' 14"E		
L12	64.83	S61° 03' 11"E		
L13	20.00	N02° 19' 45"W		
L14	40.00	N02° 12' 48"W		

BLOCK 1	
LOT	LOT AREA
1	17473 SF
2	14881 SF
3	14960 SF
4	17786 SF

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	215.04'	50.00'	246° 25' 19"	83.67'	S35° 23' 09"E
C2	57.96'	50.00'	66° 25' 19"	54.77'	N54° 36' 51"E



THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, **KYLE CARSON SUNDAY**, OF THE PROPERTY ON THE FOREGOING PLAT OF DOLPHIN'S COVE SUBDIVISION, 2.083 ACRES IN THE A.H. OSBOURNE SURVEY, ABSTRACT 610, HARRIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE STREETS, LINES, LOTS AND BLOCKS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, EASEMENTS AND DRAINAGE RIGHT OF WAY, SHOWN HEREON FOR THEIR USE FOREVER AND DO BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF SPRING VALLEY RESULTING FROM ESTABLISHMENT OF GRADES OR ALTERATIONS OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__

OWNER

THE STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 20__

KNOW ALL MEN BY THESE PRESENTS:

THAT I, **KYLE CARSON SUNDAY**, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

KYLE SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5624

SUBDIVISION APPROVALS

CITY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRING VALLEY, TEXAS, HAS APPROVED THIS MAP AND PLAT OF DOLPHIN'S COVE SUBDIVISION AND THAT THIS PLAT FULFILLS ALL THE PRESENT ORDINANCES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF SPRING VALLEY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT ____ DAY OF _____, 20__

TREY HOFFMAN
CHAIRMAN OF PLANNING AND
ZONING COMMISSION

WITNESS MY HAND THIS ____ DAY OF _____, 20__

LOUISE RICHMAN
SECRETARY TO THE COMMISSION

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING FINAL PLAT OF DOLPHIN'S COVE SUBDIVISION ADDITION TO THE CITY OF SPRING VALLEY WAS APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY.

MAYOR

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 20__

CITY SECRETARY

NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY REGARDING IMPROVEMENT WITHIN THE AREA SO PLATTED INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE AND STRUCTURES, STORM SEWERS, ALLEYS AND WATER AND SEWER UTILITIES, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SPRING VALLEY.

THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH PROPERTY ABUTS AS DESCRIBED HEREIN.

DRAINAGE NOTES:

1. EACH LOT IS RESPONSIBLE FOR PROVIDING OWN DETENTION FOR IMPERVIOUS COVER OVER THE CITY ALLOWABLE SQUARE FOOTAGE. (SEE DRAINAGE TABLE)

2. LOTS WILL DRAIN DOWN SIDE LOT D.E. TO DOLPHIN'S COVE, OUT TO BINGLE RD. STORM SEWER

DOLPHIN'S COVE						
	AREA (SF)	AREA (AC)	D/W IMP (SF)	ALLOW IMP (SF)	NON-IMP (SF)	
LOT 1	17,473	0.401	5,718	3,282	8,473	33%
LOT 2	14,881	0.342	5,718	3,211	5,952	38%
LOT 3	14,960	0.343	5,718	3,258	5,984	38%
LOT 4	17,786	0.408	5,718	3,282	8,786	32%

C = 0.61a + 0.2
The proposed driveway impervious cover is factored into the allowable impervious cover for each lot

* 1a of 60% is the maximum allowable impervious cover per SVV Drainage Criteria for lots 15,000 sf or less in size without requiring detention.
* 9,000 sf is the maximum allowable impervious cover for lots greater than 15,000 sf before requiring detention.

DIVIDER PAGE

**Spring Valley Village City Council
Agenda Item Data Sheet**

MEETING DATE: November 13, 2018

TOPIC: **ORDINANCE NUMBER 2018-XX**

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, BY CREATING THE DOLPHIN'S COVE PLANNED AREA DEVELOPMENT (PAD) CONTAINING APPROXIMATELY 2.639 ACRES OF LAND EAST OF VOSS ROAD AND NORTH OF INTERSTATE HIGHWAY 10 BY PERMITTING 4 SINGLE-FAMILY RESIDENCES SUBJECT TO THE PROVISIONS CONTAINED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE OFFENSE.

BACKGROUND:

June 26, 2018 City Council Meeting

On June 26, 2018, the City Council conducted a public hearing on and began consideration of a requested new PAD Ordinance for the Dolphin's Cove development proposed by Cobb Fendley and Associates on behalf of Dad's Club Swim Team, Inc ("Applicant"). There was extensive discussion concerning the adequacy of the proposed street into the development off of Bingle Road, requiring utilities to come off Voss Road and not be run under the proposed street/drive off of Bingle Road and requiring that the proposed street/drive be public in nature.

The Council specifically directed the Applicant to figure out if there was a way to improve access to the proposed subdivision and specifically the Applicant was directed to:

1. Make one last run to get the access road wider.
2. Figure out a way to get better access onto Bingle Road and specifically take traffic to the light at West Memorial Drive.
3. Talk with the Dillards one more time and ask what it would take to get access through their property to take traffic to the light at West Memorial Drive.

July 24, 2018 City Council Meeting

During the June 26, 2018 meeting, the City Council recessed the Council Meeting and convened as the International Fire Code Board of Appeals to consider requested variances to Section

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
☐ YES ☐ NO		

**Spring Valley Village City Council
Agenda Item Data Sheet**

503.2.1 Of The *International Fire Code, 2015 Edition*, Width Of Fire Apparatus Access Roads, And 503.2.3 Of The *International Fire Code, 2015 Edition*, Surface Of Fire Apparatus Access Roads. During the Board meeting, the Applicant withdrew its request for appeal of the surface of the fire apparatus access road. The Board denied the variance requested for the width of the access road.

Once the City Council reconvened the Regular Meeting, the Applicant provided some options for access in response to the specific direction from the June 26 Council meeting. Bill Odle, with Cobb Fendley & Associates, requested that the Council consider not requiring curbs on the road, so that the width of the street could comply with state regulations. Mr. Odle presented line of sight photos and advised that they could conform with the recommendations made by the Building Official, Oscar Arevalo, and the Fire Marshal, Rusty Kattner. There was discussion concerning the proposed 20 foot width of the access road, the Applicant's ability to obtain a construction easement for construction work, whether the access road would be a public or private road, the need to bring utilities off of Voss Road, and the discussion that occurred at the Planning & Zoning Commission meeting on June 12, 2018 and resulted in a recommendation of denial.

During the July 24 Council meeting, the Council specifically directed the Applicant that a construction easement, traffic study, and placement of utilities off Voss Road must be done prior to action from the City Council.

November 13, 2018 City Council Meeting

Since the July 24, 2018 Council meeting, the Applicant has worked on solutions to the specific issues directed by the Council. The Applicant has requested to be on the November 13 Council agenda and has provided the following information for the Council's consideration:

- Letter to Council
- Dad's Club Presentation Handouts (PDF)
- Traffic Engineer's Report
- Utility Layout (previously submitted)
- Typical Cross Section (previously submitted)

Bill Odle with Cobb Fendley will present this information to the City Council during the meeting.

ACTIONS TAKEN

APPROVAL	READING PASSED	OTHER
☐ YES ☐ NO		

**Spring Valley Village City Council
Agenda Item Data Sheet**

RECOMMENDATION: On June 12, 2018, the Planning & Zoning Commission recommended denial of the requested Dolphin's Cove Planned Area Development Ordinance.

ATTACHMENTS:

- Ordinance Number 2018-XX
- Recommendation from the Planning & Zoning Commission
- Letter to Council from Cobb Fendley
- Dolphin's Cove Subdivision PAD Ordinance Power Point Presentation
- Traffic Engineer's Report
- Utility Layout
- Typical Cross Section

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:

[Signature]

SUBMITTING STAFF MEMBER: Oscar Arevalo, Building Official	CITY ADMINISTRATOR APPROVAL: <i>[Signature]</i>
--	---

ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

ORDINANCE NO. _____

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, BY CREATING THE DOLPHIN'S COVE PLANNED AREA DEVELOPMENT (PAD) CONTAINING APPROXIMATELY 2.639 ACRES OF LAND EAST OF VOSS ROAD AND NORTH OF INTERSTATE HIGHWAY 10 BY PERMITTING 4 SINGLE-FAMILY RESIDENCES SUBJECT TO THE PROVISIONS CONTAINED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE OFFENSE.

* * * * *

WHEREAS, Dad's Club Swim Team, Inc, (the "Owner" and "Applicant"), whose contact is Charles A. Calderwood, an individual, with the mailing address of 1006 Voss Road, Houston, Texas, 77055, is the owner of a tract of land comprising 2.639 acres, more or less, being located at 1065 Bingle Road, (the "Property") within the corporate limits of the City of Spring Valley Village, Texas, said tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property is presently zoned Bingle West Planned Area Development District ("BWPADD") pursuant to the City's Zoning Ordinance, as amended; and

WHEREAS, Cobb, Fendley & Associates, Inc., whose contact is Tyler Broom, P. E., 13430 Northwest Freeway, Suite 1100, Houston, Texas, 77040, on behalf of the Owner and Applicant has presented an application for the City to Approve a Planned Area Development ("PAD") called Dolphin's Cove Planned Area Development ("Dolphin's

Cove PAD”) in order to allow the construction, operation and use of a single family residential subdivision;

WHEREAS, the Dolphin’s Cove PAD application (the “Application”), an application dated April 27, 2018 and other attachments and Application documents are all collectively attached hereto as Exhibit “B”;

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposal to change the zoning for the Property;

WHEREAS, the purpose and intent of the Dolphin’s Cove PAD is to provide for a single-family residential development that includes four (4) residential lots with lots ranging in size from 13,374 square feet to 20,638 square feet;

WHEREAS, the Planning and Zoning Commission recommended and the City Council now deems it appropriate to approve the Dolphin’s Cove PAD and grant such proposed changes in the zoning district classification of the Property subject to the terms and conditions hereof; and

WHEREAS, the City Council finds that the proposed Dolphin’s Cove PAD is consistent with the City’s comprehensive plan, and that the comprehensive plan of the City should be amended to include the proposed Dolphin’s Cove PAD; 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 Application for the Dolphin’s Cove PAD is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. The Zoning District Map of the City of Spring Valley Village, Texas, shall be revised and amended to show the designation of the 2.639 acre tract located at 1065 Bingle Road as provided in the preamble hereof as the Dolphin's Cove Planned Area Development ("Dolphin's Cove PAD"), with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

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 change in zoning classification for the Property provided herein subject to the regulations, restrictions, terms and conditions of the Dolphin's Cove PAD provided for herein.

Section 5. The Dolphin's Cove PAD use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions and covenants:

A. **Compliance with Application and Site Plans.** The granting of the Dolphin's Cove PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated April 27, 2018, (the "Application").

B. **Buildings; setbacks, lot sizes:**

1. The development within the Dolphin's Cove PAD shall consist of four (4) single-family residential lots with a lot size ranging between 13,374 and 20,638 square feet with a minimum lot size of 12,000 square feet.

2. **Setbacks.** All structures shall comply with the setback requirements contained in Section 5 of the City's zoning ordinance applicable to structures in Dwelling District "A".

3. Lot depth. Lots shall have a minimum depth of 100 feet.

C. Access; Parking facilities.

1. Access. Access shall be permitted from Bingle Road as indicated on the application, with a minimum right-of-way width of twenty feet (20') and a fifty foot (50') right-of-way width for the cul-de-sac. The minimum pavement width shall be twenty feet (20') for rights-of-ways and forty-five feet (45') for cul-de-sac rights-of-way.

2. Parking and access at the property shall comply with applicable City ordinances except as modified, amended or superseded by this ordinance.

D. Occupancy/Use.

1. General uses. The property may be used for single-family residential purposes without restriction.

2. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9:00 am and 6:00 pm Saturday – Sunday. Emergency maintenance shall be excluded from these restrictions when delays would cause damage to property or persons or significant interruptions to business activity.

E. Landscape/Fencing/Lighting.

1. Landscaping required. The landscaping and irrigation for the property will meet or exceed City ordinance requirements. Each property owner shall plant and maintain trees in accordance with the City's tree regulations.

2. Landscape maintenance. Landscape maintenance shall be permitted in accordance with City ordinances.

3. Fencing. Fencing shall comply with the City's applicable ordinances.

4. Outdoor lighting. Lighting shall be provided in substantial compliance with all applicable City ordinances.

F. Drainage Systems. The Owners shall design and construct storm water drainage improvements to limit storm water run-off to the property's existing design capacity. The Owner shall provide drainage improvements in compliance with the City's applicable regulations.

Section 6. The City Council finds that the proposed Dolphin's Cove PAD is consistent with the City's comprehensive plan; further, the City Council amends the City's comprehensive plan to include the proposed Dolphin's Cove PAD.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part 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 8. 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 9. Attached to this ordinance are the following documents:

Exhibit A: Legal Description; and
Exhibit B: The Application.

ADOPTED this _____ of _____, 2018.

Tom Ramsey, Mayor
City of Spring Valley Village, Texas

ATTEST:

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

EXHIBIT “A” – LEGAL DESCRIPTION

DESCRIPTION OF A TRACT OF LAND CONTAINING
2.639 ACRES (114,991 SQUARE FEET) SITUATED IN
THE A.H. OSBOURNE SURVEY, A-610 IN
HARRIS COUNTY, TEXAS

Being a tract of land containing 2.639 acres (114,991 square feet) situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas, said 2.6398 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a "Precision" cap in the west right-of-way of Bingle Road, said iron rod being the southeast corner of Lot 12, C.H. Bingle Subdivision and also being the northeast corner of the Clay 7 acres as shown in the map of recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas;

THENCE along the west right-of-way of said Bingle Road, South 02° 19' 45" East a distance of 20.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an easterly corner of the herein described tract;

THENCE South 88° 11' 15" West along the south line of said 2.639 acre tract and the north line of a 1.85 acre tract conveyed to Grace Chapel, Chinese-American New Testament Missionary Fellowship, Inc. a non-profit organization, from to Grace Chapel, Chinese-American New Testament Missionary Fellowship, as recorded in Harris County Clerk's File No. V568780 in the Official Public Records of Harris County, Texas, a distance of 363.55 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates", for the northwest corner of said 1.85 acre tract and an easterly corner of the herein described tract;

THENCE South 02° 22' 20" East along an easterly line of said 2.639 acre tract and the west line of a said 1.85 acre tract a passing distance of 216.17 feet to a 3/4" iron rod that bears South 85° 30' 46" East – 0.60 feet for the southwest corner of said 1.85 and for the northwest corner of a 1.658 acre tract conveyed to Wallace Dillard from Maxim Marketing recorded in Harris County Clerk's File No. V311473, at 252.40 feet pass a 3/4" iron rod online found for reference, for a total distance of 295.35 feet to the centerline of Briar Gully to a set 5/8-inch iron rod

with yellow cap stamped "Cobb Fendley & Associates" set for the most southerly southeast corner of the herein described tract;

THENCE upstream, along the centerline of Briar Gully, with the following meanders:

North 59°56'40" West - 81.98 feet to a point;
 North 78°59'14" West - 38.75 feet to a point;
 North 46°00'01" West - 32.31 feet to a point;
 North 28°24'36" West - 16.73 feet to a point;
 North 81°41'25" West - 31.50 feet to a point;
 South 77°51'54" West - 102.97 feet to a point;
 North 63°29'12" West - 66.62 feet to a point;
 North 44°52'57" West - 65.71 feet to a point;
 North 84°56'58" West - 58.08 feet to a point;
 North 51°11'24" West - 80.74 feet to a point;
 North 14°32'04" West - 58.94 feet to a point;
 North 71°10'50" West - 67.31 feet to a point;
 and North 82°24'28" West a distance of 20.46 feet to the easterly right-of-way line of Voss Road to a point for the southwest corner of the herein described tract;

THENCE along the easterly right-of-way of Voss Road, North 12°27'42" West a distance of 11.41 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the Northwest corner of said 2.639 acre tract and also being the southwest corner of a Block "B" Spring Forest Section 2, recorded in Vol. 78, Pg. 72 of the Map Records of Harris County, Texas;

THENCE North 87°49'31" East along the north line of said 2.639 acre tract and the south line of said Block "B" Spring Forest Section 2, a passing distance of 83.79 feet from a 5/8" iron pipe the bears South 25°25'23" East a distance of 0.16 feet, and passing another corner at 509.73 feet marked with a 1/2" iron pipe for the southeast corner of said Block "B" that bears South 28°18'56" East a distance of 0.69 feet and continuing for a total distance of 528.14 feet to a found 1/2" iron pipe, also being the southwest corner of Block 2 Carmel Subdivision;

THENCE North 88°11'15" East along the south line of said Carmel Subdivision and the common north line of said 2.639 acre tract a distance of 422.82 feet to the Point of Beginning containing 2.639 acres of land.

Notes:

1. Square footage area shown is for information only and surveyor does not certify accuracy of survey to nearest square foot.

2. This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. dated February 7, 2018, titled "BOUNDARY SURVEY OF A 2.639ACRE (114.991 SQ. FT.) TRACT SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 IN HARRIS COUNTY, TEXAS".

Cobb, Fendley & Associates, Inc.

TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
Phone: (713) 462-3242

Job No. 1810-001-01
Date: February 7, 2018



A handwritten signature in blue ink that reads "Blaine Fisher". The signature is written in a cursive style and is positioned below the professional seal.

EXHIBIT “B” – THE APPLICATION

1. Application dated April 27, 2018;
2. Applicants’ amendments to those documents all collectively made part of Exhibit “B” hereto.



April 27, 2018

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

RE: Dolphin's Cove Subdivision

Dear City of Spring Valley Village Staff:

I am enclosing 15 packets that include the application, letter from the applicant, letter from the property owner, metes and bounds description and a 24"x36" preliminary plat (site plan) for review and comment. Also included in this submittal is the previous submittal plat comments and our responses. The property owner would like to replat this property in order to subdivide into four (4) lots for residential use and as required by the city, requests a separate PADD Ordinance from the BWPADD to accomplish this. Therefore, we are requesting from the city and its council members a new PADD Ordinance be created for this tract and be placed on the next Planning and Zoning agenda and following City Council agenda for approval.

If you have any questions or comments please contact me at 713-462-3242 or by email at tbroom@cobbfendley.com.

Thank you,

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.



Tyler Broom, P.E.
Project Manager



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: Dolphin's Cove Subdivision

Geographical Location: South of Carmel Subdivision & Green Valley Dr. North of Briar Gully, East of Voss Rd, West of Bingle Rd.
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: A.H. OSBOURNE SURVEY, 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:

Subdivide current property into 4 large, single family 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: 2.639 ac Typical Lot Size: 13,000 SF+, 10,000 SF+ Build-able AreaNumber Lots: 4 Number of Streets: 1Numbers and Types of Reserves: 0 Total Acres in Reserve: _____Zoning District: Bingle West Planned Development District (BWPADD)**Applicant:** Cobb, Fendley & Associates, IncContact Name: Tyler BroomAddress: 13430 Northwest Freeway Suite 1100 Houston, TX 77040Phone: 713-462-3242 Fax: _____Email: tbroom@cobbfendley.com**Owner:** Dad's Club Swim Team, IncContact Name: Charlie CalderwoodAddress: 1006 Voss Rd Houston, TX 77055Phone: 713-808-9077 Fax: _____Email: charlie@calderwoodfinancial.com**Engineer or Planner:** Cobb, Fendley & Associates, IncContact Name: Tyler BroomAddress: 13430 Northwest Freeway Suite 1100 Houston, TX 77040Phone: 713-462-3242 Fax: _____Email: tbroom@cobbfendley.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 Signature4-17-18
Date



Charles A. Calderwood
President
Dad's Club Swim Team, Inc.

February 28, 2018

Dear City of Spring Valley Village Staff:

We, The Dad's Club Swim Team, Inc. Owners hereby referred to as Owner, of the 2.369 acre tract of land situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg.224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas.

We wish to establish the Dolphin's Cove Subdivision and authorize COBB, FENDLEY & ASSOCIATES, INC. to prepare, submit and record a replat of our subject tract. We further certify that no portion of the preceding plat was limited by deed restriction to residential use for no more than one (1) residential unit per lot.

Should you have any questions, please feel free to contact us or Cobb, Fendley & Associates, Inc.

Sincerely,

Charles A. Calderwood, President
Dad's Club Swim Team, Inc.

March 2, 2018
Date

April 27, 2018

Dear City of Spring Valley Village Staff:

We, Cobb, Fendley & Associates, represent the Board of Directors of The Dad's Club Swim Team, hereby referred to as owners of the 2.369 acre tract of land situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg.224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas.

The owners wish to replat this tract to establish the Dolphin's Cove Subdivision. The purpose of this replat is to subdivide the 2.639-acre tract into 4 similar sized lots for residential use. This tract is currently located in the Bingle West Planned Area Development District (BWPADD) as a single residence. To subdivide this tract, we are requesting a separate PADD ordinance for this specific tract within the BWPADD. The requested ordinance will follow the same criteria as "Dwelling District A". In order to secure approval from the City of Spring Valley Village for this development project, the following criteria will differ from "Dwelling District A":

Minimum ROW Width: 20' street Right of Way (due to the property's unique shape) and 50' cul-de-sac Right of Way

Minimum Pavement Width: 20' wide for streets, 45' wide for cul-de-sacs

Minimum Lot Size: 12,000sf (10,000 minimum buildable area).

Minimum Lot Line Length: 100'

Maximum Cul-de-sac Length: 700 feet long

Minimum Building Line Setback: 25' on streets; 20' on cul-de-sacs

We feel the proposed criteria is comparable to the surrounding subdivisions and will continue the desired quality of development in Spring Valley Village. Please see the attached letter in reference to the "Checklist for Development of PADD Ordinances".

Thank you for your consideration of this proposal.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

A blue ink signature of Tyler Broom, written in a cursive style.

Tyler Broom, P.E.
Project Manager

April 27, 2018

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

RE: Checklist for Development of PADD Ordinances – Dolphin's Cove Subdivision

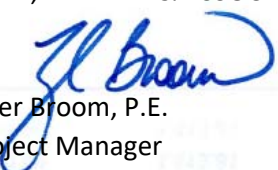
Dear City of Spring Valley Village Staff:

The following letter is in response to the Checklist for Development of PADD Ordinances. This checklist's criteria for submitting to the city of Spring Valley mostly concerns commercial development. Below is a list of our responses and comments concerning our submittal:

- A completed application has been submitted along with a plat of the proposed development. Proposed utilities are shown on a separate exhibit in this submittal.
- N/A – applies to commercial development
- There will be four (4) single family residences, consisting of one or two-story homes. One structure per lot.
- N/A – applies to commercial development
- Access to the property is located along Bingle Rd. via a 20' wide street.
- N/A – applies to commercial development
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- N/A – applies to commercial development
- There will be a standard street sign with a stop sign located at the entrance of the subdivision at Bingle Rd.
- The drainage plan for this development will comply with the city's drainage criteria manual.
- 10' Utility easements are provided along the rear lot lines of the development to allow for delivery systems.
- Standard street lights will be located in the subdivision and are shown on the proposed utility exhibit.

If you have any further questions, please contact me at (713)-462-3242.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

A blue ink signature of Tyler Broom, written in a cursive style.

Tyler Broom, P.E.
Project Manager

CHECKLIST FOR DEVELOPMENT OF PADD ORDINANCES

- Application and Site Plan
- Architectural Renderings of Proposed Development
- Number, Size, Height of Building(s)
- Setbacks
- Elevation Plans
- Access for the Property, Traffic Impact Study
- Parking Facilities and maintenance thereof (Off-site, on-site, overnight, parking structures, etc.), Parking Ratios
- Adjacent Property impacts – sight lines, landscape screening, noise & light spillover
- Uses (Permitted, uses allowed by specific use permit, uses by floor, restriction of outdoor uses including display & sales, etc.)
- Hours of operation, construction activity, & site maintenance
- Dumpster location(s) and hours of trash collection
- Landscaping plans, plant lists, irrigation plans and maintenance thereof
- Logistics for deliveries including location & hours of operation
- Signage (type(s), location, sizes, etc.)
- Drainage system design in compliance with City's Drainage Criteria Manual
- Plans for site electrical & other utility delivery systems
- Site Lighting – landscape, signage, accent, exterior building & parking lot

DESCRIPTION OF A TRACT OF LAND CONTAINING
2.639 ACRES (114,991 SQUARE FEET) SITUATED IN
THE A.H. OSBOURNE SURVEY, A-610 IN
HARRIS COUNTY, TEXAS

Being a tract of land containing 2.639 acres (114,991 square feet) situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas, said 2.6398 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a "Precision" cap in the west right-of-way of Bingle Road, said iron rod being the southeast corner of Lot 12, C.H. Bingle Subdivision and also being the northeast corner of the Clay 7 acres as shown in the map of recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas;

THENCE along the west right-of-way of said Bingle Road, South 02° 19' 45" East a distance of 20.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an easterly corner of the herein described tract;

THENCE South 88° 11' 15" West along the south line of said 2.639 acre tract and the north line of a 1.85 acre tract conveyed to Grace Chapel, Chinese-American New Testament Missionary Fellowship, Inc. a non-profit organization, from to Grace Chapel, Chinese-American New Testament Missionary Fellowship, as recorded in Harris County Clerk's File No. V568780 in the Official Public Records of Harris County, Texas, a distance of 363.55 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates", for the northwest corner of said 1.85 acre tract and an easterly corner of the herein described tract;

THENCE South 02° 22' 20" East along an easterly line of said 2.639 acre tract and the west line of a said 1.85 acre tract a passing distance of 216.17 feet to a 3/4" iron rod that bears South 85° 30' 46" East – 0.60 feet for the southwest corner of said 1.85 and for the northwest corner of a 1.658 acre tract conveyed to Wallace Dillard from Maxim Marketing recorded in Harris County Clerk's File No. V311473, at 252.40 feet pass a 3/4" iron rod online found for reference, for a total distance of 295.35 feet to the centerline of Briar Gully to a set 5/8-inch iron rod

with yellow cap stamped "Cobb Fendley & Associates" set for the most southerly southeast corner of the herein described tract;

THENCE upstream, along the centerline of Briar Gully, with the following meanders:

North 59°56'40" West - 81.98 feet to a point;
 North 78°59'14" West - 38.75 feet to a point;
 North 46°00'01" West - 32.31 feet to a point;
 North 28°24'36" West - 16.73 feet to a point;
 North 81°41'25" West - 31.50 feet to a point;
 South 77°51'54" West - 102.97 feet to a point;
 North 63°29'12" West - 66.62 feet to a point;
 North 44°52'57" West - 65.71 feet to a point;
 North 84°56'58" West - 58.08 feet to a point;
 North 51°11'24" West - 80.74 feet to a point;
 North 14°32'04" West - 58.94 feet to a point;
 North 71°10'50" West - 67.31 feet to a point;
 and North 82°24'28" West a distance of 20.46 feet to the easterly right-of-way line of Voss Road to a point for the southwest corner of the herein described tract;

THENCE along the easterly right-of-way of Voss Road, North 12°27'42" West a distance of 11.41 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the Northwest corner of said 2.639 acre tract and also being the southwest corner of a Block "B" Spring Forest Section 2, recorded in Vol. 78, Pg. 72 of the Map Records of Harris County, Texas;

THENCE North 87°49'31" East along the north line of said 2.639 acre tract and the south line of said Block "B" Spring Forest Section 2, a passing distance of 83.79 feet from a 5/8" iron pipe the bears South 25°25'23" East a distance of 0.16 feet, and passing another corner at 509.73 feet marked with a 1/2" iron pipe for the southeast corner of said Block "B" that bears South 28°18'56" East a distance of 0.69 feet and continuing for a total distance of 528.14 feet to a found 1/2" iron pipe, also being the southwest corner of Block 2 Carmel Subdivision;

THENCE North 88°11'15" East along the south line of said Carmel Subdivision and the common north line of said 2.639 acre tract a distance of 422.82 feet to the Point of Beginning containing 2.639 acres of land.

Notes:

1. Square footage area shown is for information only and surveyor does not certify accuracy of survey to nearest square foot.

2. This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. dated February 7, 2018, titled "BOUNDARY SURVEY OF A 2.639ACRE (114.991 SQ. FT.) TRACT SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 IN HARRIS COUNTY, TEXAS".

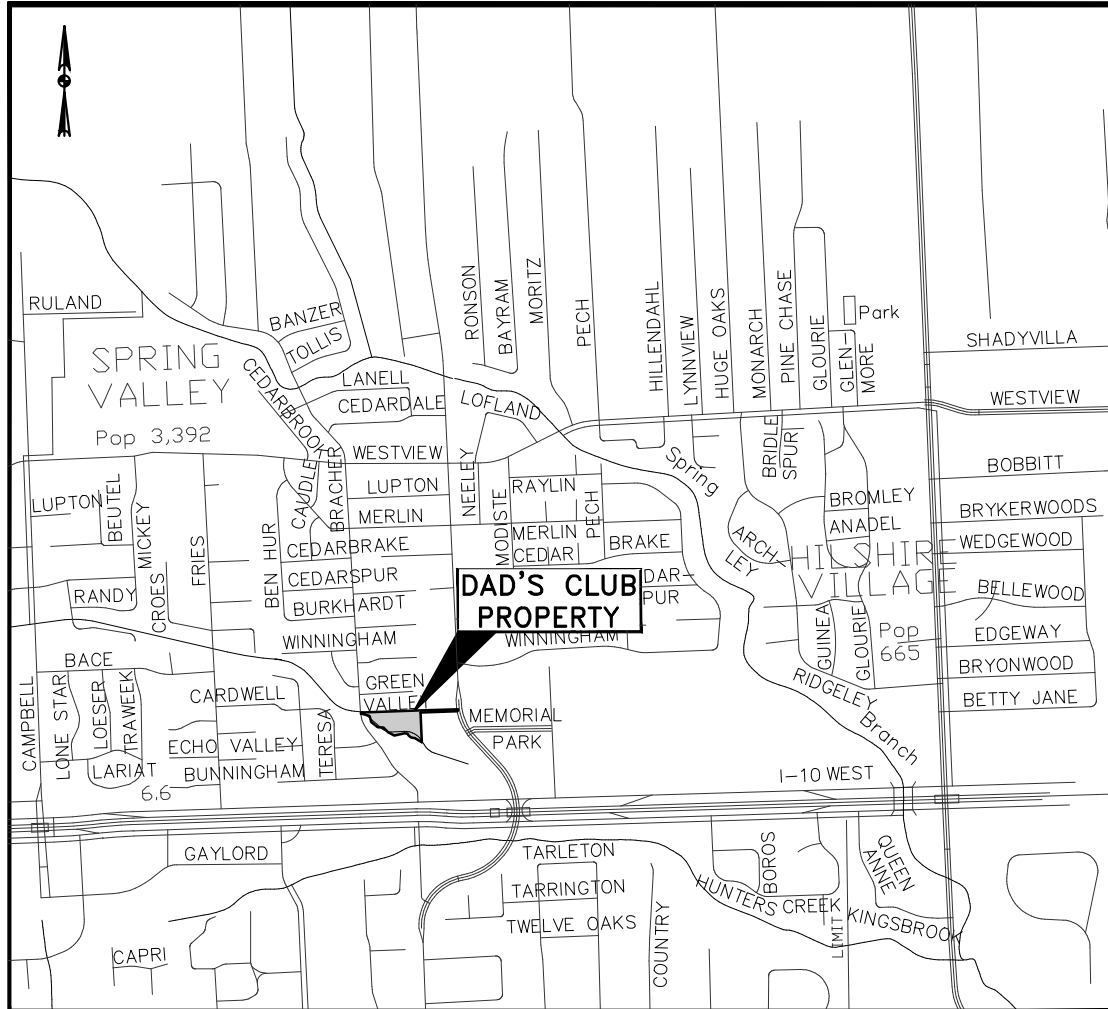
Cobb, Fendley & Associates, Inc.

TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
Phone: (713) 462-3242

Job No. 1810-001-01
Date: February 7, 2018



A handwritten signature in blue ink that reads "Blaine Fisher". The signature is written in a cursive style and extends to the right with a long horizontal stroke.



VICINITY MAP
KEY MAP #827-M

NOTES:

- 1.) ALL DRAINAGE EASEMENTS & RESERVES SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2.) EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT AND BUILDING LINE.
- 3.) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES. REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4304, NAD 83 (GCS 83, EPOCH 2000).
- 4.) ALL BOUNDARY CORNERS HAVE BEEN MARKED WITH 5/8" IRON RODS UNLESS OTHERWISE NOTED.
- 5.) HIGH BANK OF BRIAR GULLY IS SHOWN IN AN APPROXIMATE LOCATION.
- 6.) ALL LOTS WILL CONFORM TO THE BUILDING LINE AND SETBACK REGULATIONS OF THE CITY'S COMPREHENSIVE ZONING ORDINANCE.

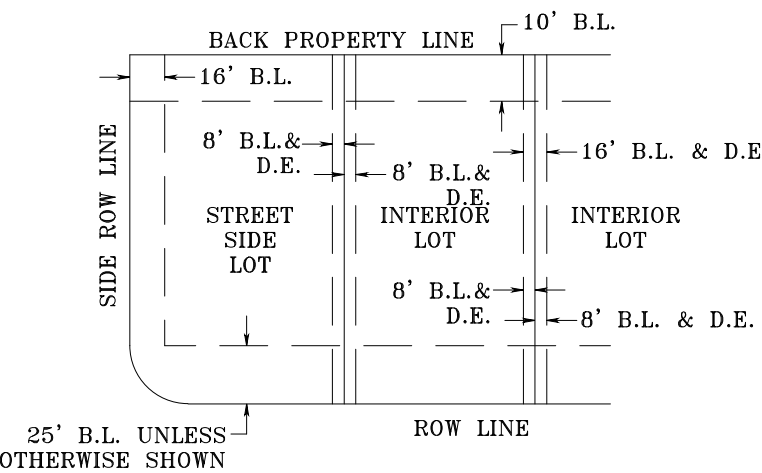
FLOOD PLAIN:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48201C0645, DATED JUNE 18, 2007, THE SUBJECT TRACT SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND PARTIALLY IN ZONE "AE". THE AREA IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND PARTIALLY WITHIN THE 100-YR FLOOD PLAIN.

LEGEND

- = BOUNDARY CORNER
- = EASEMENT CORNER
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.E. = ELECTRICAL EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.L.E. = WATER LINE EASEMENT
- N.R. = NON-RADIAL
- W.S.E. = WATER & SANITARY EASEMENT
- U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
- ⊙ = BENCH MARK
- = STREET NAME BREAK
- ③ = BLOCK NUMBER

(CM) = CONTROL MONUMENT
D.R.H.C. = DEED RECORDS HARRIS COUNTY, TEXAS
O.R.H.C. = OFFICIAL RECORDS HARRIS COUNTY, TEXAS
P.R.H.C. = PLAT RECORDS HARRIS COUNTY, TEXAS



TYPICAL BUILDING LINE
SETBACKS FOR ALL LOTS
NTS

DOLPHIN'S COVE SUBDIVISION
PRELIMINARY PLAT

A SUBDIVISION CONTAINING 2.083 ACRES
BEING A PARTIAL REPLAT OF DAD'S CLUB SWIM TEAM, INC.,
A TEXAS CORPORATION, O.P.R.H.C.T. No. 20140288365
SITUATED IN THE A.H. OSBOURNE SURVEY, A-610
AND BEING OUT OF THE CLAY 7 ACRES
IN THE C.H. BINGLE SUBDIVISION
(VOL. 998, PG. 224 D.R.H.C.)
HARRIS COUNTY, TEXAS
SCALE: 1"=100'
MARCH 2018
1 BLOCK 4 LOTS 1 RESERVE

CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobfen.com

OWNER:
DAD'S CLUB SWIM TEAM, INC.
A TEXAS CORPORATION
1006 VOSS RD
HOUSTON, TX 77055

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	33.62	S69° 36' 45"E	
L2	66.21	S14° 32' 04"E	
L3	58.53	S51° 11' 24"E	
L4	60.22	S84° 56' 58"E	
L5	72.74	S44° 52' 57"E	
L6	48.62	S63° 29' 12"E	
L7	97.01	N77° 51' 54"E	
L8	55.36	S81° 41' 25"E	
L9	28.87	S28° 24' 36"E	
L10	16.54	S46° 00' 01"E	
L11	34.26	S78° 59' 14"E	
L12	64.83	S61° 03' 11"E	
L13	20.00	N02° 19' 45"W	
L14	20.11	N02° 15' 05"W	

BLOCK 1		
LOT	LOT AREA	
1	19284 SF	
2	13374 SF	
3	14447 SF	
4	20638 SF	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	157.29'	50.00'	180° 14' 11"	100.00'	S55° 15' 56"E
C2	46.43'	50.00'	53° 12' 32"	44.78'	N61° 13' 15"E
C3	51.23'	132.04'	22° 13' 41"	50.90'	N76° 42' 40"E
C4	51.23'	132.04'	22° 13' 41"	50.90'	N76° 42' 40"E

THE STATE OF TEXAS
COUNTY OF HARRIS
KNOW ALL MEN BY THESE PRESENTS
THAT I, _____, OF THE PROPERTY ON THE FOREGOING
PLAT OF _____ ACRES IN THE A.H. OSBOURNE SURVEY, ABSTRACT #10,
HARRIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO
THE STREETS, LINES, LOTS AND BLOCKS SHOWN HEREON AND DO HEREBY
DEDICATE TO THE PUBLIC THE STREETS, EASEMENTS AND DRAINAGE RIGHT OF
WAY, SHOWN HEREON FOR THEIR USE FOREVER AND DO BIND OURSELVES, OUR
HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF
THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF
SPRING VALLEY RESULTING FROM ESTABLISHMENT OF GRADES OF ALTERATIONS
OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO
GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2018

OWNER

THE STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAINE FISHER, DO HEREBY CERTIFY THAT I PREPARED
THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND
THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY
PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE
OF ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

BLAINE FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 2500

SUBDIVISION APPROVALS

CITY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF
SPRING VALLEY, TEXAS, HAS APPROVED THIS MAP AND PLAT OF
AND THAT THIS PLAT FULFILLS ALL THE PRESENT ORDINANCES IN ACCORDANCE WITH
THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF SPRING
VALLEY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT
____ DAY OF _____, 2018.

TREY HOFFMAN
CHAIRMAN OF PLANNING AND
ZONING COMMISSION

WITNESS MY HAND THIS ____ DAY OF _____, 2018

LOUISE RICHMAN
SECRETARY TO THE COMMISSION

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING FINAL PLAT OF
ADDITION TO THE CITY OF SPRING VALLEY WAS APPROVED THIS ____ DAY OF
____, 2018 BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY.

MAYOR

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF
ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

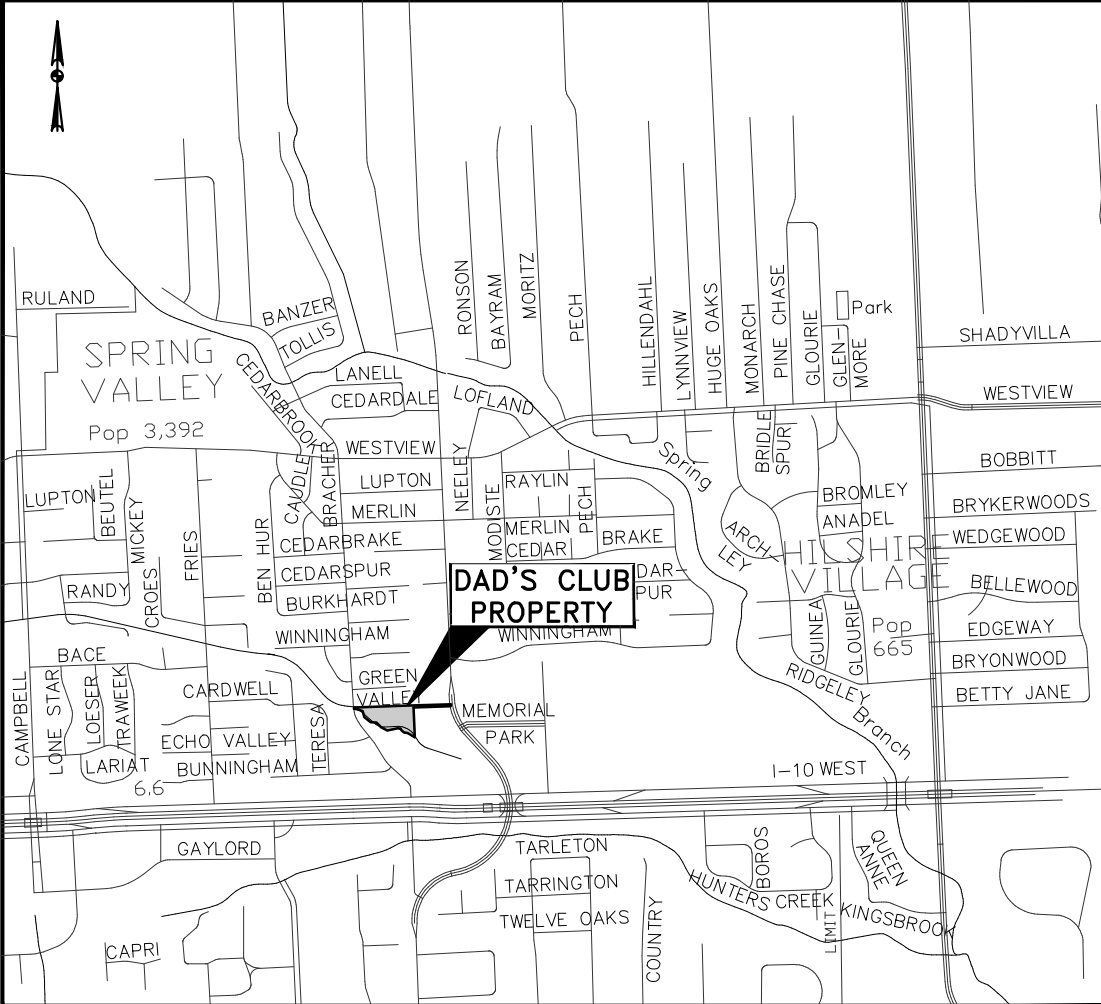
WITNESS MY HAND THIS ____ DAY OF _____, 2018

CITY SECRETARY

NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY
LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME
AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE
CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY REGARDING IMPROVEMENT
WITHIN THE AREA SO PLATTED INCLUDING THE ACTUAL INSTALLATION OF STREETS
WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE AND
STRUCTURES, STORM SEWERS, ALLEYS AND WATER AND SEWER UTILITIES, ALL
ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SPRING VALLEY.

THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE
INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND
EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER
BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID
IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON
THE STREET AND/OR STREETS ON WHICH PROPERTY ABUTS AS DESCRIBED HEREIN.

REVISED SITE PLAN FOR
DOLPHIN'S COVE PAD
SUBMITTED TO
CITY OF SPRING VALLEY
VILLAGE
JUNE 12, 2018



VICINITY MAP
KEY MAP #827-M

NOTES:

1.) ALL DRAINAGE EASEMENTS & RESERVES SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

2.) EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT AND BUILDING LINE.

3.) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES, REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4904, NAD 83 (GCS 90, EPOCH 2000).

4.) ALL BOUNDARY CORNERS HAVE BEEN MARKED WITH 5/8" IRON RODS UNLESS OTHERWISE NOTED.

5.) HIGH BANK OF BRIAR GULLY IS SHOWN IN AN APPROXIMATE LOCATION.

6.) ALL LOTS WILL CONFORM TO THE BUILDING LINE AND SETBACK REGULATIONS OF THE CITY'S COMPREHENSIVE ZONING ORDINANCE.

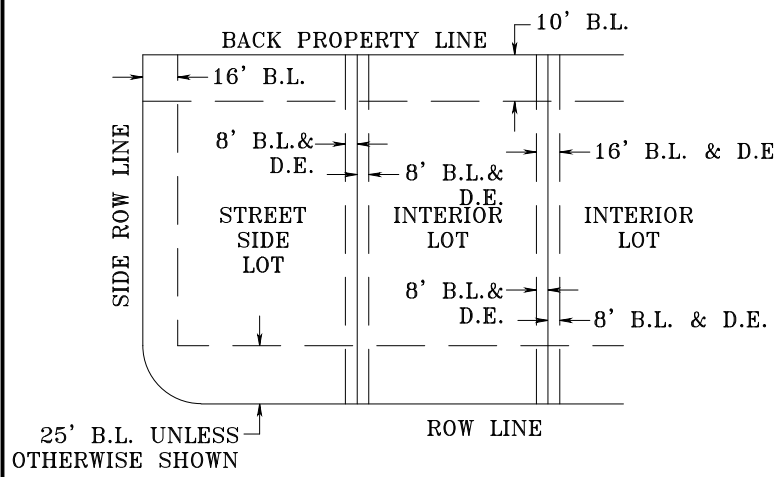
FLOOD PLAIN:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48201C0645, DATED JUNE 18, 2007, THE SUBJECT TRACT SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND PARTIALLY IN ZONE "AE". THE AREA IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND PARTIALLY WITHIN THE 100-YR FLOOD PLAIN.

LEGEND

● = BOUNDARY CORNER
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B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
E.E. = ELECTRICAL EASEMENT
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D.R.H.C. = DEED RECORDS HARRIS COUNTY, TEXAS
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P.R.H.C. = PLAT RECORDS HARRIS COUNTY, TEXAS



TYPICAL BUILDING LINE
SETBACKS FOR ALL LOTS
NTS

DOLPHIN'S COVE SUBDIVISION PRELIMINARY PLAT

A SUBDIVISION CONTAINING 2.083 ACRES
BEING A PARTIAL REPLAT OF DAD'S CLUB SWIM TEAM, INC.,
A TEXAS CORPORATION, O.P.R.H.C.T. No. 20140288365
SITUATED IN THE A.H. OSBOURNE SURVEY, A-610
AND BEING OUT OF THE CLAY 7 ACRES
IN THE C.H. BINGLE SUBDIVISION
(VOL. 998, PG. 224 D.R.H.C.)
HARRIS COUNTY, TEXAS
SCALE: 1"=50'
JUNE 2018
1 BLOCK 4 LOTS

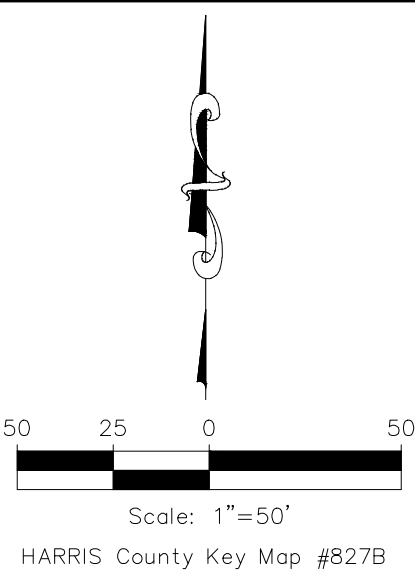
CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobfen.com

OWNER:
DAD'S CLUB SWIM TEAM, INC.
A TEXAS CORPORATION
1006 VOSS RD
HOUSTON, TX 77055

LINE TABLE				
LINE #	LENGTH	DIRECTION		
L1	33.62	S69° 36' 45"E		
L2	66.21	S14° 32' 04"E		
L3	58.53	S51° 11' 24"E		
L4	60.22	S84° 56' 58"E		
L5	72.74	S44° 52' 57"E		
L6	48.62	S63° 29' 12"E		
L7	97.01	N77° 51' 54"E		
L8	55.36	S81° 41' 25"E		
L9	28.87	S28° 24' 36"E		
L10	16.54	S46° 00' 01"E		
L11	34.26	S78° 59' 14"E		
L12	64.83	S61° 03' 11"E		
L13	20.00	N02° 19' 45"W		
L14	40.00	N02° 12' 48"W		

BLOCK 1	
LOT	LOT AREA
1	17476 SF
2	13483 SF
3	14447 SF
4	20639 SF

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	215.04'	50.00'	246° 25' 19"	83.67'	S35° 23' 09"E
C2	57.96'	50.00'	66° 25' 19"	54.77'	N54° 36' 51"E
C3	51.23'	132.04'	22° 13' 41"	50.90'	N76° 42' 40"E
C4	51.23'	132.04'	22° 13' 41"	50.90'	N76° 42' 40"E



THE STATE OF TEXAS
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, _____, OF THE PROPERTY ON THE FOREGOING PLAT OF _____ ACRES IN THE A.H. OSBOURNE SURVEY, ABSTRACT #10, HARRIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE STREETS, LINES, LOTS AND BLOCKS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, EASEMENTS AND DRAINAGE RIGHT OF WAY, SHOWN HEREON FOR THEIR USE FOREVER AND DO BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF SPRING VALLEY RESULTING FROM ESTABLISHMENT OF GRADES OF ALTERATIONS OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2018

OWNER

THE STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAINE FISHER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

BLAINE FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 2500

SUBDIVISION APPROVALS

CITY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRING VALLEY, TEXAS, HAS APPROVED THIS MAP AND PLAT OF _____ AND THAT THIS PLAT FULFILLS ALL THE PRESENT ORDINANCES IN ACCORDANCE WITH THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS, AND THE ORDINANCE OF THE CITY OF SPRING VALLEY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT _____ DAY OF _____, 2018.

TREY HOFFMAN
CHAIRMAN OF PLANNING AND
ZONING COMMISSION

WITNESS MY HAND THIS ____ DAY OF _____, 2018

LOUISE RICHMAN
SECRETARY TO THE COMMISSION

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING FINAL PLAT OF ADDITION TO THE CITY OF SPRING VALLEY WAS APPROVED THIS ____ DAY OF _____, 2018 BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY.

MAYOR

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2018

CITY SECRETARY

NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY REGARDING IMPROVEMENT WITHIN THE AREA SO PLATTED INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVED CURB AND GUTTER, DRAINAGE AND STRUCTURES, STORM SEWERS, ALLEYS AND WATER AND SEWER UTILITIES, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SPRING VALLEY.

THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH PROPERTY ABUTS AS DESCRIBED HEREIN.

DRAINAGE NOTES:

1. EACH LOT IS RESPONSIBLE FOR PROVIDING OWN DETENTION FOR IMPERVIOUS COVER OVER THE CITY ALLOWABLE SQUARE FOOTAGE. (SEE DRAINAGE TABLE)

2. LOTS WILL DRAIN DOWN SIDE LOT D.E. TO DOLPHIN'S COVE, OUT TO BINGLE RD STORM SEWER

DOLPHIN'S COVE						
	AREA (SF)	AREA (AC)	ALLOW IMP	NON-IMP	Ia	C
LOT 1	17,476	0.401	9,000 *	8,476	51%	0.51
LOT 2	13,483	0.310	8,090	5,393	60%	0.56
LOT 3	14,447	0.332	8,668	5,779	60%	0.56
LOT 4	20,639	0.474	9,000 *	11,639	44%	0.46

C= 0.6Ia + 0.2

* Ia of 60% is the maximum allowable impervious cover per SVV Drainage Criteria for lots 15,000 sf or less in size without requiring detention.

* 9,000 sf is the maximum allowable impervious cover for lots greater than 15,000 sf before requiring detention.

FIRE TRUCK AND UTILITY
EXHIBIT FOR
DOLPHIN'S COVE PAD
SUBMITTED TO
CITY OF SPRING VALLEY
VILLAGE
JUNE 12, 2018

DIVIDER PAGE



**SPRING VALLEY
VILLAGE**

**PLANNING & ZONING
COMMISSION
VOTING FORM**

DATE: JUNE 12, 2018

AGENDA ITEM #8:

CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance Number 2018-XX – 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, BY CREATING THE DOLPHIN'S COVE PLANNED AREA DEVELOPMENT (PAD) CONTAINING APPROXIMATELY 2.639 ACRES OF LAND EAST OF VOSS ROAD AND NORTH OF INTERSTATE HIGHWAY 10 BY PERMITTING 4 SINGLE-FAMILY RESIDENCES SUBJECT TO THE PROVISIONS CONTAINED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE OFFENSE.

added with updated documents / charges

<u>MEMBER NAME</u>	<u>MOTIONED</u>	<u>SECONDED</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>
CHARLIE CALDERWOOD	<i>recused himself</i>		—	—	—
TREY HOFFMAN				✓	
PATRICK JOHNSON	<i>absent</i>				
MARYELLEN MCGLOTHLIN		✓		✓	
ANNE-MARIE MCMICHAEL	✓			✓	
LOUISE RICHMAN				✓	
AMY WINSTEAD				✓	

MOTION CARRIED _____

MOTION DENIED ✓ (5-0)

W. Z. Hoffman

**TREY HOFFMAN, CHAIRMAN
PLANNING & ZONING COMMISSION**

DIVIDER PAGE

November 6, 2018

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

RE: Dolphin's Cove Planned Area Development – July Council Meeting Requests

Dear Mayor Ramsey and Spring Valley Village Council Members,

Thank you for the feedback that was provided during the July 24, 2018 city council meeting regarding the proposed Dolphin's Cove Planned Area Development. Over the past three months, the Owners, The Dad's Club Swim Team, and its consultants carefully considered these comments and met with Spring Valley Village staff, neighbors and potential developers on multiple occasions in an effort to address the City's concerns and consider alternatives. The Owners also gladly delayed revisiting these concerns during City Council meetings in September and October due to the potential of working with a neighboring property in an effort to find the best solution for property access. I am saying this to demonstrate that the Owner highly values the opinion of the City, it's Council, and staff and by going through this effort we feel that we've exhausted alternatives and provided the best responses to the Council's concerns and solution for the development of large lot single family lots on the Owner's property at this time.

Per our collective notes, the following were the primary concerns of the Dolphin's Cove Planned Area Development proposal at the July council meeting and our responses that will be discussed at the November City Council meeting:

1. Consider Making the Access Road a Public Street

The Owner concurs with the City Council and agrees to make the proposed access road a public street and not a driveway as previously requested.

2. Traffic Safety Impacts

As requested, a Professional Traffic Operations Engineer (and licensed Professional Engineer), reviewed the potential traffic safety impacts of the limited right-of-way access road and Bingle Road and published their findings. The following are among the significant findings:

- Turning radius for emergency service vehicles is acceptable.
- Minimal traffic volume will be generated due to the development (3 trips during AM peak and 4 trips during PM peak) per the 10th Edition ITE Trip Generation Manual. These volumes are very low and would not have a noticeable impact on the operations along

Bingle Road even if current volumes are increased due to additional development along Bingle.

- Unlike other high traffic north/south corridors within the area, the access road is located between two signalized intersections. There is sufficient gap time for vehicles to exit the proposed access road along Bingle Road. Two videos have been provided during peak hours that indicate these significant gap times.
- There are no conflicts with the neighboring church driveways.
- The proposed configuration is currently suitable to function as a right in/right out driveway. If median configuration was altered, it is possible that a left in may also be suitable but would require additional investigation during the design process.
- Sight distance from the access road is greater than Bingle Road sight stopping distance and therefore is a safe environment to enter/exit.

3. **Pavement Width does NOT Meet Fire Code**

An alternative access road design was presented to the City staff that allows a 20' roadway cross section which meets current International Fire Code and therefore no variance or deviation from fire code is requested or required. The alternative pavement cross-section where right-of-way is limited will be inverted and drain the pavement to the center and stormwater would be collected by grate inlets to prevent ponding from the access road and Bingle Road. This will allow for a full 20' of driving lanes.

4. **Remove Utilities from Under the Limited ROW Pavement**

The owner agrees that all proposed utilities will be removed from under the 20' wide limited right-of-way pavement as requested. Water will be served from Voss Road on the west side of Briar Branch Creek. Sanitary sewer is the only utility of concern. There are three potential options for the sanitary sewer. These options include: Voss Road (under the proposed road), Lift Station with forcemain to Voss Road, and Sewer Easement through Dillard Tract. The process of vetting these options has started and will continue through the platting and development design process.

5. **Temporary Construction Easements**

The owner contacted all neighbors along the limited right-of-way access road regarding obtaining temporary construction easements for the purpose of the construction of the access road. All neighbors were open to the potential of temporary easements. The neighbors were unable to sign easements due to the unknowns of the timing of construction. A detailed construction easement with the Grace Chapel Chinese American Church was created and reviewed by the owners and ready for implementation once more construction details are known. A meeting with the three Carmel neighborhood residents located adjacent to access road was also held with the Owner. There were discussions regarding the disturbance and rebuilding and types of fence replacement that would be required for replacement. They will finalize a temporary easement after more construction information is known.

We appreciate the beneficial comments provided by the Mayor and City Council during the July council meeting and strongly believe that we've carefully vetted your concerns with our responses. It is our hope, that we've demonstrated to you that the proposed Dolphin's Cove Planned Area Development is the best way to develop the Owner's property into single family residences. If you have any questions or comments, I will be available at the November city council meeting or can be reached by phone at 713-462-3242 or by email at bodle@cobbfendley.com.

Sincerely,

COBB, FENDLEY & ASSOCIATES, INC.



William Odle, P.E.
Principal

DIVIDER PAGE

Dolphin's Cove Subdivision PAD Ordinance

COBBFENDLY ON BEHALF OF DAD'S CLUB

BILL ODLE & CHARLES EASTLAND

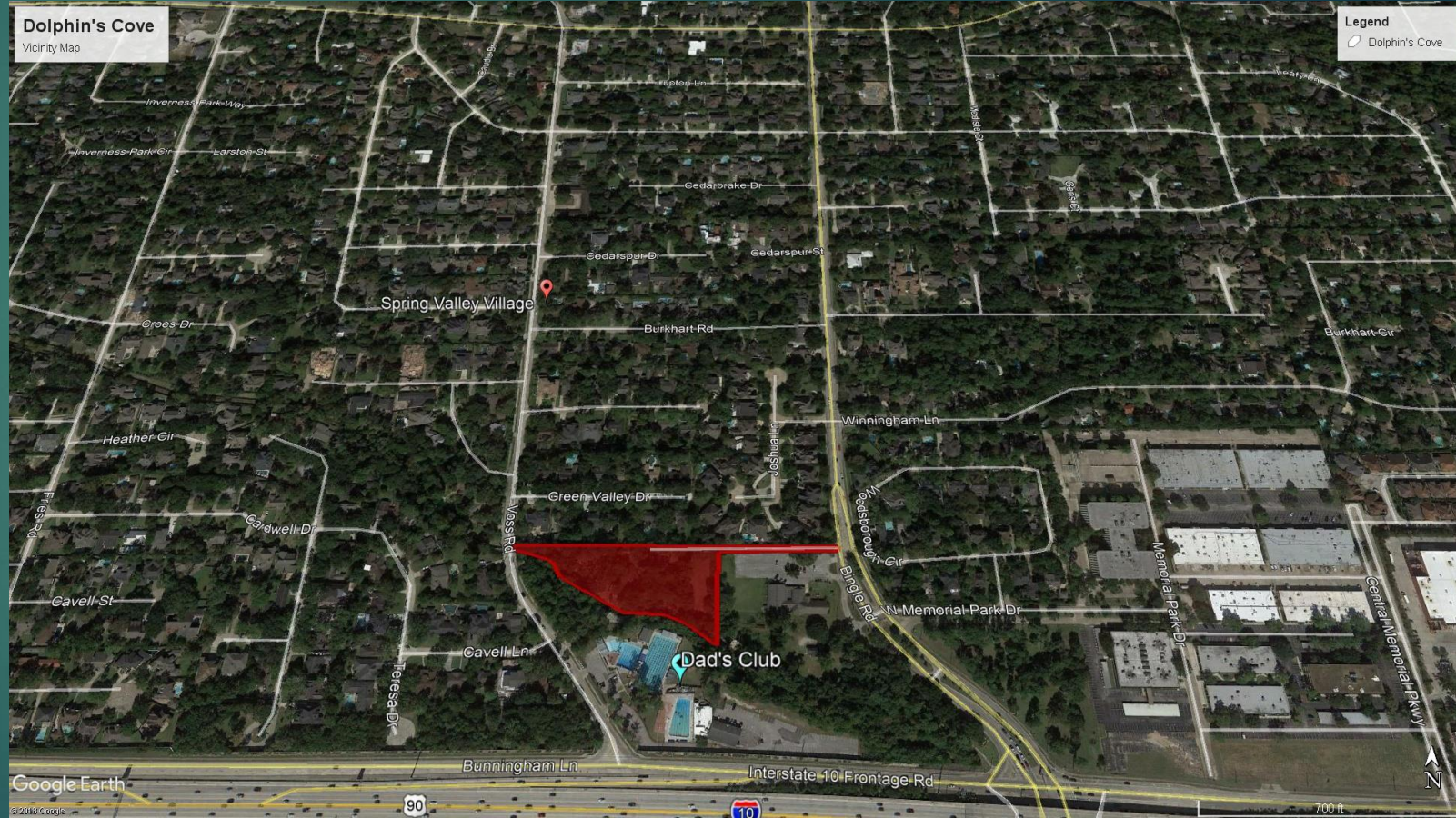
11/13/18

Dad's Club Swim Team

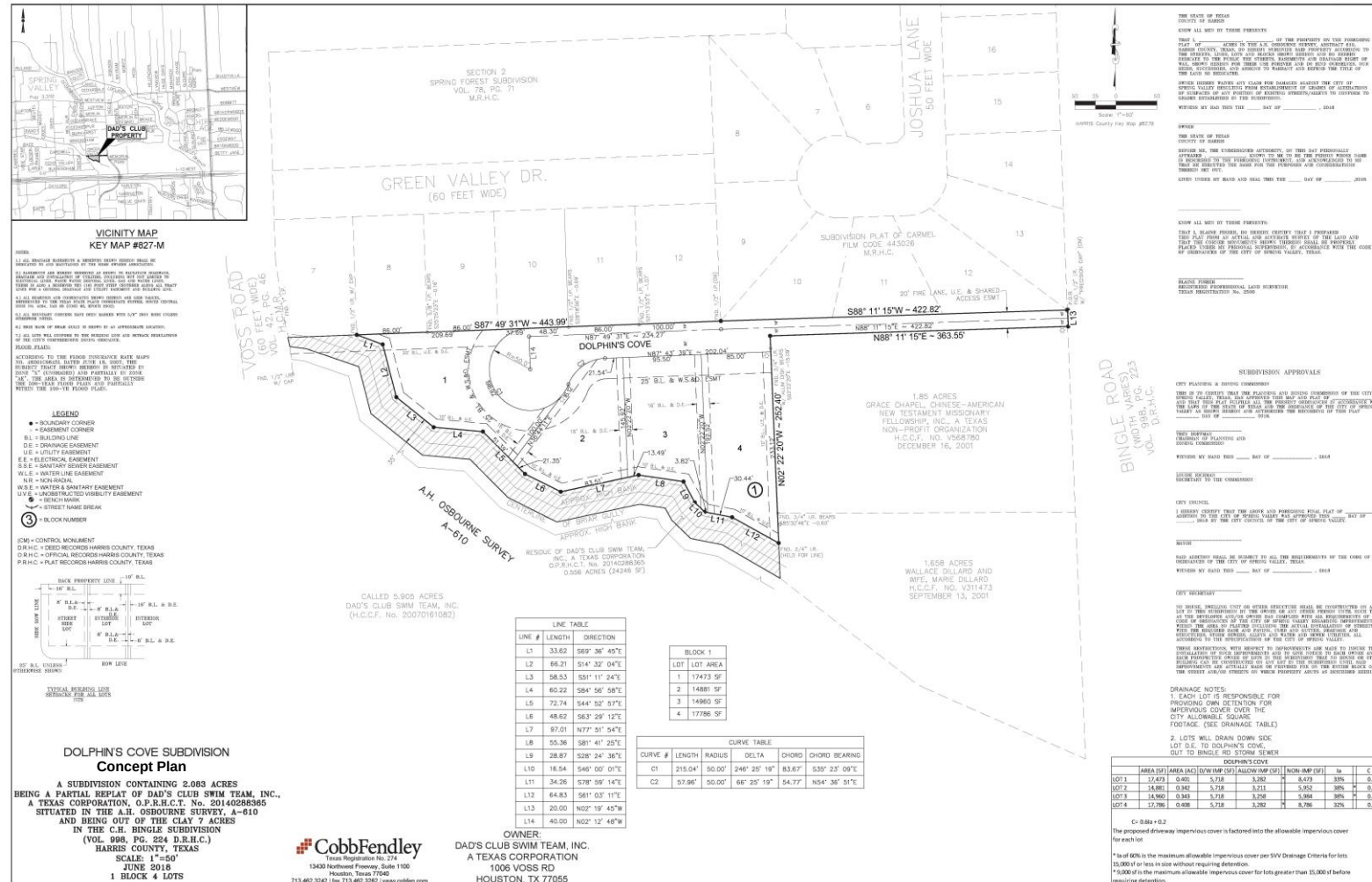
 CobbFendley

Dolphin's Cove Subdivision

- ▶ 2.639 Acre Tract owned by Dad's Club
- ▶ Proposed 4 Single Family Lots
 - ▶ 17,786 SF
 - ▶ 17,473 SF
 - ▶ 14,960 SF
 - ▶ 14,881 SF
- ▶ Dad's Club to Retain High Bank of Briar Gully for the Purpose of Erosion Prevention and Potential Future Hike/Bike Trail
- ▶ "Dwelling District A" Criteria with Exceptions Due to Constraints



Dolphin's Cove Concept Plan



July 2018 Council Meeting

- ▶ Public Street
- ▶ Traffic Safety Impacts
- ▶ 20' Pavement – Fire Code
- ▶ Utilities Under Limited ROW Pavement
- ▶ Temporary Construction Easements



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

Public Street

- Owner has No Issue with Road being Designated as a Public Street



Traffic Engineer's Findings

- ▶ Utilizing 10th Edition ITE Trip Generation Manual, Minimal Traffic Volume will be Generated.
 - ▶ 3 Trips During AM Peak
 - ▶ 4 Trips During PM Peak
 - ▶ No Significant Impacts to Bingle Road Traffic (Even if Trips are Doubled)
- ▶ No Conflicts with Church Driveways and Operation
- ▶ Existing Configuration is Suitable to Function as a Right In/Right Out. If Median Configuration was Altered, it is Possible that a Left Out is likely Suitable. Additional Investigation to be Required During Development Design.

Traffic Engineer's Findings

- ▶ Turning Radius onto Bingle is acceptable for emergency service vehicles.
- ▶ Utilized Auto Turn with Largest Fire Truck in Fleet



Traffic Engineer's Findings

- ▶ Entrance Located Between 2 Signalized Intersections. Sufficient Gap Time For Vehicles to Enter/Exit is Provided. Significant Distance Between Signals. Dissimilar to Other High Traffic North/South Corridors



Sept 18 (Tuesday)
8:01AM



Sept 18 (Tuesday)
5:29PM

Traffic Engineer's Findings

- ▶ Sight Distance is Greater than Bingle Sight Stopping Distance and Therefore Safe to Enter/Exit



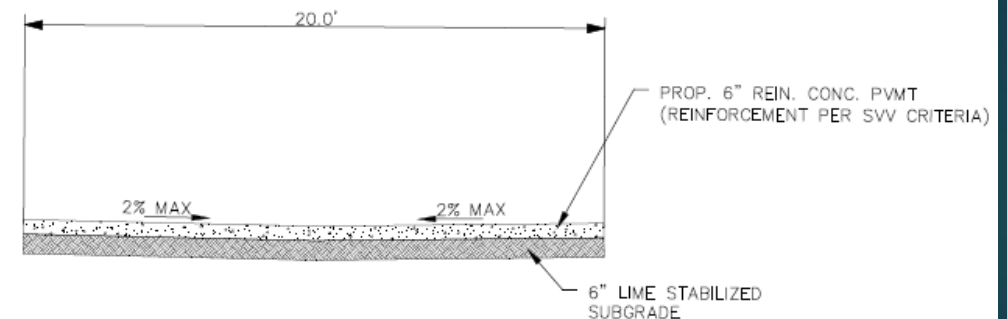
Traffic Engineer's Findings

- ▶ **Sight Distance is Greater than Bingle Sight Stopping Distance and Therefore Safe to Enter/Exit**



20' Pavement – Fire Code

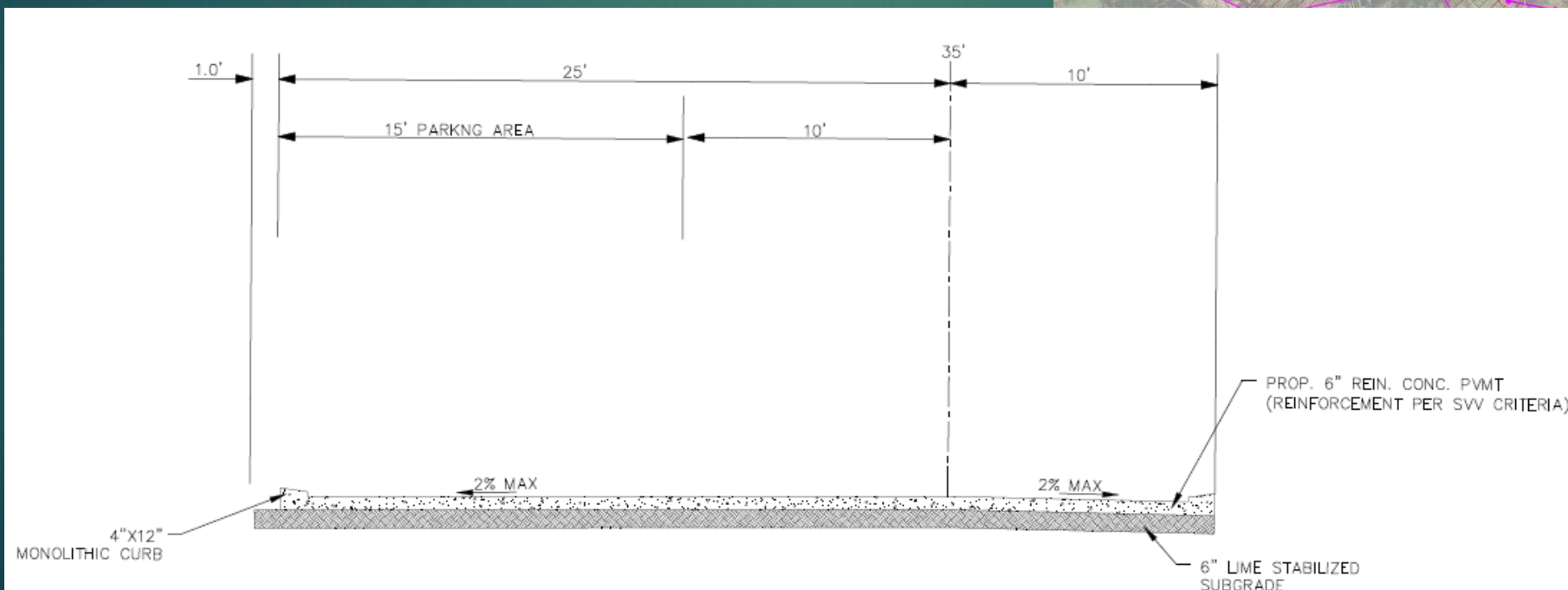
- ▶ NO VARIANCE REQUESTED OR REQUIRED
- ▶ Fire Code 20' Pavement Requirement
- ▶ Proposed 6" Reinforced Concrete Pavement with an Inverted Cross Section
- ▶ In Limited ROW Access area, the road will drain to the middle and conveyed drainage inlets at Bingle Road
- ▶ Allows a 20' Section with no curbs or shoulders
- ▶ Pavement and subgrade design will be based on Geotechnical recommendations



TYPICAL CROSS-SECTION
20' ACCESS ROAD

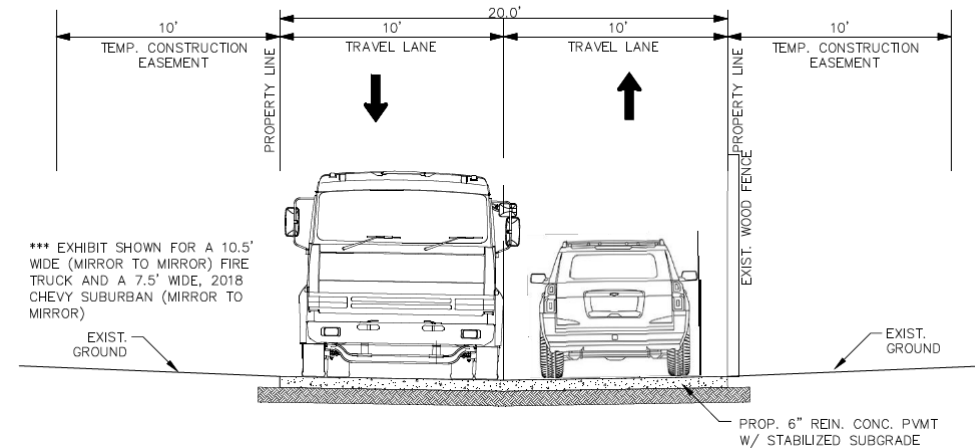
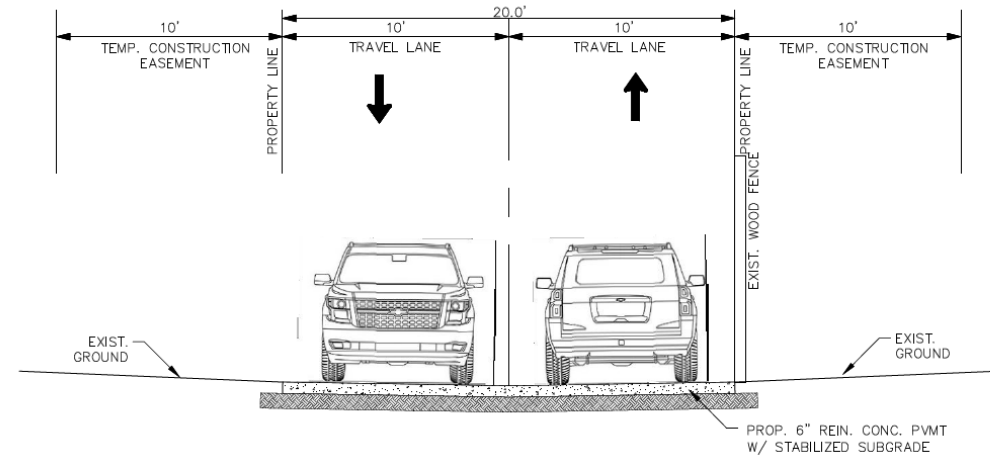
20' Pavement – Fire Code

- ▶ Remainder of Road is Proposed to Consist of a 6" Reinforced Concrete Pavement with Curb and Gutter
- ▶ Proposed 15' Parking Area



20' Pavement – Fire Code

- ▶ **TXDOT Roadway Design Manual (April 2018) – Width of Travel Lane for Local Urban Streets in Residential Area is 9' Minimum** (Table 3-1 Note 3)
- ▶ **Sedan (Honda Accord) / Sedan Passing Cross Section**
 - ▶ 7.8' Clearance
- ▶ **Large Vehicle (Suburban)/Garbage Truck Passing Cross Section**
 - ▶ 4.5' Clearance
- ▶ **Largest Fire Truck in Fleet / Large Vehicle (Suburban) Passing Cross Section**
 - ▶ 1.5' Clearance



TYPICAL PROPOSED CROSS-SECTION
SHARED DRIVEWAY/FIRE LANE

Utilities Under 20' Wide Pavement

- ▶ All Utilities will be Removed from the 20' Wide Pavement as Requested
- ▶ Water – Voss Road Connection
- ▶ Drainage – Briar Gully & Bingle Road
- ▶ Sanitary – 3 Options (to be determined in design process)
 - ▶ Voss Road / Lift Station /Easement through Dillard Tract to Bingle Road
- ▶ Private Utilities – Back of Lot Easements



Temporary Construction Easements

- ▶ Grace Chapel Chinese American Church has been Contacted. Unable to Sign a Construction Easement Agreement Until More Information is Known About Timing. Sample Document has been Created and Reviewed by the Owner.
- ▶ Carmel HOA and Adjacent Owners have met with Dad's Club to discuss the temporary easement and potential impacts to property. Fence and damaged landscape rebuild required. Owners were open to the easement but more information regarding type and time of construction is needed.

Agreement To Use Grace Chapel Chinese American Church Parking Lot

On this ____ day of _____, 2018 Grace Chapel Chinese American Church (hereinafter known as "Grace Chapel") and Dad's Club are entering into this "Agreement To Use Grace Chapel Chinese American Church Parking Lot". It is entered into by and between the Board of Grace Chapel and Chris Helman, on behalf of Dad's Club.

Grace Chapel has made the parking area available for use to Dad's Club on ____ day of _____, 2018 to ____ day of _____, 2018 (**except Sundays**). Grace Chapel is allowing Dad's Club contractors to park on its parking lot (1055 Bingle Road, Houston, TX 77055-6637) and to walk on Grace Chapel land under the terms and conditions set forth below.

Terms and Conditions:

1. **USE** Dad's Club will use Grace Chapel's parking lot for its contractors to park their vehicles.
2. **CLEAN UP** Dad's Club will clean up (debris, nails, mud or clay) Grace Chapel's parking lot every Saturday during the period (from ____ day of _____, 2018 to ____ day of _____, 2018) of use. **In the event that this term is not met, this agreement will be void immediately.**
2. **ITEMS LEFT IN VEHICLE** Grace Chapel shall not be responsible for damage or loss to possessions or items left in Dad's Club contractors' vehicles.
3. **DAMAGE TO VEHICLE** Grace Chapel shall not be responsible for damage to Dad's Club contractors' vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
4. **MAINTAINANCE.** Dad's Club will repair any damage to Grace Chapel's parking lot and building which is caused by Dad's Club contractors and or anybody related to Dad's Club. Dad's Club will keep Grace Chapel's parking lot free of bottles and trash.
5. **NO ALCOHOL AND SMOKING** Dad's Club agreed that its contractors will not smoke and drink in Grace Chapel's parking lot.
6. **CLEANING UP GRACE CHAPEL'S PARKING LOT.** Dad's Club agreed to clean up any debris that falls on Grace Chapel's parking lot. Dad's Club will also clean up any mud or clay left by its contractors' vehicles. In the event that Dad's Club need to use power wash to clean the mud or clay, Dad's Club cannot use Grace Chapel's water.
7. **REPAIR.** Dad's Club agreed to repair any pot hole created by Dad's Club contractors' vehicles.



DISCUSSION



DIVIDER PAGE

September 19, 2018

TECHNICAL MEMORANDUM

RE: Dolphin's Cove Subdivision

After reviewing the preliminary plat for Dolphin's Cove subdivision along with the displays of the physical layout, the following traffic engineering aspects should be noted:

- The subdivision 20-foot bi-directional driveway with 25-foot turning radii is acceptable for garbage trucks and emergency service vehicles (firetrucks) to maneuver as shown in the proposed utility exhibit (Exhibit A) and the cross-section diagram (Exhibit B). As turning radii is a function of the design vehicle (Table C-2 of the TxDOT Roadway Design Manual, April 2018) and the condition in which it will be used (one entry lane and one exit lane, fewer than 4 large vehicles per hour), this driveway configuration meets minimum design standards.
- Using 10th Edition ITE Trip Generation Manual, the driveway is projected have 3 total trips during the AM peak (1 entry and 2 exit) and 4 trips during the PM peak (3 entry and 1 exit). These volumes are very low and are not anticipated to have a negative impact on the existing roadway network. Trip Generation is calculated based on historical data and research. Single Family (detached) Housing Units generated trips are based on number of units and are not based on other factors (age, socio-economics, house square footage). These volumes are very low and as the driveway is stopped controlled, it would not have a noticeable impact on the operations along Bingle even if the driveway volumes increased.
- The entrance driveway is located between two signalized intersections, approximately 430 feet north of the entrance is Winningham Lane intersection and approximately 220 feet to the south is W Memorial Park Drive. These two traffic signals should provide sufficient gap time for vehicles to exit the proposed driveway along Bingle Road.
- There is a median south of the proposed driveway, so there is no conflict with the nearby church driveways which currently functions as a right in/right out ingress and egress for the church parking area. Therefore, the proposed driveway does not interfere with the existing church driveways.
- The proposed configuration is intended to function as a right in/right out driveway. Left turns in or out would likely shorten the median length and could tempt vehicles to make lefts onto and out from the adjacent church lot. If a northbound left turn (into the driveway) is desired, more investigation would be required to determine if a northbound left turn bay is warranted and what design requirements would need to be satisfied (such as storage lengths, deceleration tapers, and southbound sight distance). TxDOT has turn lane requirements

would need to be explored, but it is likely that the existing, non-raised median section should be sufficient storage for 1 vehicle with a deceleration taper. Figures 1 and 2 (attached) show that there would be minor line of sight obscurations in the southbound direction and none in the northbound direction.

- As shown in the two sight triangle diagrams (Exhibits C and D), there is sufficient stopping sight distance (SSD) for southbound traveling vehicles along Bingle Road. The minimum design SSD for a 30 mph road in the Texas Roadway Design Manual is 200 feet.

In summary, the proposed driveway egress and ingress driveway for Dolphin's Cove would not adversely impact the adjacent local road network.

Sincerely,



Karl F. Rothermel, P.E., PTOE
Traffic Engineering Project Manager

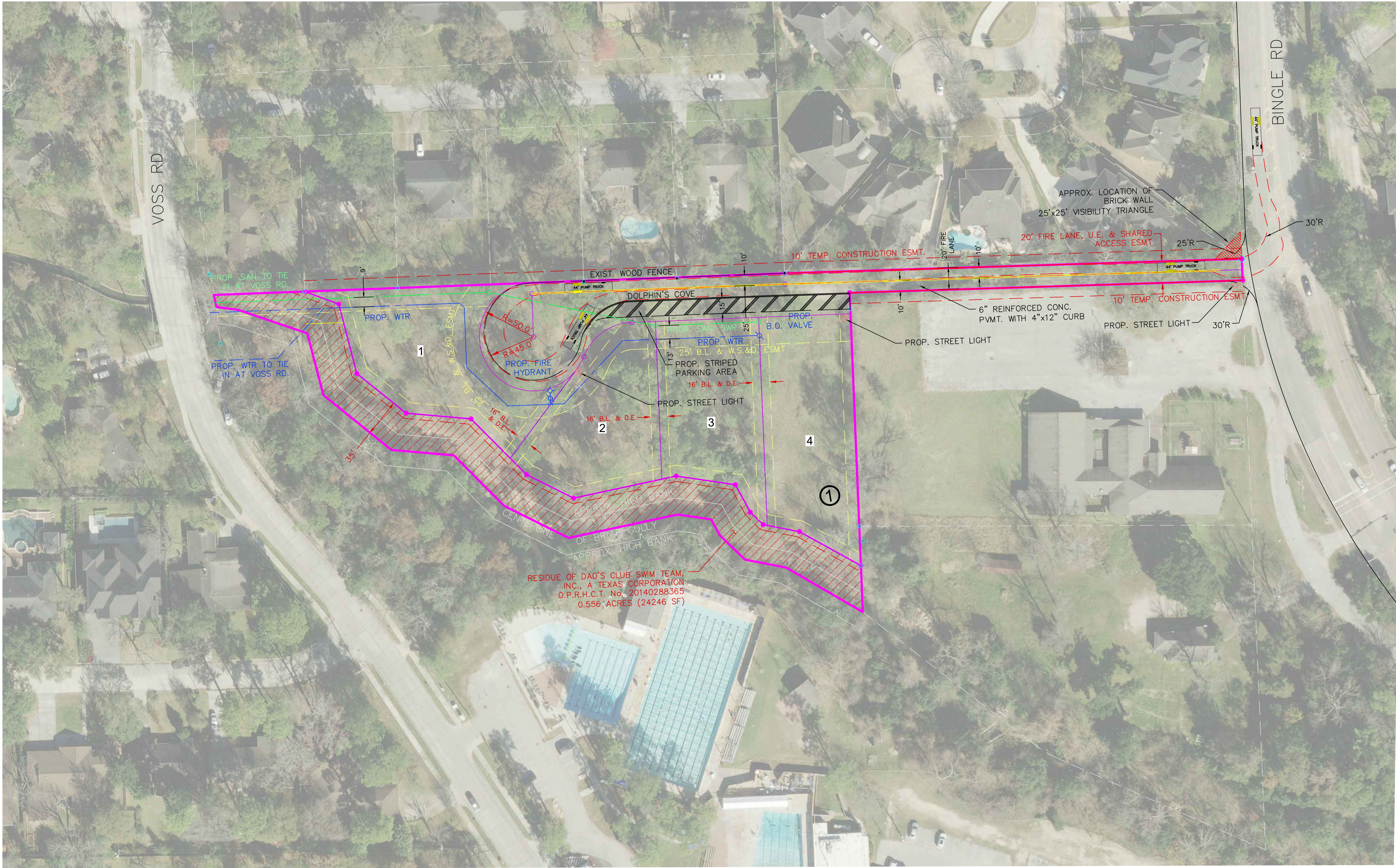


Figure 1: Driveway sight line looking south.



Figure 2: Driveway sight line looking north.

Exhibit A



DOLPHIN'S COVE							
	AREA (SF)	AREA (AC)	D/W IMP (SF)	ALLOW IMP (SF)	NON-IMP (SF)	Ia	C
LOT 1	17,473	0.401	5,718	3,282	8,473	33%	0.40
LOT 2	14,881	0.342	5,718	3,211	5,952	38%	0.43
LOT 3	14,960	0.343	5,718	3,258	5,984	38%	0.43
LOT 4	17,786	0.408	5,718	3,282	8,786	32%	0.39

C= 0.6Ia + 0.2

The proposed driveway impervious cover is factored into the allowable impervious cover for each lot

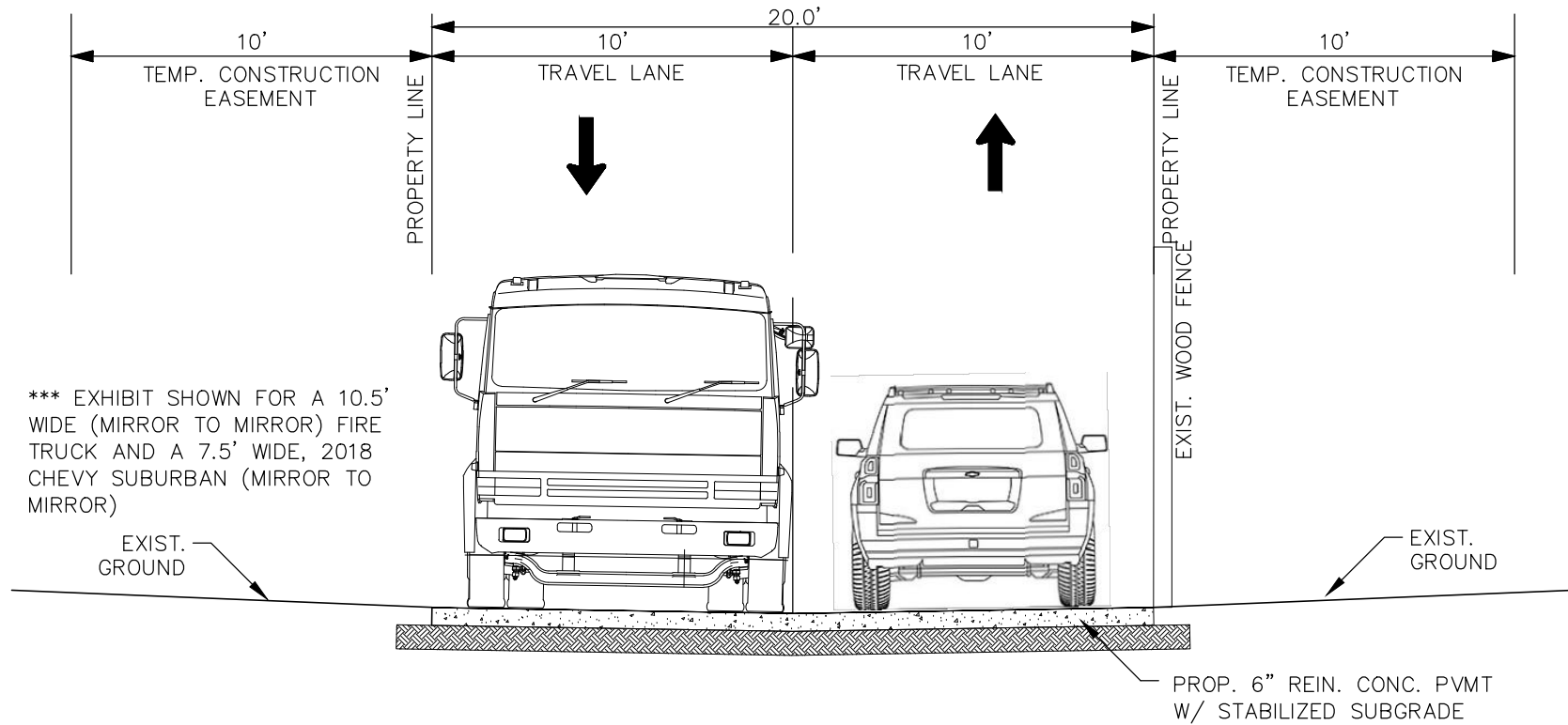
* Ia of 60% is the maximum allowable impervious cover per SVV Drainage Criteria for lots 15,000 sf or less in size without requiring detention.

* 9,000 sf is the maximum allowable impervious cover for lots greater than 15,000 sf before requiring detention.

- DRAINAGE NOTES:
1. EACH LOT IS RESPONSIBLE FOR PROVIDING OWN DETENTION FOR IMPERVIOUS COVER OVER THE CITY ALLOWABLE SQUARE FOOTAGE. (SEE DRAINAGE TABLE)
 2. LOTS WILL DRAIN DOWN SIDE LOT D.E. TO DOLPHIN'S COVE, OUT TO BINGLE RD STORM SEWER
- ***ALL UTILITIES SHOWN ARE PRELIMINARY AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

- FIRE TRUCK & OVERHANG
- PROP. WTR
- PROP. SAN
- PROP. PVMT
- PROP. STREET LIGHT

Exhibit B



TYPICAL PROPOSED CROSS-SECTION
SHARED DRIVEWAY/FIRE LANE

Exhibit C

WINNINGHAM LANE

BINGLE ROAD

442'

15'

25'x25' VISIBILITY TRIANGLE

FIRE LANE

FIRE LANE

10'x20' ESMT
CHURCH PROPERTY

CobbFendley
TBPE Firm Registration No. P-275
TBPLS Firm Registration No. 100487
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

Exhibit D

ROW/CITY

ROW

CHURCH PROPERTY

DILLARD PROPERTY

25'x25' VISIBILITY TRIANGLE

FIRE LANE

FIRE LANE

10'x20' ESMT

30' R

Years of Experience 22

Education

B.S., Computer Science, Tulane University, 1985

B.S., Civil Engineering, Louisiana State University, 1996

Professional Licenses and Certifications

Professional Engineer, Texas, No. 116355

Professional Engineer, Louisiana, No. 29283

Professional Engineer, Florida, No. 62625

Professional Engineer, Mississippi, No. 18818

Registered Professional Traffic Operations Engineer (PTOE), Certification No. 1969

Professional Experience

Karl Rothermel is an experienced traffic engineer who has been responsible for numerous transportation engineering projects and designs, such as the design of signalized intersections and traffic analyses. He has considerable expertise in civil engineering in the transportation and environmental areas, with extensive knowledge in traffic signalization, intersection and roadway geometry design, intelligent transportation system (ITS) design, traffic related air quality, and noise abatement. Mr. Rothermel is proficient in numerous analytical software packages, such as HCS, Vissim, Sidra, and Synchro. Prior to becoming a civil engineer, he spent nearly eight years as a U.S. Navy officer and served as a rotary wing (helicopter) pilot and flight instructor.

Project Experience

SH 249 at FM 1960 Signal Design, Houston, Texas. (TxDOT – Houston District). In Work Authorization 15 for Traffic Engineering Services contract for the Houston District, Mr. Rothermel upgraded the existing diamond interchange traffic signal for vehicle and pedestrian safety improvements. The design incorporated additional vehicular and pedestrian signals heads along with new mast arms, improved crosswalks, and vehicle detection to reduce the crash occurrences experienced and noted by the recent safety study. (CF Project No. 1611-034-15) (August 2018 – Present)

Dixie Farm Road Fiber Optic Network, City of Pearland, Texas. Project Manager for the design of a new fiber optic connection between the existing fiber connection at the intersection of Dixie Farm Road and FM 518 (East Broadway Street) to the Longwood Wastewater Treatment Facility along Dixie Farm Road and two traffic controller cabinets along Dixie Farm Road. The fiber optic connection will carry 96-strand single mode fiber from the traffic controller cabinet at the Dixie Farm Road and FM 518 intersection to the treatment plant and a 12-strand single mode fiber to connect the existing traffic signal cabinets along Dixie Farm Road at the McGinnis Drive and McDonald Drive intersections. (CF Project No. 1809-013-01) (June 2018 – Present)

Hughes Ranch Road Fiber Optic Network, City of Pearland, Texas. Project Manager for the design of a new fiber optic connection between City's network connection at the Westside Event Center along Country Place Parkway, then to the proposed traffic signal controller cabinet at the intersection of FM 403 (Hughes Ranch Road) and Smith Ranch Road, and then to a pull box at the intersection of Hughes Ranch Road and Bryan Court. The fiber optic connection will eventually use two twelve strand,

single mode fiber bundles to connect a future traffic signal at the intersection of Hughes Ranch Road and Bryan Court intersection as well as the future signalized intersections along Hughes Ranch Road at the Miller Ranch Road and Bryan Court intersections. The fiber optic path will follow the proposed widening of Hughes Ranch Road from a two-lane undivided road to a four-lane divided boulevard. (CF Project No. 1809-008-01) (May 2018 – Present)

Max Road Fiber Optic Network, City of Pearland, Texas. Project Manager for the design of a new fiber optic connection between the existing fiber connection at the intersection of Reid Road (FM 1128) at West Broadway Street (FM 518) and the sanitary sewer lift station on the corner of Hughes Ranch Road and Max Road in Pearland, Texas. The fiber optic path will follow the proposed realignment of Max Road. The design will include a fiber optic connection between the storm lift station located in the Hickory Slough Sportsplex will be connected to the Max Road sewer lift station. (CF Project No. 1809-001-01) (April 2018 – Present)

Access Management Study, US 377, Tarrant County, Texas (TxDOT – Fort Worth District). Mr. Rothermel served as Traffic Engineering Lead for an Access Management Study along Denton Highway (US 377) from Alliance Gateway Freeway (SH 170) in Westlake City, Texas to Jim Wright Freeway (IH 820) in Haltom City, Texas. The intent of this study is to provide practical access management solutions that would facilitate the design of a raised median project. The study will provide recommendations on other essential traffic operations' present and future needs along the 10.6-mile corridor by identifying short term and long-range transportation improvement strategies to enhance accessibility, mobility, safety, and smooth traffic operations throughout the study area. (CF Project No. 1711-034-09) (November 2017 – Present)

IH-20 Frontage Roads, Duncanville, Texas. (TxDOT – Dallas District). Mr. Rothermel served as Project Manager for the relocation of ITS equipment and connections along IH-20 in Duncanville, Texas. The overall project adds new frontage roads on both sides of IH-10 between N Main Street and E Camp Wisdom Road. The new frontage roads necessitated the relocation of ground boxes and the associated connecting wiring. (CF Project No. 17-09007) (July 2017 – Present)

Reflection Bay Reclamation Water Plant Fiber Optic Network, City of Pearland, Texas. Project Manager for the design of a new fiber optic connection between Fire Station No. 5 and the water reclamation facility under construction in Pearland, Texas. This new fiber connection will connect the reclamation facility to the City's fiber optic network while also connecting the signalized intersections along FM 2234 (Shadow Creek Parkway). (CF Project No. 17-09003) (July – December 2017)

SH 199 at IH 820 Interchange, TxDOT, Tarrant County, Texas. (TXDOT – Fort Worth District). Mr. Rothermel served as Traffic Engineering Lead for analyses in developing a design schematic (to 30% PS&E level) of this multilevel interchange project. The project includes traffic volume evaluations, trip distribution determination, analyzing multiple alternative layouts using Synchro and Vissim simulation models in order to select a preferred alternative consisting of main lanes, ramps, frontage roads, direct connectors, and collector-distributor roads. As part of the alternative analyses, traffic intersection analyses were conducted to show how each alternate could affect the operational efficiency of four critical intersections. The analysis's objective was to determine whether additional improvements can mitigate the effects of increased traffic volumes by either re-directing vehicles away from those intersections via improved SH 199 to IH 820 connections or improving the intersections by

increasing capacity in terms of adding left and right turn lanes as well as additional thru lanes. (CF Project No. 1711-002-01) (May 2017 – Present)

City of Seabrook Speed Study, Seabrook, Texas. Mr. Rothermel served Project Manager for speed study report along residential corridors located within city limits of Seabrook, Texas. The study included analyzing speed data obtained by the City of Seabrook, summarized the 85th percentile speed, and make recommendations to the City of Seabrook regarding their local street speed posting ordinance. In the conclusion of the study, drafted recommendations to the City to update the citywide ordinance for residential streets to be implemented. (CF Project No. 1112-001-23) (April 2017-May 2017)

Pelican Island Bridge Alternatives Analysis, Galveston, Texas. Mr. Rothermel served as Project Manager for multiple intersection analyses along Seawolf Parkway to recommend a particular alternative for a bridge reconstruction. The study included safety operation evaluations, traffic volume evaluations, trip generation, and trip distribution for school operations. The Galveston Campus of Texas A&M University is located on Pelican Island; therefore, the recommended alternative needs to assure safe ingress and egress from the campus. (CF Project No. 1711-007-01) (April – October 2017)

US 281 at Sunset Road Intersection Analysis, San Antonio, Texas. Mr. Rothermel served as Project Manager for performing an intersection analysis at the US 281 Frontage Road at Sunset Road intersection. Sunset Road is a four-lane undivided minor arterial and US 281 Access Road is a two lane major collector that terminates at Sunset Road. The study included safety operation evaluations, traffic volume evaluations, and innovative intersection design. The bridge adjacent to the intersection caused geometric issues with certain intersection designs. For that reason, a dual left-turn lane with a shared right-turn lane and continuous green t-intersection (High-T) were designed based on FHWA recommendations. (CF Project No. 1611-038-01) (March – May 2017)

Traffic Engineer, City of Anna, Texas. Mr. Rothermel is under contract for an as-needed basis to serve as Traffic Engineer for the City of Anna. His duties involve the review of traffic impact analyses, traffic signalization plans, and other traffic related projects on behalf of the City. (CF Project No. 1712-019-01) (March 2017 – Present)

IH-35 Dynamic Message Sign Installation, Hays, Travis, and Williamson Counties, Texas (TxDOT – Austin District). Lead ITS engineer for the site design and installation of 19 dynamic message signs and the associated communication equipment along IH-35 near Austin, Texas. The project spanned over 65 miles contained DMS locations in the both directions of travel along IH-35 (north and south of Austin) with existing and future construction constraints incorporated. (CF Project No. 1611020-01) (February – October 2017)

Business Center Drive at Memorial Hermann Drive Intersection Analysis, Pearland, Texas. Mr. Rothermel served as Project Manager for intersection analysis for Business Center Drive at Memorial Hermann Drive intersection. Business Center Drive at Memorial Hermann Drive is a three-legged minor-road-only stop controlled intersection. The study included safety operation evaluations, traffic volume evaluations, and roundabout design. The roundabout was designed based on *FHWA's Roundabouts: An Informational Guide*. Recommendations for safety improvements included immediate placing of pavement markings and signing based on the Texas Manual on Uniform Traffic Control

Devices and future roundabout implementation in place of the minor-road-only stop controlled intersection. (CF Project No. 1711-001-01) (January – August 2017)

Sunnyvale Signal Design, Sunnyvale, Texas. (TxDOT – Dallas District). Mr. Rothermel served as Project Manager for performing traffic signal design (temporary and permanent) for the SH 352 reconstruction project in the City of Sunnyvale on SH 352 at Clay Road (temporary and permanent) and SH 352 at US 80 Eastbound Frontage Road (temporary). Mr. Rothermel was the Project Manager for the design of two temporary signals and one permanent signal. The temporary signals were designed to keep traffic moving during the widening of SH 352 from a four-lane undivided segment to a four-lane divided roadway. The permanent signal design at Clay Road included an upgraded signal configuration with radar detection and intersection illumination. (CF Project No. 1611-020-02) (January 2017 – Present)

Condit Elementary School Traffic Impact Study, Bellaire, Texas. Mr. Rothermel served as Project Manager. His duties included preparing a Traffic Impact Analysis report for the improved Condit Elementary School campus in the Bellaire Area. The study included safety operation evaluations, traffic volume evaluations, regulatory sign evaluations as well as estimated trip generation, and trip distribution for school operations. An operational plan was performed which evaluated the capacity, level of service and safety improvements of the proposed and existing schools. Recommendations for safety improvements included a pedestrian operational plan (including cross guards), signing for school zones based on the Texas Manual on Uniform Traffic Control Devices and future signalization needs to assure safe ingress and egress from the school site. (CF Project No. 1611-035-01) (January 2017 – February 2017)

City of Richardson Traffic Signal / Street Lighting Construction Bid Documents, Richardson, Texas. Mr. Rothermel served as Project Manager for this project which compiled and produced a complete set of traffic signalization, street lighting installation, and modernization bid documents for the City of Richardson, which included instructions to bidders, special conditions, supplemental and technical specifications, bid items, general notes, bid procedures, and standard traffic signalization details. (CF Project No. 1611-036-01) (December 2016 – Present)

IH 35 at FM 1103 Bridge Replacement, Northcliff, Texas. (TxDOT – San Antonio District). Mr. Rothermel served as Traffic Engineering Quality Assurance Engineer for reviewing and checking the improved diamond interchange design, which included temporary signalization plans, striping, signing, and permanent signal design. Mr. Rothermel's task was to insure that the all aspects of the traffic engineering plans met with current TxDOT standards. (CF Project No. 1411-012-09) (December 2016)

PREVIOUS EMPLOYERS

I-10: Highland to Louisiana 73 Interchange Modification Study and Report, East Baton Rouge and Ascension Parishes, Louisiana. Mr. Rothermel served as Project Manager in the preparation of an Interstate Modification Report (IMR), which analyzed the existing roadway networks and identified the best alternatives to improve capacity the interchange at I-10 and Louisiana Highway 42 and the surrounding roadway network. (August 2015 – October 2016)

I-10 Loyola Drive to Williams Boulevard, Kenner, Louisiana. Mr. Rothermel served as Task Manager for the widening of the inside shoulders of Interstate 10 in the metro New Orleans area, adding an ancillary lane in the westbound direction between the Loyola and Williams interchanges and the construction of noise walls in Kenner from the Jefferson Parish Line to the Louisiana Highway 49 (Williams Boulevard) interchange. Mr. Rothermel was responsible for the Traffic Management Plan (TMP) for the project. (November 2014 – October 2016)

Repair of US 61 Ramp “K” over I-10, Ascension Parish, Louisiana. Mr. Rothermel served as Task Manager for the Transportation Management Plan to establish the work zones, traffic diversions, temporary signing and striping plans used during the repair of the overhead ramp. After an over height truck struck Ramp “K” at the US 61 interchange with I-10, emergency repairs were required to prevent the ramp from collapsing onto the interstate. (March 2016 – August 2016)

I-10 Williams Boulevard to Veterans Memorial Boulevard, Kenner, Louisiana. Mr. Rothermel served as Task Manager for the widening of the inside shoulders of Interstate 10 in the metro New Orleans area, adding ancillary lanes in the both directions between the Williams and Veterans interchanges and the construction of noise walls in Kenner from the western side of the Louisiana Highway 49 (Williams Boulevard) interchange to the western side of the Veterans interchange. Mr. Rothermel was responsible for the Traffic Management Plan for the Project. (November 2014 – October 2016)

I-12 Bush Traffic Study, Louisiana 435 to Louisiana 21 Segment, St. Tammany Parish, Louisiana. Mr. Rothermel served as Traffic Task Manager. He performed a detailed traffic study, which analyzed existing and projected future traffic variables to improve the safety and efficiency for this project segment. The study recommended median opening location along the corridor and compared various intersection designs (Restricted Crossing U-Turn, Roundabout, and Full Access) for the proposed intersection of Louisiana 3241, Louisiana 40/Louisiana 41. The study evaluated a 5-mile new roadway from Louisiana 435 in Talisheek, Louisiana to Louisiana 21 in Bush, Louisiana. The overall project connects Louisiana 3241 in Bush, Louisiana to Interstate I-12 at the Louisiana 434 Interchange. (January 2016 – August 2016)

I-12 to Bush Traffic Study, Louisiana 36 – Louisiana 435 Segment, St. Tammany Parish, Louisiana. Mr. Rothermel served as Traffic Task Manager for the project. He performed a detailed traffic study, which analyzed existing and projected future traffic variables to improve the safety and efficiency for this project segment. The study recommended median opening location along the corridor and compared various intersection designs (Restricted Crossing U-Turn, Roundabout, and Full Access) for the proposed intersection of Louisiana 3241 at LA 435. Louisiana 40/Louisiana 41. The study evaluated an 8-mile new roadway from Louisiana 36 in Lacombe, Louisiana to Louisiana 435 in Talisheek, Louisiana. The overall project connects Louisiana 3241 in Bush, Louisiana to Interstate I-12 at the Louisiana 434 Interchange. (March 2016 – September 2016)

St. Landry Road – Edenborne Connector, Ascension Parish, Louisiana. Mr. Rothermel served as Project Manager for an environmental impact study, right away analysis, wetland delineation and USACE 404 permitting, full roadway and utility design of one mile of a 5-lane section of roadway complete with subsurface drainage, utilities and roadway lighting, and bid services for a facility that will connected St

Landry Avenue and Edenborne Connector. Mr. Rothermel was responsible for the initial preliminary information submittal through the 100% final design plan submittal. (April 2014 – March 2015)

St. Landry Turn Lane, Ascension Parish, Louisiana. Mr. Rothermel served as Project Manager for providing roadway design engineering for a turn lane of approximately a half-mile in length. The scope of his work included plans, specifications, quantities, and cost estimating with design elements such as typical sections, plan and profiles, geometrics, striping and signing, and cross sections. Volkert was responsible for the initial preliminary information submittal through the 100% final design plan submittal. Ascension Parish Government (June 2014 – October 2014)

Response to AAPA/Congestion Study, Port of New Orleans, Louisiana. Mr. Rothermel served as Technical Author for this project. He prepared a “white paper” summary for the AAPA to summarize traffic congestion issues as they affected the Port’s container terminal access. (August 2014)

Clarence Henry Truckway Queuing Additional Traffic Counts, New Orleans, Louisiana. Mr. Rothermel served as Project Manager for this project. As a part of an as-needed traffic engineering and analysis contract with the Port of New Orleans, Mr. Rothermel provided all necessary engineering services required to for developing a Conceptual Widening Plan to address truck queuing issues along a 1.16-mile-long section of the Clarence Henry Truck-way between the intersections of Nashville Avenue and Napoleon Avenue. This task order provided updated truck counts at the Felicite Street port entrance for the Port of New Orleans (April 2014)

Regional Transit Authority, Rampart Streetcar Rail Extension, New Orleans, Louisiana. Mr. Rothermel served as Traffic Engineering Task Lead to prepare final contract drawings and specifications for a 1.6-mile (3.2 track miles) streetcar track. He prepared final plans for striping and signing details; designed vehicular and streetcar intersection signalization plans for 10 intersections which included using VISSIM to finalize the signal timing plans at those intersections; prepared construction sequence plans and maintenance of traffic drawings which included a TMP analysis for the project; and prepared the traffic engineering specifications. (January 2014 – March 2014)

Pegasus Link Constructors, LLC, Horseshoe Project, Dallas, Texas. Mr. Rothermel served as Signing and Striping Task Manager. He was a member of the Design-Build team assigned to prepare final contract drawings and specifications for small signs and striping for the widening of over 8 miles of interstate highway (IH 30 and IH 35) through downtown Dallas. (August 2013 – January 2014)

New Orleans Signal Improvements – Algiers Construction, Engineering, and Inspection Services, New Orleans, Louisiana. Mr. Rothermel served as Project Engineer for the reconstruction of 20 intersections and the associated communication network along Gen. DeGaulle Drive, Gen. Meyer Avenue, and other major thoroughfares in the Algiers West Bank area of New Orleans. The project includes a fiber optic network to enable data transmission and remote access of the traffic controller units from the NODPW Traffic Control Center. (April 2012 – March 2014)

Regional Transit Authority, Canal Street to Union Passenger Terminal Rail Extension, New Orleans, Louisiana. Mr. Rothermel served as Traffic Engineering Task Lead to prepare final contract drawings and specifications for a 0.8-mile (1.6 track mile) streetcar track within a 100-day contract period. He prepared final plans for striping and signing details; designed vehicular and streetcar intersection

signalization plans for three critical intersections which included using VISSIM to finalize the signal timing plans at those intersections; prepared construction sequence plans and maintenance of traffic drawings (which included a TMP analysis for the project); and prepared the traffic engineering specifications. (December 2010 – January 2013)

Louisiana Highway 415 Lobdell Road Corridor Study, West Baton Rouge, Louisiana. Mr. Rothermel served as Program Manager for the Statewide Traffic Engineering Services Retainer. This task order is to analyze and recommend safety and enhancements along the 2.5-mile corridor from Interstate Route I-10 to the interchange of US 190. One sub task involves extensive Vissim modeling to assist the analysis and alternative design generation. As part of the modeling process, extensive traffic data collection (speed and vehicular classification) is to be conducted at five locations along the corridor, four signalized intersections will have peak hour turn movement and 24-hour approach volumes collected, and 12 unsignalized roadways will have queue data collected. (March 2012 – April 2013)

Louisiana Highway 73 Jefferson Highway Corridor Study, Baton Rouge, Louisiana. Mr. Rothermel served as Program Manager for the Statewide Traffic Engineering Services Retainer. This task order purpose is to analysis and recommend safety and enhancements along the 3.5-mile corridor from Lobdell Avenue to the interchange of US 61 (Airline Highway). One sub task involves extensive Vissim modeling to assist the analysis and alternative design generation. As part of the modeling process, extensive traffic data collection (speed and vehicular classification) is to be conducted at five locations along the corridor, 10 signalized intersections will have peak hour turn movement and 24-hour approach volumes collected, 24 unsignalized roadways will have queue data collected, and peak hour turn movement data for over 150 driveways will be collected. (February 2012 – March 2013)

Louisiana Highway 1 Corridor Study, West Baton Rouge and Iberville Parishes, Louisiana. Mr. Rothermel served as Program Manager for the Statewide Traffic Engineering Services Retainer. This task order's purpose is to analyze and recommend safety and enhancements along the 10.2-mile corridor from Intracoastal Waterway to Bayou Plaquemine. One sub task involves extensive Synchro modeling to assist the analysis and alternative design generation. As part of the modeling process, extensive traffic data collection (speed and vehicular classification) is to be conducted at 4 locations along the corridor, 9 signalized intersections will have peak hour turn movement and 24-hour approach volumes collected, 24 unsignalized roadways will have queue data collected, and peak hour turn movement data for over 50 median openings will be collected and analyzed. (May 2012 – April 2013)

New Orleans Signal Improvements – Algiers (Construction, Engineering, and Inspection Services), New Orleans, Louisiana. Mr. Rothermel served as Project Engineer for the reconstruction of 20 intersections and the associated communication network along Gen. DeGaulle Drive, Gen. Meyer Avenue, and other major thoroughfares in the Algiers (West Bank) area of New Orleans. The project includes a fiber optic network to enable data transmission and remote access of the traffic controller units from the NODPW Traffic Control Center. (April 2011 – March 2012)

Lakefront / Holy Cross Signal Improvements (Construction, Engineering, and Inspection Services), New Orleans, Louisiana. Mr. Rothermel served as Project Engineer for the construction, engineering, and inspection (CE&I) portion of a communication network and traffic signal upgrade project. Although the majority of the intersections were rebuilt as part of the Emergency Restoration Project, the communication network, vehicle detection, and emergency preemption aspects were not

installed. This project includes a wide area; fiber optic based the communication network and incorporated emergency preemption at selected intersections and traffic monitoring, detection, and count stations throughout the area using video cameras. The Project includes the previously a fiber optic network to enable video transmission via an IP Ethernet address to NODPW Control Center and the new Regional Traffic Management Center in the Lakefront area. (January 2010 – February 2011)

New Orleans Signal Improvements – Algiers (Phase 8), New Orleans, Louisiana. Mr. Rothermel served as Project Manager for the design of 20 intersections and the associated communication network along Gen. DeGaulle Drive, Gen. Meyer Avenue, and other major thoroughfares in the Algiers (West Bank) area of New Orleans. The design included communication study to install a fiber optic network capable to transmission video and data while providing remote access of the traffic controller units from the NODPW Traffic Control Center. (April 2007 – December 2010)

Lakefront / Holy Cross Signal Improvements (Phase 8a & 10), New Orleans, LA. Mr. Rothermel served as Project Manager for the revision of a previously designed project that was to be constructed in 2005. AECOM submitted a final set of plans to LaDOTD in early 2005, but the project was never let due the impacts of Hurricane Katrina. The original plans entailed a fiber optic communication network connecting the signalization equipment being replaced at 48 intersections in the Lakefront and Holy Cross areas of New Orleans. Although the majority of the intersections were rebuilt as part of the Emergency Restoration Project, the communication network, vehicle detection, and emergency preemption aspects were not installed. The Revised Project updated the communication network and incorporated emergency preemption at selected intersections and traffic monitoring, detection, and count stations throughout the area using video cameras. The Project improved the previously designed a fiber optic and twisted pair network to enable video transmission via an IP Ethernet address to NODPW Control Center and the new Regional Traffic Management Center in the Lakefront area. (August 2008 – March 2009)

Strategic Highway Safety Program - Statewide Louisiana. Mr. Rothermel served as Lead Traffic Engineer working as an extension of the DOTD Safety Section staff, proactively implementing the Louisiana strategic highway safety plan intersection and roadway departure program a statewide program to reduce the number of accident fatalities and serious injuries at intersections and at locations across the state experiencing high occurrences of vehicle departures. The first task consisted of using low-cost improvements on approximately 1,000 stop-controlled intersections, 243 signalized intersections, and several hundred roadway departure locations. The second task is ongoing – working with districts throughout the state in facilitating road safety assessments (RSAs) on pavement preservation program projects identified as candidates based on DOTD-established RSA criteria for abnormal and over-represented crash rates.

New Orleans Signal System Restoration Program, New Orleans, Louisiana. Mr. Rothermel served as Project Engineer for the fast-track design and reconstruction of approximately 185 signalized intersections within the city of New Orleans that were completely destroyed due to flooding and wind damage from Hurricane Katrina. The design not only involved replacement of all hardware and wiring, but also brought those intersections up to current Manual of Uniform Traffic Control Devices code. The design was completed within a year and involved the construction supervision of five contractors to rebuild the intersections and get the signalized intersections back up and running in an expeditious

manner. The project also involved the development of a new standard mast arm pole used within the City's numerous historic districts.

Siegen Lane Improvements (Highland Road to Perkins Road), Baton Rouge, Louisiana. Mr. Rothermel served as Lead Engineer for the traffic study and signalization associated with the widening the Siegen Lane (LA 3246) corridor between Highland Road to 650 feet south of Perkins Road. A traffic study incorporated into the design study determined the geometric needs of the final design. Two signalized intersections are projected to be designed as a part of this project. City of Baton Rouge Department of Public Works

Culvert Construction at Lapalco Boulevard and Grand Cross Canal, Jefferson Parish, Louisiana. Mr. Rothermel served as Project Engineer tasked to prepare the maintenance of traffic and project traffic sequencing plans for improving the drainage capacity of the Grand Cross Canal at its crossing under Lapalco Boulevard. The project consists of the installation of two additional box culverts, channel improvements to the entrance and outfall of the culverts, and elevating the vertical alignment of Lapalco Boulevard in order to obtain proper clearance for the larger box culverts. The traffic sequencing plan included a four phase temporary road plan to maintain traffic during construction. This project is part of the Southeast Louisiana Drainage Improvements Plan.

Major Investment Study, Phase II, I-10 Corridor, Baton Rouge, Louisiana. Mr. Rothermel served as Design Team Member to correct existing traffic congestion and safety issues along the I-10 Corridor in Baton Rouge. Analyzed the Phase I findings and proposed conceptual design plans to be used for public involvement meetings. These conceptual designs were greatly constrained by the corridor's existing right of way, the current AASHTO guidelines for freeway design, construction costs, and construction sequencing.

Statewide ITS Installation Program, Phase I and II, Baton Rouge and New Orleans, Louisiana. Mr. Rothermel served as Lead Traffic Engineer in design and installation of roadside cameras, variable message signs, radar vehicle detectors, and the associated communication network added to existing equipment. The majority of the project entailed fiber optic and radio (microwave) communications (number of fibers required, type of transmission mode, switches, routers, and amplifiers) from the new devices to the advanced traffic management center (ATMC) in Baton Rouge, and to a temporary ATMC in New Orleans. Responsible for locating the devices to maximize the coverage and warning system. Additional task orders were performed in the same fashion (VMS, RVD, and camera installations) as in Baton Rouge and New Orleans for Houma and Thibodeaux, Louisiana, for hurricane evacuation of the low-lying parishes

North Causeway Boulevard Roadway and Signal Improvements, St. Tammany Parish, Louisiana. Mr. Rothermel served as Lead Traffic Engineer for the design and layout of traffic signals at the coordinated intersection of Florida Street and Brookside Drive along North Causeway approach in Mandeville, including layout, timing plans, coordination data, quantities, details, and wiring diagrams.

West Napoleon Roadway and Signal Improvement, Jefferson Parish, Louisiana. Mr. Rothermel served as Lead Traffic Engineer for design and layout of traffic signals at the intersections of West Napoleon with Louisiana 49 (Williams Boulevard) in Kenner, also at the intersection of Roosevelt

Avenue and West Napoleon. The Williams Boulevard intersection was quite complex, involving five approaches and a signalized pedestrian crosswalk across Williams Boulevard.

Evangeline Downs Traffic Study, Opelousas, Louisiana. Mr. Rothermel served as Lead Engineer of a site assessment for the relocation of the Evangeline Downs Racetrack and video casino in Opelousas, Louisiana. Using the Trip Generation Manual and associated software calculated the additional traffic generated by the proposed development and then evaluated the traffic impacts of the new and existing traffic volumes at the proposed relocation and the nearby interstate interchange. Designed the signalized intersection that serves as the site's main entrance and proposed mitigation solutions for the congested Interstate I-49 and Louisiana Highway 31 interchange and nearby service road system.

Fort Buhlow Bridge and Approaches, Alexandria, Louisiana. Mr. Rothermel served as Lead Traffic Engineer in the preliminary and final design for the replacement of the O.K. Allen Bridge over the Red River. The existing two-lane US 71/165 bridge was to be replaced with a six lane truss bridge. Ramp weave analyses for the multiple ramps were performed to maximize safety while keeping construction costs minimized. Four signalized intersections, including two at the bridge ramps, were incorporated as part of the bridge and corridor design.

Iberia Parish Master Plan, New Iberia, LA. Mr. Rothermel served as Lead Engineer of the transportation portion of a 20-year planning document for Iberia Parish. He analyzed the existing transportation network and governmental infrastructure; made recommendations to ensure that the parish's resources are optimally utilized; evaluated the parish's existing transportation problems and forecasted potential impacts, such as railroad crossing issues, Bayou Tech bridge crossings, and proposed interstate interchanges. This document provided Iberia Parish with a structured growth plan parish-wide.

Greater New Orleans Expressway Commission: Comprehensive Master Plan and Execution for Transportation System and Hurricane Evacuation Design Year 2016, Phase II Alignment Study, New Orleans, Louisiana. Mr. Rothermel served as Lead Traffic Engineer of the analysis team, which developed a series of improvements to maximize the existing Causeway Bridge corridor and its approaches. In addition to examining the daily demands of the Causeway corridor due to commuters traveling between St. Tammany Parish and the New Orleans area, special or one-time high volume demands generated as a result of hurricane evacuation are also investigated.

Statewide Interstate Sign Design, Louisiana. Project Manager for refurbishing the aging guide and informational signs along the state's interstate system. Sign age and changes in current guidelines necessitated replacement of nearly 300 miles of interstate highway guide signs along with the interchanges of those routes. Following the latest Manual of Uniform Traffic Control Devices guidelines for placement and readability needs, plans and specifications were generated to maximize the signs placements along the interstate and at interchanges to guide drivers safely to their destination.

Coursey Boulevard Improvements, Baton Rouge, Louisiana. Mr. Rothermel served as Project Manager for the signalization and improvements at the intersection of Coursey Boulevard and Royal Ascot / South Park Drive. This intersection had to take in account the high volume along Coursey Boulevard as well and the BR Police / EMS / Fire Station located on one corner of this intersection.

Emergency pre-emption around a curved arterial was necessary for the EMS & Fire vehicles ease of access to this high volume arterial.

Essen Lane/Interstate I-12 Interchange Improvements, Baton Rouge, Louisiana. Mr. Rothermel served as Lead Traffic Engineer to add two additional access ramps between Louisiana 3064 (Essen Lane) and I-12 and widened Essen Lane to a six lane boulevard from I-10 to I-12 in Baton Rouge, Louisiana in a two-phase sequence. Phase one incorporated widening the northbound lanes and adding a new ramp onto I-12 eastbound. Phase two encompassed widening the southbound lanes along Essen Lane while adding a semi-direct access flyover off ramp from I-12 westbound. The two phase approach for construction required two corridor progression timing plans as well as designing the realigned connecting local side streets to accommodate the new traffic capacity.

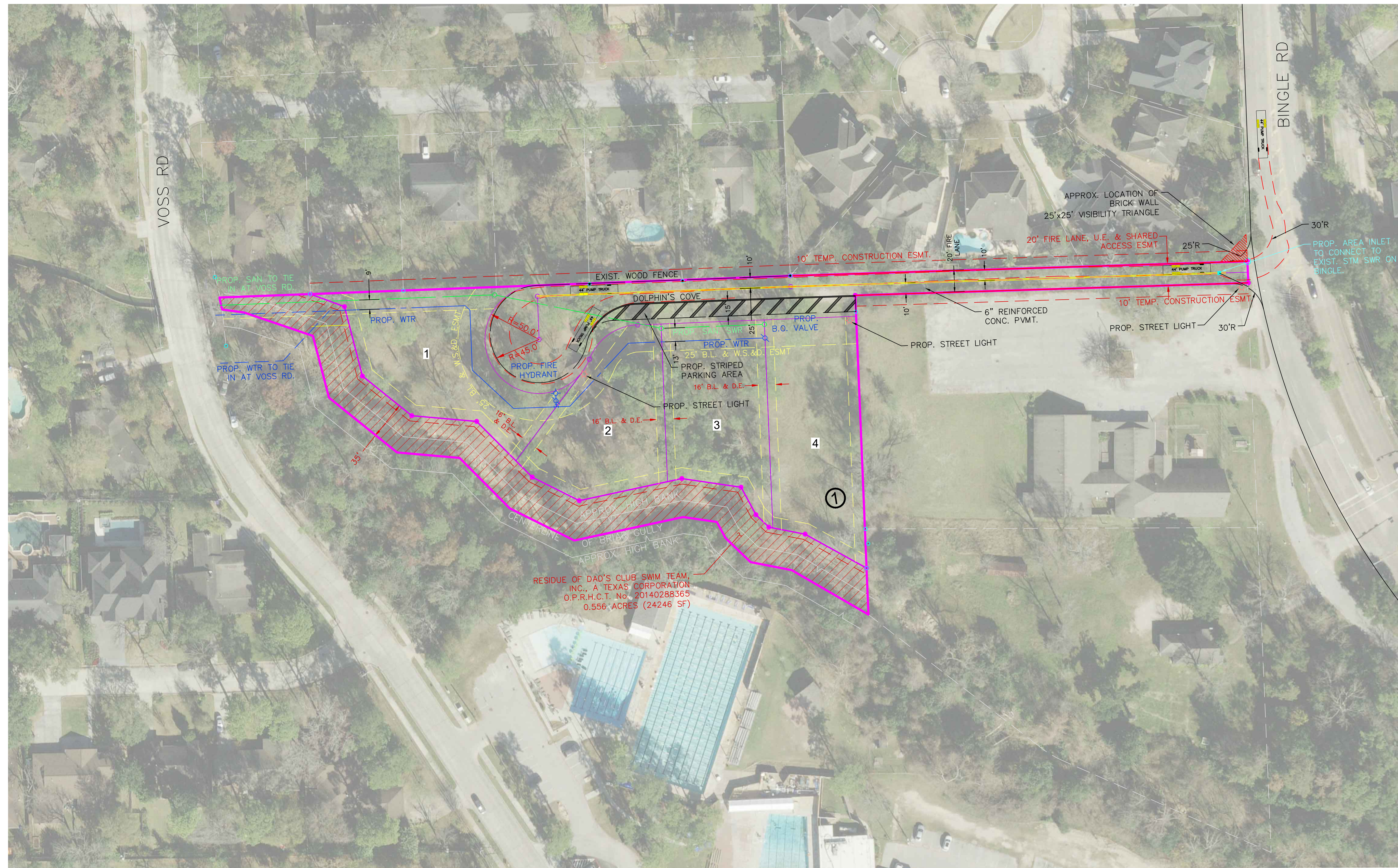
Causeway Boulevard Roadway and Signal Improvements, Metairie, Louisiana. Mr. Rothermel served as Lead Traffic Engineer in the intersection design and traffic signal layout that coincided with the widening of Causeway Boulevard from the Veterans Memorial Blvd. overpass to the Greater New Orleans Expressway's South Toll Plaza. Three existing intersections were improved along Causeway Boulevard: at 6th Street, West Esplanade, and 17th Street. Additionally, a new emergency vehicle signal for the fire station was designed near Melvil Dewey along Causeway Boulevard. Each intersection included the geometric layout, material quantities, details, and wiring diagrams for the Jefferson Parish Department of Public Works.

North Causeway Boulevard Roadway and Signal Improvements, St. Tammany Parish, Louisiana. Mr. Rothermel served as Lead Traffic Engineer in the design and layout of traffic signals at the coordinated intersections of Florida Street and Brookside Drive along North Causeway Approach in Mandeville including layout, timing plans, coordination data, quantities, details, and wiring diagrams for the Greater New Orleans Expressway Commission.

West Esplanade Roadway and Signal Improvements, Metairie, Louisiana. Mr. Rothermel served as Traffic Engineering Lead in the design and layout of traffic signals at the intersection of West Esplanade Avenue and Severn, including layout, quantities, details, and wiring diagrams that corresponded to the widening of West Esplanade Avenue for the Jefferson Parish Department of Public Works.

Whitney Avenue Roadway and Signal Improvements, Gretna, Louisiana. Mr. Rothermel served as Design Team Member in the design and layout of traffic signals at the intersection of Whitney Avenue and Stumpf Boulevard, including layout, quantities, details and wiring diagrams for the Jefferson Parish Department of Public Works.

DIVIDER PAGE



DOLPHIN'S COVE							
	AREA (SF)	AREA (AC)	D/W IMP (SF)	ALLOW IMP (SF)	NON-IMP (SF)	la	C
LOT 1	17,473	0.401	5,718	3,282	* 8,473	33%	0.40
LOT 2	14,881	0.342	5,718	3,211	5,952	38%	* 0.43
LOT 3	14,960	0.343	5,718	3,258	5,984	38%	* 0.43
LOT 4	17,786	0.408	5,718	3,282	* 8,786	32%	0.39

$C = 0.6Ia + 0.2$

The proposed driveway impervious cover is factored into the allowable impervious cover for each lot

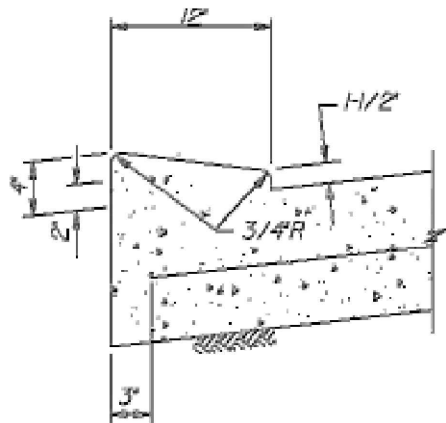
* Ia of 60% is the maximum allowable impervious cover per SVV Drainage Criteria for lots 15,000 sf or less in size without requiring detention.

* 9,000 sf is the maximum allowable impervious cover for lots greater than 15,000 sf before requiring detention.

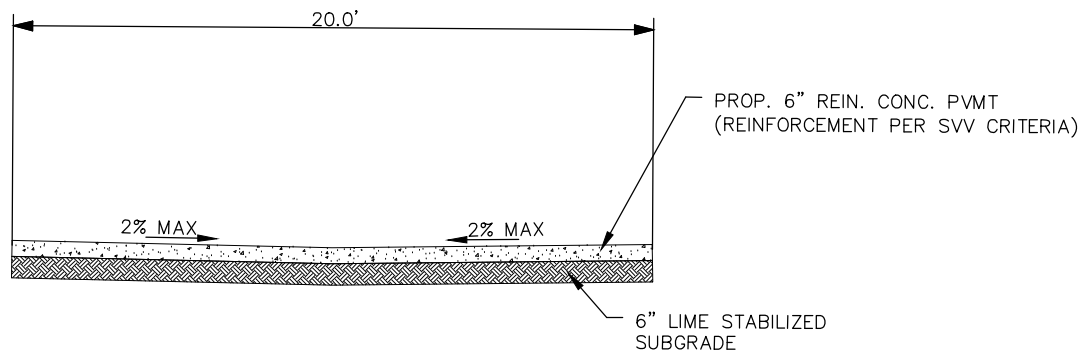
DRAINAGE NOTES:
1. EACH LOT IS RESPONSIBLE FOR PROVIDING OWN DETENTION FOR IMPERVIOUS COVER OVER THE CITY ALLOWABLE SQUARE FOOTAGE. (SEE DRAINAGE TABLE)
2. LOTS WILL DRAIN DOWN SIDE LOT D.E. TO DOLPHIN'S COVE, OUT TO BINGLE RD STORM SEWER
***ALL UTILITIES SHOWN ARE PRELIMINARY AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

The diagram shows a street layout with several features labeled. At the top, a red line represents a 'FIRE TRUCK & OVERHANG'. Below it, a blue line represents 'PROP. WTR'. Then a green line represents 'PROP. SAN'. Below that, a purple line represents 'PROP. PVMT'. At the bottom, a pink star symbol represents 'PROP. STREET LIGHT'. The labels are positioned to the right of their corresponding lines.

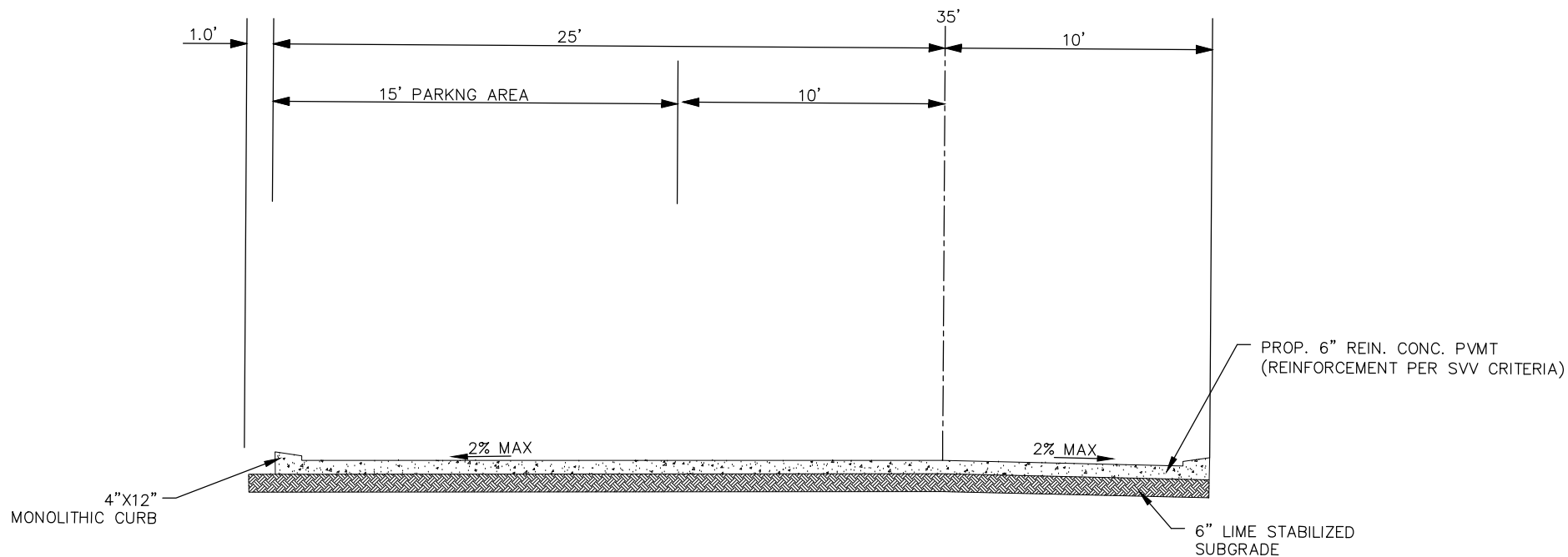
DIVIDER PAGE



MONOLITHIC CURB DETAIL
4"X12"



TYPICAL CROSS-SECTION
20' ACCESS ROAD



TYPICAL CROSS-SECTION
PARKING AREA

TYPICAL CROSS SECTIONS

DIVIDER PAGE

ORDINANCE NO. 2018-30

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, BY CREATING THE DOLPHIN'S COVE PLANNED AREA DEVELOPMENT (PAD) CONTAINING APPROXIMATELY 2.639 ACRES OF LAND EAST OF VOSS ROAD AND NORTH OF INTERSTATE HIGHWAY 10 BY PERMITTING 4 SINGLE-FAMILY RESIDENCES SUBJECT TO THE PROVISIONS CONTAINED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE OFFENSE.

* * * * *

WHEREAS, Dad's Club Swim Team, Inc, (the "Owner" and "Applicant"), whose contact is Charles A. Calderwood, an individual, with the mailing address of 1006 Voss Road, Houston, Texas, 77055, is the owner of a tract of land comprising 2.639 acres, more or less, being located at 1065 Bingle Road, (the "Property") within the corporate limits of the City of Spring Valley Village, Texas, said tract of land being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the Property is presently zoned Bingle West Planned Area Development District ("BWPADD") pursuant to the City's Zoning Ordinance, as amended; and

WHEREAS, Cobb, Fendley & Associates, Inc., whose contact is Tyler Broom, P. E., 13430 Northwest Freeway, Suite 1100, Houston, Texas, 77040, on behalf of the Owner and Applicant has presented an application for the City to Approve a Planned Area Development ("PAD") called Dolphin's Cove Planned Area Development ("Dolphin's

Cove PAD”) in order to allow the construction, operation and use of a single family residential subdivision;

WHEREAS, the Dolphin’s Cove PAD application (the “Application”), an application dated April 27, 2018 and other attachments and Application documents are all collectively attached hereto as Exhibit “B”;

WHEREAS, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on the proposal to change the zoning for the Property;

WHEREAS, the purpose and intent of the Dolphin’s Cove PAD is to provide for a single-family residential development that includes four (4) residential lots with lots ranging in size from 13,374 square feet to 20,638 square feet;

WHEREAS, the Planning and Zoning Commission did not recommend approval; however, the City Council now deems it appropriate to approve the Dolphin’s Cove PAD and grant such proposed changes in the zoning district classification of the Property subject to the terms and conditions hereof; and

WHEREAS, the City Council finds that the proposed Dolphin’s Cove PAD is consistent with the City’s comprehensive plan, and that the comprehensive plan of the City should be amended to include the proposed Dolphin’s Cove PAD; 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 Application for the Dolphin’s Cove PAD is hereby approved subject to the regulations, restrictions, terms and conditions hereinafter set forth.

Section 3. The Zoning District Map of the City of Spring Valley Village, Texas, shall be revised and amended to show the designation of the 2.639 acre tract located at 1065 Bingle Road as provided in the preamble hereof as the Dolphin's Cove Planned Area Development ("Dolphin's Cove PAD"), with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

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 change in zoning classification for the Property provided herein subject to the regulations, restrictions, terms and conditions of the Dolphin's Cove PAD provided for herein.

Section 5. The Dolphin's Cove PAD use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions and covenants:

A. **Compliance with Application and Site Plans.** The granting of the Dolphin's Cove PAD shall be, and is hereby, conditioned upon the proposed improvements being located, constructed, and conducted upon the Property in substantial compliance with the Application dated April 27, 2018, (the "Application").

B. **Buildings; setbacks, lot sizes:**

1. The development within the Dolphin's Cove PAD shall consist of four (4) single-family residential lots with a lot size ranging between 13,374 and 20,638 square feet with a minimum lot size of 12,000 square feet.

2. **Setbacks.** All structures shall comply with the setback requirements contained in Section 5 of the City's zoning ordinance applicable to structures in Dwelling District "A".

3. Lot depth. Lots shall have a minimum depth of 100 feet.

C. Access; Cul-de-Sac; Parking facilities.

1. Access. Access shall be permitted from Bingle Road as indicated on the application, with a minimum right-of-way width of twenty feet (20') and a minimum pavement width of twenty feet (20'). Ingress and egress to the development from Bingle Road shall be by right turn only, and owner shall extend the existing median on Bingle Road to disallow left turns at its own cost. Owner shall obtain, at its sole cost, Temporary Construction Easements from adjacent landowners of sufficient size and time to allow the construction of the development and all infrastructure related thereto. Such Temporary Construction Easements shall be provided to Owner to City prior to any construction occurring. Owner shall, at its sole cost, construct temporary fencing sufficient to satisfy the adjacent property owners during construction of the development. Owner shall obtain a view easement on the north side of the intersection of the access road and Bingle Road sufficient to maintain and preserve a visibility triangle as required by the City's ordinances.

2. Cul-de-Sac. The development shall be permitted to construct a cul-de-sac to accommodate the residential lots with a minimum fifty foot (50') right-of-way width and a minimum pavement width of forty-five feet (45'). The maximum cul-de-sac length shall be 700 feet.

3. Parking and access at the property shall comply with applicable City ordinances except as modified, amended or superseded by this ordinance.

D. Occupancy/Use.

1. General uses. The property may be used for single-family residential purposes consistent with Dwelling District "A" without restriction.

2. Initial construction hours are between 7:00 am and 7:00 p.m. Monday – Friday and between 9:00 am and 6:00 pm Saturday – Sunday. Emergency maintenance shall be excluded from these restrictions when delays would cause damage to property or persons or significant interruptions to business activity.

E. Landscape/Fencing/Lighting.

1. Landscaping required. The landscaping and irrigation for the property shall meet or exceed City ordinance requirements. Each property owner shall plant and maintain trees in accordance with the City's tree regulations.

2. Landscape maintenance. Landscape maintenance shall be permitted in accordance with City ordinances.

3. Fencing. Fencing shall comply with the City's applicable ordinances. Owner shall construct a brick fence on the north side of its access road in a style that substantially matches the brick fence located on Bingle Road immediately north of the intersection of the access road and Bingle Road.

4. Outdoor lighting. Lighting shall be provided in substantial compliance with all applicable City ordinances.

F. Drainage Systems and Utilities.

1. Drainage Systems. The Owners shall design and construct storm water infrastructure to limit storm water run-off to the property's existing design capacity and in compliance with all applicable City regulations. The storm water drainage utilities shall be

constructed under the access road and directed to the City's existing storm water system at Bingle Road.

2. Utilities. Waste water utilities shall be constructed without a lift-station and shall not be constructed under any paved surface.

Section 6. The City Council finds that the proposed Dolphin's Cove PAD is consistent with the City's comprehensive plan; further, the City Council amends the City's comprehensive plan to include the proposed Dolphin's Cove PAD.

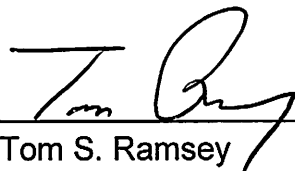
Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not 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 8. 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.

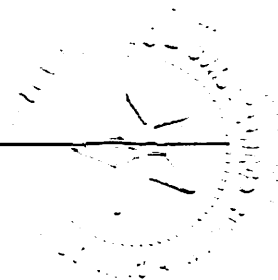
Section 9. Attached to this ordinance are the following documents:

Exhibit A: Legal Description; and
Exhibit B: The Application.

ADOPTED this the 13th of November, 2018.



Tom S. Ramsey
Mayor



ATTEST:



Roxanne Benitez
City Secretary

EXHIBIT “A” – LEGAL DESCRIPTION

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.639 ACRES (114,991 SQUARE FEET) SITUATED IN
THE A.H. OSBOURNE SURVEY, A-610 IN
HARRIS COUNTY, TEXAS**

Being a tract of land containing 2.639 acres (114,991 square feet) situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas, said 2.6398 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a "Precision" cap in the west right-of-way of Bingle Road, said iron rod being the southeast corner of Lot 12, C.H. Bingle Subdivision and also being the northeast corner of the Clay 7 acres as shown in the map of recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas;

THENCE along the west right-of-way of said Bingle Road, South 02° 19' 45" East a distance of 20.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an easterly corner of the herein described tract;

THENCE South 88° 11' 15" West along the south line of said 2.639 acre tract and the north line of a 1.85 acre tract conveyed to Grace Chapel, Chinese-American New Testament Missionary Fellowship, Inc. a non-profit organization, from to Grace Chapel, Chinese-American New Testament Missionary Fellowship, as recorded in Harris County Clerk's File No. V568780 in the Official Public Records of Harris County, Texas, a distance of 363.55 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates", for the northwest corner of said 1.85 acre tract and an easterly corner of the herein described tract;

THENCE South 02° 22' 20" East along an easterly line of said 2.639 acre tract and the west line of a said 1.85 acre tract a passing distance of 216.17 feet to a 3/4" iron rod that bears South 85° 30' 46" East – 0.60 feet for the southwest corner of said 1.85 and for the northwest corner of a 1.658 acre tract conveyed to Wallace Dillard from Maxim Marketing recorded in Harris County Clerk's File No. V311473, at 252.40 feet pass a 3/4" iron rod online found for reference, for a total distance of 295.35 feet to the centerline of Briar Gully to a set 5/8-inch iron rod

with yellow cap stamped "Cobb Fendley & Associates" set for the most southerly southeast corner of the herein described tract;

THENCE upstream, along the centerline of Briar Gully, with the following meanders:

North 59°56'40" West - 81.98 feet to a point;
 North 78°59'14" West - 38.75 feet to a point;
 North 46°00'01" West - 32.31 feet to a point;
 North 28°24'36" West - 16.73 feet to a point;
 North 81°41'25" West - 31.50 feet to a point;
 South 77°51'54" West - 102.97 feet to a point;
 North 63°29'12" West - 66.62 feet to a point;
 North 44°52'57" West - 65.71 feet to a point;
 North 84°56'58" West - 58.08 feet to a point;
 North 51°11'24" West - 80.74 feet to a point;
 North 14°32'04" West - 58.94 feet to point;
 North 71°10'50" West - 67.31 feet to a point;
 and North 82°24'28" West a distance of 20.46 feet to the easterly right-of-way line of Voss Road to a point for the southwest corner of the herein described tract;

THENCE along the easterly right-of-way of Voss Road, North 12°27'42" West a distance of 11.41 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the Northwest corner of said 2.639 acre tract and also being the southwest corner of a Block "B" Spring Forest Section 2, recorded in Vol. 78, Pg. 72 of the Map Records of Harris County, Texas;

THENCE North 87°49'31" East along the north line of said 2.639 acre tract and the south line of said Block "B" Spring Forest Section 2, a passing distance of 83.79 feet from a 5/8" iron pipe the bears South 25°25'23" East a distance of 0.16 feet, and passing another corner at 509.73 feet marked with a 1/2" iron pipe for the southeast corner of said Block "B" that bears South 28°18'56" East a distance of 0.69 feet and continuing for a total distance of 528.14 feet to a found 1/2" iron pipe, also being the southwest corner of Block 2 Carmel Subdivision;

THENCE North 88°11'15" East along the south line of said Carmel Subdivision and the common north line of said 2.639 acre tract a distance of 422.82 feet to the Point of Beginning containing 2.639 acres of land.

Notes:

1. Square footage area shown is for information only and surveyor does not certify accuracy of survey to nearest square foot.
2. This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. dated February 7, 2018, titled "BOUNDARY SURVEY OF A 2.639ACRE (114.991 SQ. FT.) TRACT SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 IN HARRIS COUNTY, TEXAS".

Cobb, Fendley & Associates, Inc.
TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
Phone: (713) 462-3242

Job No. 1810-001-01
Date: February 7, 2018



A handwritten signature in cursive script, appearing to read "Blaine Fisher", with a long horizontal line extending to the right.

EXHIBIT “B” – THE APPLICATION

1. Application dated April 27, 2018;
2. Applicants’ amendments to those documents all collectively made part of Exhibit “B” hereto.



April 27, 2018

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

RE: Dolphin's Cove Subdivision

Dear City of Spring Valley Village Staff:

I am enclosing 15 packets that include the application, letter from the applicant, letter from the property owner, metes and bounds description and a 24"x36" preliminary plat (site plan) for review and comment. Also included in this submittal is the previous submittal plat comments and our responses. The property owner would like to replat this property in order to subdivide into four (4) lots for residential use and as required by the city, requests a separate PADD Ordinance from the BWPADD to accomplish this. Therefore, we are requesting from the city and its council members a new PADD Ordinance be created for this tract and be placed on the next Planning and Zoning agenda and following City Council agenda for approval.

If you have any questions or comments please contact me at 713-462-3242 or by email at tbroom@cobbfendley.com.

Thank you,

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Tyler Broom", written over a light blue horizontal line.

Tyler Broom, P.E.
Project Manager



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: Dolphin's Cove Subdivision

Geographical Location: South of Carmel Subdivision & Green Valley Dr. North of Briar Gully, East of Voss Rd, West of Bingle Rd.
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: A.H. OSBOURNE SURVEY, 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:

Subdivide current property into 4 large, single family 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: 2.639 ac Typical Lot Size: 13,000 SF+, 10,000 SF+ Build-able AreaNumber Lots: 4 Number of Streets: 1Numbers and Types of Reserves: 0 Total Acres in Reserve: _____Zoning District: Bingle West Planned Development District (BWPADD)**Applicant:** Cobb, Fendley & Associates, IncContact Name: Tyler BroomAddress: 13430 Northwest Freeway Suite 1100 Houston, TX 77040Phone: 713-462-3242 Fax: _____Email: tbroom@cobbfendley.com**Owner:** Dad's Club Swim Team, IncContact Name: Charlie CalderwoodAddress: 1006 Voss Rd Houston, TX 77055Phone: 713-808-9077 Fax: _____Email: charlie@calderwoodfinancial.com**Engineer or Planner:** Cobb, Fendley & Associates, IncContact Name: Tyler BroomAddress: 13430 Northwest Freeway Suite 1100 Houston, TX 77040Phone: 713-462-3242 Fax: _____Email: tbroom@cobbfendley.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 Signature4-17-18
Date



Charles A. Calderwood
President
Dad's Club Swim Team, Inc.

February 28, 2018

Dear City of Spring Valley Village Staff:

We, The Dad's Club Swim Team, Inc. Owners hereby referred to as Owner, of the 2.369 acre tract of land situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg.224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas.

We wish to establish the Dolphin's Cove Subdivision and authorize COBB, FENDLEY & ASSOCIATES, INC. to prepare, submit and record a replat of our subject tract. We further certify that no portion of the preceding plat was limited by deed restriction to residential use for no more than one (1) residential unit per lot.

Should you have any questions, please feel free to contact us or Cobb, Fendley & Associates, Inc.

Sincerely,

Charles A. Calderwood, President
Dad's Club Swim Team, Inc.

March 2, 2018
Date

April 27, 2018

Dear City of Spring Valley Village Staff:

We, Cobb, Fendley & Associates, represent the Board of Directors of The Dad's Club Swim Team, hereby referred to as owners of the 2.369 acre tract of land situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg.224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas.

The owners wish to replat this tract to establish the Dolphin's Cove Subdivision. The purpose of this replat is to subdivide the 2.639-acre tract into 4 similar sized lots for residential use. This tract is currently located in the Bingle West Planned Area Development District (BWPADD) as a single residence. To subdivide this tract, we are requesting a separate PADD ordinance for this specific tract within the BWPADD. The requested ordinance will follow the same criteria as "Dwelling District A". In order to secure approval from the City of Spring Valley Village for this development project, the following criteria will differ from "Dwelling District A":

Minimum ROW Width: 20' street Right of Way (due to the property's unique shape) and 50' cul-de-sac Right of Way

Minimum Pavement Width: 20' wide for streets, 45' wide for cul-de-sacs

Minimum Lot Size: 12,000sf (10,000 minimum buildable area).

Minimum Lot Line Length: 100'

Maximum Cul-de-sac Length: 700 feet long

Minimum Building Line Setback: 25' on streets; 20' on cul-de-sacs

We feel the proposed criteria is comparable to the surrounding subdivisions and will continue the desired quality of development in Spring Valley Village. Please see the attached letter in reference to the "Checklist for Development of PADD Ordinances".

Thank you for your consideration of this proposal.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

A blue ink signature of Tyler Broom, written in a cursive style.

Tyler Broom, P.E.
Project Manager

April 27, 2018

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

RE: Checklist for Development of PADD Ordinances – Dolphin's Cove Subdivision

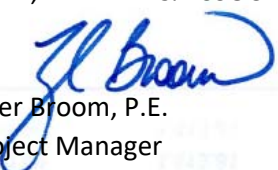
Dear City of Spring Valley Village Staff:

The following letter is in response to the Checklist for Development of PADD Ordinances. This checklist's criteria for submitting to the city of Spring Valley mostly concerns commercial development. Below is a list of our responses and comments concerning our submittal:

- A completed application has been submitted along with a plat of the proposed development. Proposed utilities are shown on a separate exhibit in this submittal.
- N/A – applies to commercial development
- There will be four (4) single family residences, consisting of one or two-story homes. One structure per lot.
- N/A – applies to commercial development
- Access to the property is located along Bingle Rd. via a 20' wide street.
- N/A – applies to commercial development
- N/A – applies to commercial development
- N/A – applies to commercial development
- N/A – applies to commercial development
- N/A – applies to commercial development
- N/A – applies to commercial development
- N/A – applies to commercial development
- There will be a standard street sign with a stop sign located at the entrance of the subdivision at Bingle Rd.
- The drainage plan for this development will comply with the city's drainage criteria manual.
- 10' Utility easements are provided along the rear lot lines of the development to allow for delivery systems.
- Standard street lights will be located in the subdivision and are shown on the proposed utility exhibit.

If you have any further questions, please contact me at (713)-462-3242.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

A blue ink signature of Tyler Broom, written in a cursive style.

Tyler Broom, P.E.
Project Manager

CHECKLIST FOR DEVELOPMENT OF PADD ORDINANCES

- Application and Site Plan
- Architectural Renderings of Proposed Development
- Number, Size, Height of Building(s)
- Setbacks
- Elevation Plans
- Access for the Property, Traffic Impact Study
- Parking Facilities and maintenance thereof (Off-site, on-site, overnight, parking structures, etc.), Parking Ratios
- Adjacent Property impacts – sight lines, landscape screening, noise & light spillover
- Uses (Permitted, uses allowed by specific use permit, uses by floor, restriction of outdoor uses including display & sales, etc.)
- Hours of operation, construction activity, & site maintenance
- Dumpster location(s) and hours of trash collection
- Landscaping plans, plant lists, irrigation plans and maintenance thereof
- Logistics for deliveries including location & hours of operation
- Signage (type(s), location, sizes, etc.)
- Drainage system design in compliance with City's Drainage Criteria Manual
- Plans for site electrical & other utility delivery systems
- Site Lighting – landscape, signage, accent, exterior building & parking lot

DESCRIPTION OF A TRACT OF LAND CONTAINING
2.639 ACRES (114,991 SQUARE FEET) SITUATED IN
THE A.H. OSBOURNE SURVEY, A-610 IN
HARRIS COUNTY, TEXAS

Being a tract of land containing 2.639 acres (114,991 square feet) situated in the A.H. Osbourne Survey, A-610 in Harris County, Texas, and being out of the Clay 7 acres in the C.H. Bingle Subdivision recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas, and being the 2.639 acre tract conveyed unto Dad's Club Swim Team, Inc., A Texas Corporation, by deed recorded in Harris County Clerk's File No. 20140288365, of the Official Public Records of Harris County, Texas, said 2.6398 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with a "Precision" cap in the west right-of-way of Bingle Road, said iron rod being the southeast corner of Lot 12, C.H. Bingle Subdivision and also being the northeast corner of the Clay 7 acres as shown in the map of recorded in Vol. 998, Pg. 224 of the Deed Records of Harris County, Texas;

THENCE along the west right-of-way of said Bingle Road, South 02° 19' 45" East a distance of 20.00 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for an easterly corner of the herein described tract;

THENCE South 88° 11' 15" West along the south line of said 2.639 acre tract and the north line of a 1.85 acre tract conveyed to Grace Chapel, Chinese-American New Testament Missionary Fellowship, Inc. a non-profit organization, from to Grace Chapel, Chinese-American New Testament Missionary Fellowship, as recorded in Harris County Clerk's File No. V568780 in the Official Public Records of Harris County, Texas, a distance of 363.55 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates", for the northwest corner of said 1.85 acre tract and an easterly corner of the herein described tract;

THENCE South 02° 22' 20" East along an easterly line of said 2.639 acre tract and the west line of a said 1.85 acre tract a passing distance of 216.17 feet to a 3/4" iron rod that bears South 85° 30' 46" East – 0.60 feet for the southwest corner of said 1.85 and for the northwest corner of a 1.658 acre tract conveyed to Wallace Dillard from Maxim Marketing recorded in Harris County Clerk's File No. V311473, at 252.40 feet pass a 3/4" iron rod online found for reference, for a total distance of 295.35 feet to the centerline of Briar Gully to a set 5/8-inch iron rod

with yellow cap stamped "Cobb Fendley & Associates" set for the most southerly southeast corner of the herein described tract;

THENCE upstream, along the centerline of Briar Gully, with the following meanders:

North 59°56'40" West - 81.98 feet to a point;
 North 78°59'14" West - 38.75 feet to a point;
 North 46°00'01" West - 32.31 feet to a point;
 North 28°24'36" West - 16.73 feet to a point;
 North 81°41'25" West - 31.50 feet to a point;
 South 77°51'54" West - 102.97 feet to a point;
 North 63°29'12" West - 66.62 feet to a point;
 North 44°52'57" West - 65.71 feet to a point;
 North 84°56'58" West - 58.08 feet to a point;
 North 51°11'24" West - 80.74 feet to a point;
 North 14°32'04" West - 58.94 feet to a point;
 North 71°10'50" West - 67.31 feet to a point;
 and North 82°24'28" West a distance of 20.46 feet to the easterly right-of-way line of Voss Road to a point for the southwest corner of the herein described tract;

THENCE along the easterly right-of-way of Voss Road, North 12°27'42" West a distance of 11.41 feet to a set 5/8-inch iron rod with yellow cap stamped "Cobb Fendley & Associates" for the Northwest corner of said 2.639 acre tract and also being the southwest corner of a Block "B" Spring Forest Section 2, recorded in Vol. 78, Pg. 72 of the Map Records of Harris County, Texas;

THENCE North 87°49'31" East along the north line of said 2.639 acre tract and the south line of said Block "B" Spring Forest Section 2, a passing distance of 83.79 feet from a 5/8" iron pipe the bears South 25°25'23" East a distance of 0.16 feet, and passing another corner at 509.73 feet marked with a 1/2" iron pipe for the southeast corner of said Block "B" that bears South 28°18'56" East a distance of 0.69 feet and continuing for a total distance of 528.14 feet to a found 1/2" iron pipe, also being the southwest corner of Block 2 Carmel Subdivision;

THENCE North 88°11'15" East along the south line of said Carmel Subdivision and the common north line of said 2.639 acre tract a distance of 422.82 feet to the Point of Beginning containing 2.639 acres of land.

Notes:

1. Square footage area shown is for information only and surveyor does not certify accuracy of survey to nearest square foot.

2. This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. dated February 7, 2018, titled "BOUNDARY SURVEY OF A 2.639ACRE (114.991 SQ. FT.) TRACT SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 IN HARRIS COUNTY, TEXAS".

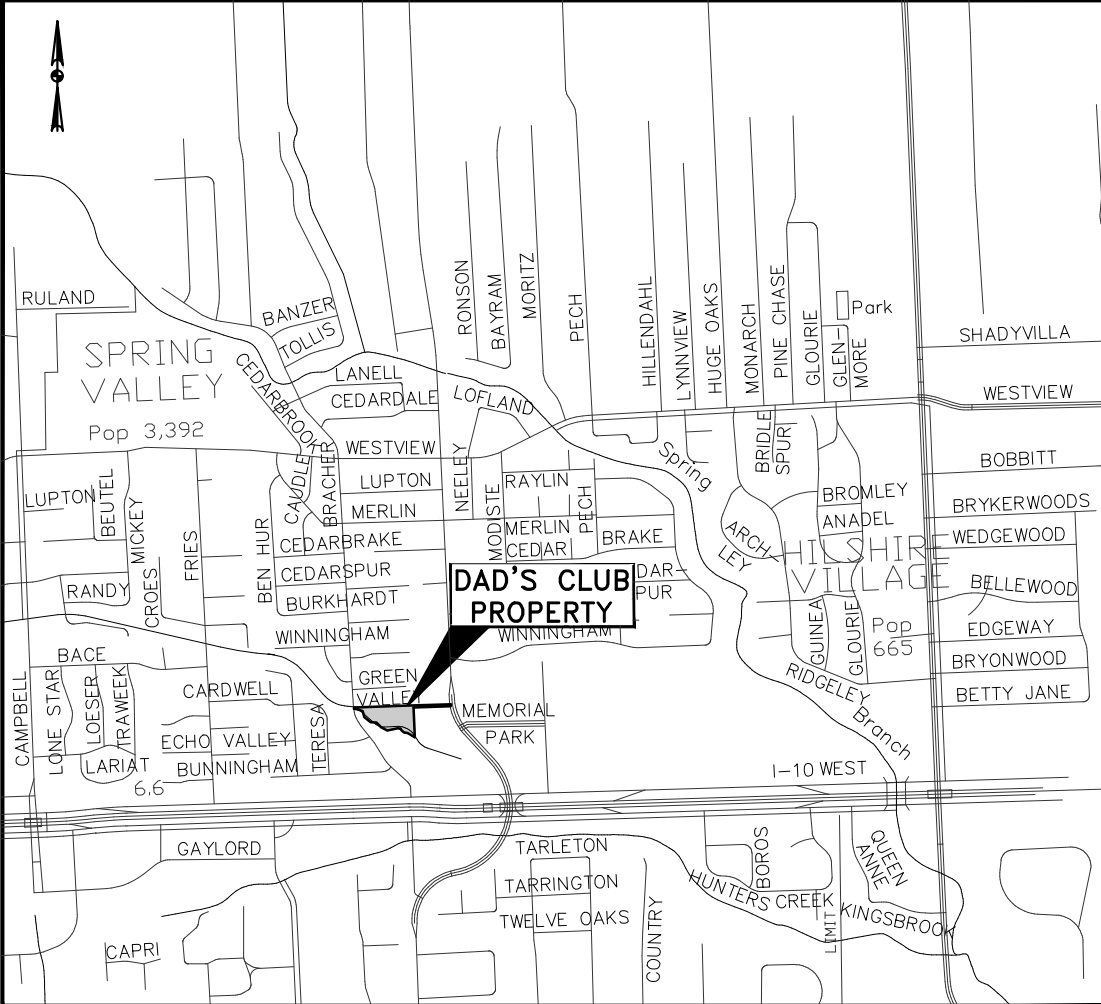
Cobb, Fendley & Associates, Inc.

TBPLS Firm Registration No. 100467
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
Phone: (713) 462-3242

Job No. 1810-001-01
Date: February 7, 2018



A handwritten signature in blue ink that reads "Blaine Fisher". The signature is stylized and fluid, written over the bottom of the seal.



VICINITY MAP
KEY MAP #827-M

NOTES:

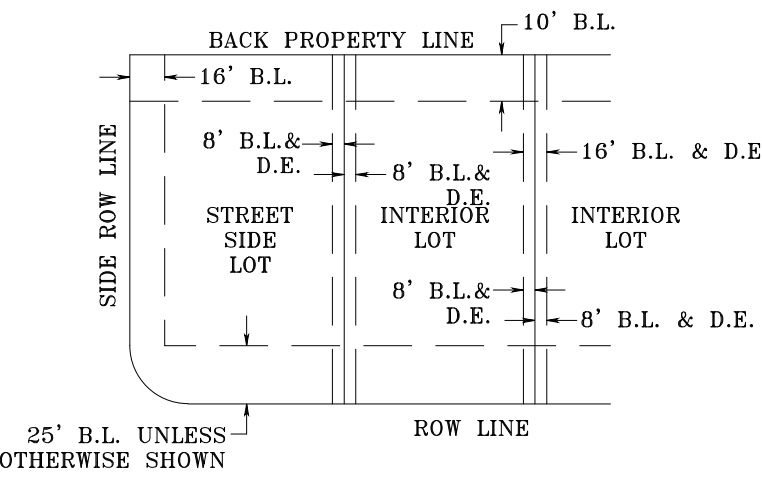
- 1.) ALL DRAINAGE EASEMENTS & RESERVES SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2.) EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT AND BUILDING LINE.
- 3.) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES. REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4304, NAD 83 (GCS 83, EPOCH 2000).
- 4.) ALL BOUNDARY CORNERS HAVE BEEN MARKED WITH 5/8" IRON RODS UNLESS OTHERWISE NOTED.
- 5.) HIGH BANK OF BRIAR GULLY IS SHOWN IN AN APPROXIMATE LOCATION.
- 6.) ALL LOTS WILL CONFORM TO THE BUILDING LINE AND SETBACK REGULATIONS OF THE CITY'S COMPREHENSIVE ZONING ORDINANCE.
- 7.) FLOOD PLAIN:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48201C0645, DATED JUNE 18, 2007, THE SUBJECT TRACT SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND PARTIALLY IN ZONE "AE". THE AREA IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND PARTIALLY WITHIN THE 100-YR FLOOD PLAIN.

LEGEND

- = BOUNDARY CORNER
- = EASEMENT CORNER
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.E. = ELECTRICAL EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.L.E. = WATER LINE EASEMENT
- N.R. = NON-RADIAL
- W.S.E. = WATER & SANITARY EASEMENT
- U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
- ⊙ = BENCH MARK
- ⊙ = STREET NAME BREAK
- ③ = BLOCK NUMBER

(CM) = CONTROL MONUMENT
D.R.H.C. = DEED RECORDS HARRIS COUNTY, TEXAS
O.R.H.C. = OFFICIAL RECORDS HARRIS COUNTY, TEXAS
P.R.H.C. = PLAT RECORDS HARRIS COUNTY, TEXAS



TYPICAL BUILDING LINE
SETBACKS FOR ALL LOTS
NTS

DOLPHIN'S COVE SUBDIVISION
PRELIMINARY PLAT

A SUBDIVISION CONTAINING 2.083 ACRES
BEING A PARTIAL REPLAT OF DAD'S CLUB SWIM TEAM, INC.,
A TEXAS CORPORATION, O.P.R.H.C.T. No. 20140288365
SITUATED IN THE A.H. OSBOURNE SURVEY, A-610
AND BEING OUT OF THE CLAY 7 ACRES
IN THE C.H. BINGLE SUBDIVISION
(VOL. 998, PG. 224 D.R.H.C.)
HARRIS COUNTY, TEXAS
SCALE: 1"=100'
MARCH 2018
1 BLOCK 4 LOTS 1 RESERVE

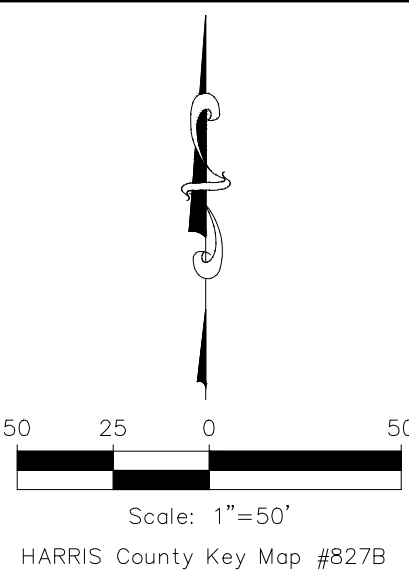
CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobfen.com

OWNER:
DAD'S CLUB SWIM TEAM, INC.
A TEXAS CORPORATION
1006 VOSS RD
HOUSTON, TX 77055

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	33.62	S69° 36' 45"E	
L2	66.21	S14° 32' 04"E	
L3	58.53	S51° 11' 24"E	
L4	60.22	S84° 56' 58"E	
L5	72.74	S44° 52' 57"E	
L6	48.62	S63° 29' 12"E	
L7	97.01	N77° 51' 54"E	
L8	55.36	S81° 41' 25"E	
L9	28.87	S28° 24' 36"E	
L10	16.54	S46° 00' 01"E	
L11	34.26	S78° 59' 14"E	
L12	64.83	S61° 03' 11"E	
L13	20.00	N02° 19' 45"W	
L14	20.11	N02° 15' 05"W	

BLOCK 1		
LOT	LOT AREA	
1	19284 SF	
2	13374 SF	
3	14447 SF	
4	20638 SF	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	157.29'	50.00'	180° 14' 11"	100.00'	S55° 15' 56"E
C2	46.43'	50.00'	53° 12' 32"	44.78'	N61° 13' 15"E
C3	51.23'	132.04'	22° 13' 41"	50.90'	N76° 42' 40"E
C4	51.23'	132.04'	22° 13' 41"	50.90'	N76° 42' 40"E



THE STATE OF TEXAS
COUNTY OF HARRIS
KNOW ALL MEN BY THESE PRESENTS
THAT I, _____, OF THE PROPERTY ON THE FOREGOING
PLAT OF _____ ACRES IN THE A.H. OSBOURNE SURVEY, ABSTRACT #10,
HARRIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO
THE STREETS, LINES, LOTS AND BLOCKS SHOWN HEREON AND DO HEREBY
DEDICATE TO THE PUBLIC THE STREETS, EASEMENTS AND DRAINAGE RIGHT OF
WAY, SHOWN HEREON FOR THEIR USE FOREVER AND DO BIND OURSELVES, OUR
HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF
THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF
SPRING VALLEY RESULTING FROM ESTABLISHMENT OF GRADES OF ALTERATIONS
OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO
GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2018

OWNER

THE STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAINE FISHER, DO HEREBY CERTIFY THAT I PREPARED
THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND
THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY
PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE
OF ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

BLAINE FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 2500

SUBDIVISION APPROVALS

CITY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF
SPRING VALLEY, TEXAS, HAS APPROVED THIS MAP AND PLAT OF
AND THAT THIS PLAT FULFILLS ALL THE PRESENT ORDINANCES IN ACCORDANCE WITH
THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF SPRING
VALLEY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT
____ DAY OF _____, 2018.

TREY HOFFMAN
CHAIRMAN OF PLANNING AND
ZONING COMMISSION

WITNESS MY HAND THIS ____ DAY OF _____, 2018

LOUISE RICHMAN
SECRETARY TO THE COMMISSION

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING FINAL PLAT OF
ADDITION TO THE CITY OF SPRING VALLEY WAS APPROVED THIS ____ DAY OF
____, 2018 BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY.

MAYOR

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF
ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2018

CITY SECRETARY

NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY
LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME
AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE
CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY REGARDING IMPROVEMENT
WITHIN THE AREA SO PLATTED INCLUDING THE ACTUAL INSTALLATION OF STREETS
WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE AND
STRUCTURES, STORM SEWERS, ALLEYS AND WATER AND SEWER UTILITIES, ALL
ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SPRING VALLEY.

THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE
INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND
EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER
BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID
IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON
THE STREET AND/OR STREETS ON WHICH PROPERTY ABUTS AS DESCRIBED HEREIN.



NOTES:

1.) ALL DRAINAGE EASEMENTS & RESERVES SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

FLOOD PLAIN:

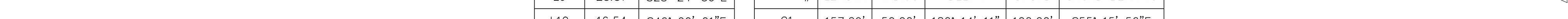
ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48201C0645L DATED JUNE 18, 2007, THE SUBJECT TRACT SHOWS HERON IS SITUATED IN ZONE "X" (UNSHADED) AND PARTIALLY IN ZONE "AE" (THE AREA IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND PARTIALLY WITHIN THE 100-YR FLOOD PLAIN.

- = BOUNDARY CORNER
- = EASEMENT CORNER
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.E. = ELECTRICAL EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.L.E. = WATER LINE EASEMENT
- N.R. = NON-RADIAL
- W.S.E. = WATER & SANITARY EASEMENT
- U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
- ⊙ = BENCH MARK
- ↪ = STREET NAME BREAK
- ③ = BLOCK NUMBER

Diagram illustrating lot dimensions and setbacks for a street intersection. The diagram shows a street intersection with a 'SIDE ROW LINE' on the left and a 'ROW LINE' at the bottom. The 'BACK PROPERTY LINE' is indicated at the top. The lot is divided into three sections: 'STREET SIDE LOT', 'INTERIOR LOT', and another 'INTERIOR LOT'. Dimensions are given in feet and inches (B.L. = Back Lot, D.E. = Depth of Easement). The setbacks are: 10' B.L. (Back Lot) from the Back Property Line; 16' B.L. & D.E. (Back Lot & Depth of Easement) from the Side Row Line; 8' B.L. & D.E. (Back Lot & Depth of Easement) from the Row Line; and 25' B.L. UNLESS OTHERWISE SHOWN (Back Lot) from the Row Line.



A SUBDIVISION CONTAINING 2.083 ACRES
BEING A PARTIAL REPLAT OF DAD'S CLUB SWIM TEAM, INC.,
A TEXAS CORPORATION, O.P.R.H.C.T. No. 20140288365
SITUATED IN THE A.H. OSBOURNE SURVEY, A-610
AND BEING OUT OF THE CLAY 7 ACRES
IN THE C.H. BINGLE SUBDIVISION
(VOL. 998, PG. 224 D.R.H.C.)
HARRIS COUNTY, TEXAS
SCALE: 1"=100'
MARCH 2018
1 BLOCK 4 LOTS 1 RESERVE

OWNER:

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF SPRING VALLEY RESULTING FROM ESTABLISHMENT OF GRADES OF ALTERATIONS OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.

2000-2009 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2018

CITY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY

TREY HOFFMAN

WITNESS MY HAND THIS _____ DAY OF _____, 2018

2025 RELEASE UNDER E.O. 14176

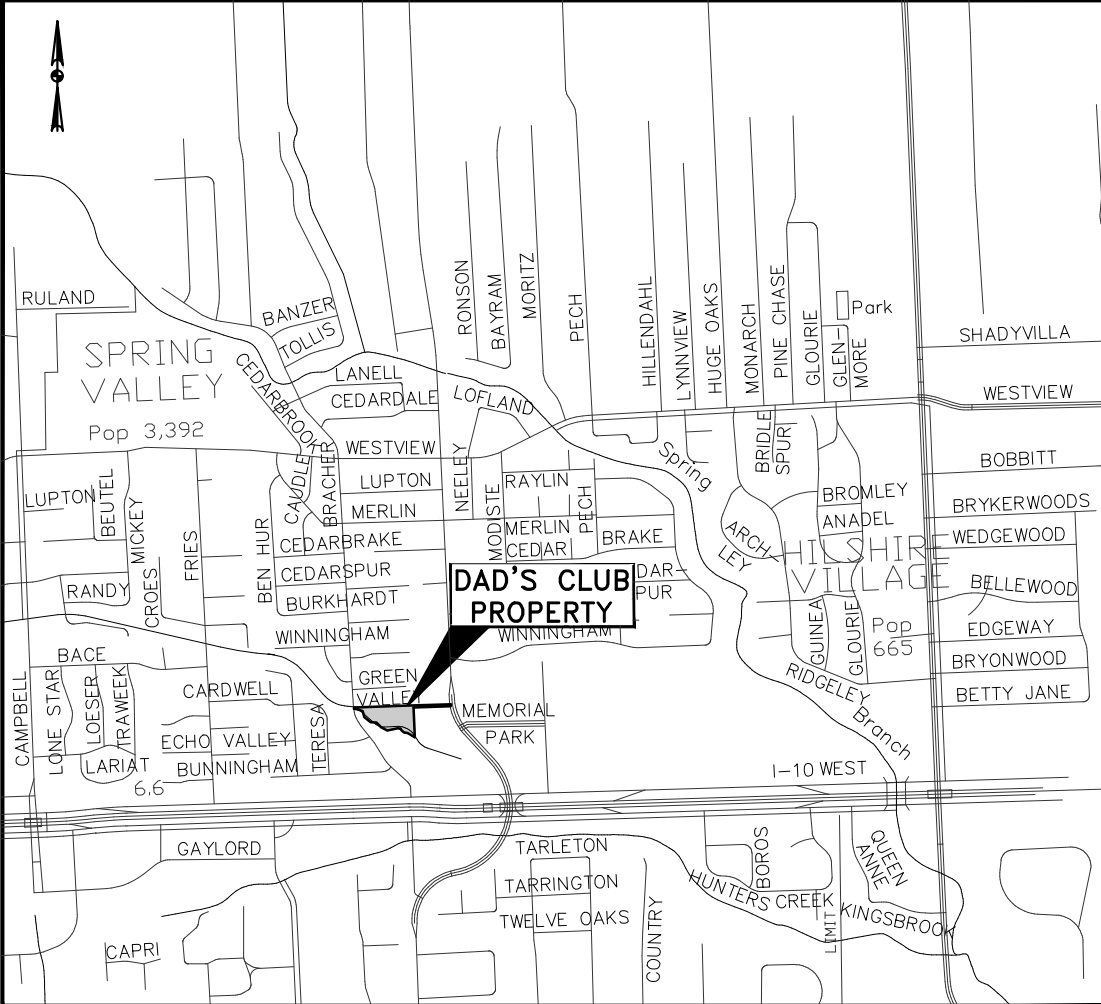
SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OR ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

WITNESS MY HAND THIS DAY OF 2018.

CITY SECRETARY

THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER OF EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK THE STREET AND/OR STREETS ON WHICH PROPERTY ABUTS AS DESCRIBED HERE

REVISED SITE PLAN FOR
DOLPHIN'S COVE PAD
SUBMITTED TO
CITY OF SPRING VALLEY
VILLAGE
JUNE 12, 2018



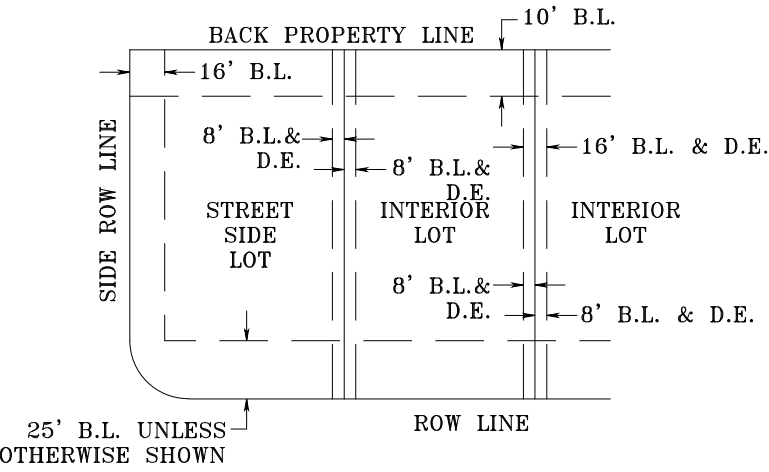
VICINITY MAP
KEY MAP #827-M

NOTES:

- 1) ALL DRAINAGE EASEMENTS & RESERVES SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2) EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT AND BUILDING LINE.
- 3) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES, REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4304, NAD 83 (GCS 90, EPOCH 2000).
- 4) ALL BOUNDARY CORNERS HAVE BEEN MARKED WITH 5/8" IRON RODS UNLESS OTHERWISE NOTED.
- 5) HIGH BANK OF BRIAR GULLY IS SHOWN IN AN APPROXIMATE LOCATION.
- 6) ALL LOTS WILL CONFORM TO THE BUILDING LINE AND SETBACK REGULATIONS OF THE CITY'S COMPREHENSIVE ZONING ORDINANCE.
- 7) FLOOD PLAIN:
ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48201C0645, DATED JUNE 18, 2007, THE SUBJECT TRACT SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND PARTIALLY IN ZONE "AE". THE AREA IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND PARTIALLY WITHIN THE 100-YR FLOOD PLAIN.

LEGEND

- = BOUNDARY CORNER
 - = EASEMENT CORNER
 - B.L. = BUILDING LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - E.E. = ELECTRICAL EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
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 - U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
 - ⊙ = BENCH MARK
 - = STREET NAME BREAK
 - ③ = BLOCK NUMBER
- (CM) = CONTROL MONUMENT
D.R.H.C. = DEED RECORDS HARRIS COUNTY, TEXAS
O.R.H.C. = OFFICIAL RECORDS HARRIS COUNTY, TEXAS
P.R.H.C. = PLAT RECORDS HARRIS COUNTY, TEXAS



TYPICAL BUILDING LINE
SETBACKS FOR ALL LOTS
NTS

DOLPHIN'S COVE SUBDIVISION
PRELIMINARY PLAT

A SUBDIVISION CONTAINING 2.083 ACRES
BEING A PARTIAL REPLAT OF DAD'S CLUB SWIM TEAM, INC.,
A TEXAS CORPORATION, O.P.R.H.C.T. No. 20140288365
SITUATED IN THE A.H. OSBOURNE SURVEY, A-610
AND BEING OUT OF THE CLAY 7 ACRES
IN THE C.H. BINGLE SUBDIVISION
(VOL. 998, PG. 224 D.R.H.C.)
HARRIS COUNTY, TEXAS
SCALE: 1"=50'
JUNE 2018
1 BLOCK 4 LOTS

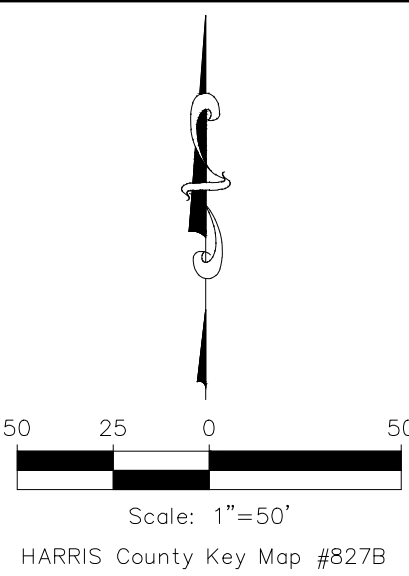
CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobfen.com

OWNER:
DAD'S CLUB SWIM TEAM, INC.
A TEXAS CORPORATION
1006 VOSS RD
HOUSTON, TX 77055

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	33.62	S69° 36' 45"E	
L2	66.21	S14° 32' 04"E	
L3	58.53	S51° 11' 24"E	
L4	60.22	S84° 56' 58"E	
L5	72.74	S44° 52' 57"E	
L6	48.62	S63° 29' 12"E	
L7	97.01	N77° 51' 54"E	
L8	55.36	S81° 41' 25"E	
L9	28.87	S28° 24' 36"E	
L10	16.54	S46° 00' 01"E	
L11	34.26	S78° 59' 14"E	
L12	64.83	S61° 03' 11"E	
L13	20.00	N02° 19' 45"W	
L14	40.00	N02° 12' 48"W	

BLOCK 1	
LOT	LOT AREA
1	17476 SF
2	13483 SF
3	14447 SF
4	20639 SF

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	215.04'	50.00'	246° 25' 19"	83.67'	S35° 23' 09"E
C2	57.96'	50.00'	66° 25' 19"	54.77'	N54° 36' 51"E
C3	51.23'	132.04'	22° 13' 41"	50.90'	N76° 42' 40"E
C4	51.23'	132.04'	22° 13' 41"	50.90'	N76° 42' 40"E



THE STATE OF TEXAS
COUNTY OF HARRIS
KNOW ALL MEN BY THESE PRESENTS
THAT I, _____, OF THE PROPERTY ON THE FOREGOING
PLAT OF _____ ACRES IN THE A.H. OSBOURNE SURVEY, ABSTRACT #10,
HARRIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO
THE STREETS, LINES, LOTS AND BLOCKS SHOWN HEREON AND DO HEREBY
DEDICATE TO THE PUBLIC THE STREETS, EASEMENTS AND DRAINAGE RIGHT OF
WAY, SHOWN HEREON FOR THEIR USE FOREVER AND DO BIND OURSELVES, OUR
HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF
THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF
SPRING VALLEY RESULTING FROM ESTABLISHMENT OF GRADES OF ALTERATIONS
OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO
GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2018

OWNER

THE STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BLAINE FISHER, DO HEREBY CERTIFY THAT I PREPARED
THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND
THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY
PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODE
OF ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

BLAINE FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 2500

SUBDIVISION APPROVALS

CITY PLANNING & ZONING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF
SPRING VALLEY, TEXAS, HAS APPROVED THIS MAP AND PLAT OF
AND THAT THIS PLAT FULFILLS ALL THE PRESENT ORDINANCES IN ACCORDANCE WITH
THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT
____ DAY OF _____, 2018.

TREY HOFFMAN
CHAIRMAN OF PLANNING AND
ZONING COMMISSION

WITNESS MY HAND THIS ____ DAY OF _____, 2018

LOUISE RICHMAN
SECRETARY TO THE COMMISSION

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING FINAL PLAT OF
ADDITION TO THE CITY OF SPRING VALLEY WAS APPROVED THIS ____ DAY OF
____, 2018 BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY.

MAYOR

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF
ORDINANCES OF THE CITY OF SPRING VALLEY, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2018

CITY SECRETARY

NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY
LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME
AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE
CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY REGARDING IMPROVEMENT
WITHIN THE AREA SO PLATTED INCLUDING THE ACTUAL INSTALLATION OF STREETS
WITH THE REQUIRED BASE AND PAVED CURB AND GUTTER, DRAINAGE AND
STRUCTURES, STORM SEWERS, ALLEYS AND WATER AND SEWER UTILITIES, ALL
ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SPRING VALLEY.

THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE
INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND
EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER
BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID
IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON
THE STREET AND/OR STREETS ON WHICH PROPERTY ABUTS AS DESCRIBED HEREIN.

DRAINAGE NOTES:

1. EACH LOT IS RESPONSIBLE FOR
PROVIDING OWN DETENTION FOR
IMPERVIOUS COVER OVER THE
CITY ALLOWABLE SQUARE
FOOTAGE. (SEE DRAINAGE TABLE)

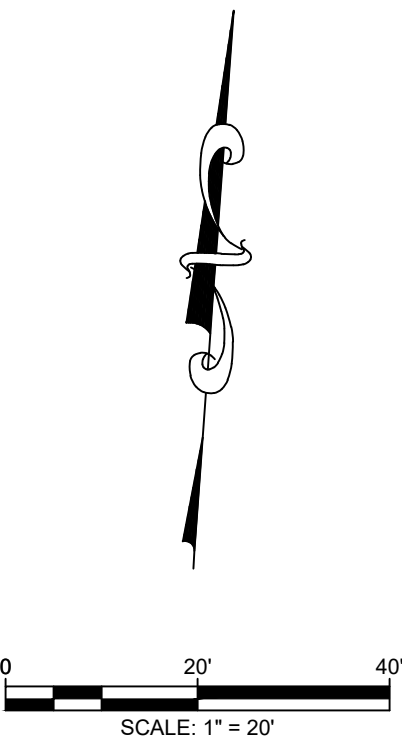
2. LOTS WILL DRAIN DOWN SIDE
LOT D.E. TO DOLPHIN'S COVE,
OUT TO BINGLE RD STORM SEWER

DOLPHIN'S COVE						
	AREA (SF)	AREA (AC)	ALLOW IMP	NON-IMP	Ia	C
LOT 1	17,476	0.401	9,000 *	8,476	51%	0.51
LOT 2	13,483	0.310	8,090	5,393	60%	0.56
LOT 3	14,447	0.332	8,668	5,779	60%	0.56
LOT 4	20,639	0.474	9,000 *	11,639	44%	0.46

C= 0.6Ia + 0.2

* Ia of 60% is the maximum allowable impervious cover per SVV Drainage
Criteria for lots 15,000 sf or less in size without requiring detention.
* 9,000 sf is the maximum allowable impervious cover for lots greater than
15,000 sf before requiring detention.

FIRE TRUCK AND UTILITY
EXHIBIT FOR
DOLPHIN'S COVE PAD
SUBMITTED TO
CITY OF SPRING VALLEY
VILLAGE
JUNE 12, 2018



DOLPHIN'S COVE						
	AREA (SF)	AREA (AC)	ALLOW IMP	NON-IMP	Ia	C
LOT 1	17,476	0.401	9,000	8,476	51%	0.51
LOT 2	13,483	0.310	8,090	5,393	60%	0.56
LOT 3	14,447	0.332	8,668	5,779	60%	0.56
LOT 4	20,639	0.474	9,000	11,639	44%	0.46

$C = 0.6Ia + 0.2$

* Ia of 60% is the maximum allowable impervious cover per SVV Drainage Criteria for lots 15,000 sf or less in size without requiring detention.
* 9,000 sf is the maximum allowable impervious cover for lots greater than 15,000 sf before requiring detention.

DRAINAGE NOTES:

1. EACH LOT IS RESPONSIBLE FOR PROVIDING OWN DETENTION FOR IMPERVIOUS COVER OVER THE CITY ALLOWABLE SQUARE FOOTAGE. (SEE DRAINAGE TABLE)

2. LOTS WILL DRAIN DOWN SIDE LOT D.E. TO DOLPHIN'S COVE, OUT TO BINGLE RD STORM SEWER

***ALL UTILITIES SHOWN ARE PRELIMINARY AND SHOULD BE USED FOR PLANNING PURPOSES ONLY.

	FIRE TRUCK & OVERHANG
	PROP. WTR
	PROP. SAN
	PROP. PVMT
	PROP. STREET LIGHT

DIVIDER PAGE

**MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF SPRING VALLEY VILLAGE, TEXAS
TUESDAY, NOVEMBER 13, 2018 AT 6:00 P.M.
IN THE COUNCIL CHAMBERS OF CITY HALL
1025 CAMPBELL ROAD, HOUSTON, TEXAS**

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Council Members present, the Regular Meeting of the Spring Valley Village City Council was called to order by Mayor Ramsey at 6:02 p.m.

Members Present:

Mayor Tom Ramsey

Mayor Pro-Tem Allen Carpenter

Council Member David Dominy

Council Member Tom Donaho

Council Member Joy McCormack

Members Absent:

Council Member Marcus Vajdos

2. INTRODUCTIONS

Julie Robinson, City Administrator

Roxanne Benitez, City Secretary

Michelle Yi, City Treasurer

Loren Smith, City Attorney

Mark Schulze, Police Captain

David Dixon, Police Commissioner

Oscar Arevalo, Building Official

Arthur Faiello, Director of Public Works

3. PROCLAMATIONS / ANNOUNCEMENTS

None.

4. PUBLIC COMMENTS

None.

5. CONSENT AGENDA

All matters listed under consent agenda, are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

5.1 Minutes for Regular City Council Meeting on October 23, 2018

5.2 Minutes for Special Called City Council Meeting on October 23, 2018

5.3 Resolution Number 18-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, RATIFYING THE ACTIONS OF THE CITY ADMINISTRATOR IN EXECUTING ARBITRAGE REBATE

COMPLIANCE SERVICES AGREEMENT BY AND BETWEEN THE CITY OF
SPRING VALLEY VILLAGE, TEXAS AND FIRST SOUTHWEST ASSET
MANAGEMENT, LLC; PROVIDING FOR INCORPORATION OF PREAMBLE;
AND PROVIDING AN EFFECTIVE DATE.

Council Member Carpenter made a motion to approve all items on the Consent Agenda, and Council Member Dominy seconded the motion. Motion carried 4-0.

OLD BUSINESS

6. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Village Fire Department Commissioners Meeting on October 25, 2018. (Council Member Carpenter / Mayor Ramsey)

Council Member Carpenter advised that re-roof project of the Village Fire Department is 75% complete.

7. **UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING:** Activities of the Planning and Zoning Commission Meeting of November 12, 2018. (Council Member Vajdos/City Attorney Loren Smith)

City Attorney Loren Smith advised that the Planning & Zoning Commission meeting had met on the previous evening. The Commission approved a re-plat that would be on the December City Council agenda for consideration. They also discussed carports and porte-cocheres as well as signs for proposed zoning changes.

8. **CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Ordinance Number 2018-XX – 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, BY CREATING THE DOLPHIN'S COVE PLANNED AREA DEVELOPMENT (PAD) CONTAINING APPROXIMATELY 2.639 ACRES OF LAND EAST OF VOSS ROAD AND NORTH OF INTERSTATE HIGHWAY 10 BY PERMITTING 4 SINGLE-FAMILY RESIDENCES SUBJECT TO THE PROVISIONS CONTAINED IN THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION HEREOF, WITH EACH DAY CONSTITUTING A SEPARATE OFFENSE.

Mayor Ramsey read the Ordinance by caption only. Bill Odle with Cobb Fendley presented a PowerPoint presentation regarding concerns expressed by the City Council at the July 2018 City Council meeting. Mr. Odle addressed and responded to the Council's concerns, which were:

- Public Versus Private Street
Mr. Odle advised that the street would be a public street.
- Traffic Safety Impact
Mr. Odle advised that a professional engineer performed a traffic study and determined that:
(1) there would not be a significant impact from the four homes proposed nor would there be any interference with the adjoining church's operations and driveway.

(2) If the entrance into and exit from the subdivision were right turn only, there would not be a conflict and improvements to the median would not be required.

(3) the turning radius was adequate for emergency vehicles and there was sufficient time to enter and exit as the street is located between two signalized intersections, and the sight distance is greater than the stopping distance.

- Width of the Street

Mr. Odle advised that there would be twenty (20) feet of pavement including the shoulder.

- Underground Utilities

Mr. Odle advised that utilities would not be placed under the pavement and added that water would be connected to the Voss Road connection, drainage would be connected to Briar Gully and Bingle Road.

- Temporary Construction Easements.

Mr. Odle advised that they are working with Grace Chapel Chinese American Church, Carmel Subdivision Homeowners' Association and adjacent property owners concerning temporary construction easements as well as temporary construction fencing and a permanent wall on the north side of the access road.

The following property owners addressed the Council with regard to the proposed Dolphin's Cove PAD:

- James Sweeney, who lives at 1106 Joshua Lane, advised that the width of the street was very narrow and added that it is a safety issue as the street would be located right behind his house.
- Mike Wilson, who lives at 1110 Joshua Lane, advised that the easement goes to their swimming pool in their backyard, he has three children and two dogs and would like more than a wooden fence separating his yard and the street, and requested that a brick wall be installed as well as temporary construction fencing to protect their pool.
- Shay Wilson, who lives at 1110 Joshua Lane, advised that she is concerned about the street backing up to their fence.
- Veronica Sweeney, who lives at 1106 Joshua Lane, advised that she is in favor of a Planned Area Development (PAD), but is concerned about the width of the road and the safety of the fence behind their home and suggested that a traffic light be installed as well as a brick wall, similar to the one on Bingle Road.

There was extensive discussion by the Council with regard to the width of the access road, temporary construction easements, traffic safety, the construction of both temporary and permanent fencing on the north side of the access road, maintenance of the visibility triangle where the access road intersects with Bingle Road, and the location of all utilities.

Following the discussion, Council Member Dominy made a motion to approve Ordinance No. 2018-30 with the following stipulations:

- Owner must obtain temporary construction easements from adjacent landowners of sufficient size and time to allow the construction of the development and all infrastructure related thereto, the temporary construction easements must be provided to the City prior to any construction occurring;
- Owner must construct temporary fencing, at its sole cost, that is acceptable to adjacent property owners during construction;
- Owner must obtain a view easement on the north side of the intersection of the access

- road and Bingle Road sufficient to maintain and preserve a visibility triangle;
- Owner shall construct a brick fence on the north side of its access road in a style that substantially matches the brick fence located on Bingle Road immediately north of the intersection of the access road and Bingle Road;
- Entrance and exit for the subdivision from Bingle Road shall be by right turn only, and Owner shall extend the existing median on Bingle Road to disallow left turns at its own cost;
- Sanitary sewer infrastructure shall be constructed without a lift-station and shall not be constructed under any paved surface; and The storm water drainage utilities shall be constructed under the access road and directed to the City's existing storm water system at Bingle Road.

Council Member McCormack seconded the motion. Motion carried 4-0.

NEW BUSINESS

9. DISCUSSION AND DIRECTION CONCERNING: Request to Reconsider No Parking Zone on Bace Drive (Resident Robert Brown)

Robert Brown, who lives at 8921 Bace Drive, advised the Council that he submitted a request in May concerning the removal of the "No Parking" signs on the south side of Bace Drive. Mr. Brown added that he did not believe there was a significant parking issue on Bace Drive and that it was an inconvenience that residents could not park on the south side. Will Neuhaus, who lives at 8925 Bace Drive, advised that most of the parking on Bace was due to construction as there had been twelve (12) new homes built on Bace Drive since 2011. Mr. Neuhaus added that they were requesting that parking be allowed on the south side of the 8900 block of Bace Drive only. There was discussion concerning the history of the creation of the no parking zone on the south side of Bace Drive, the width of Bace Drive, and parking that is available to residents on the north side of the street. Based on the discussion, Police Commissioner David Dixon advised the Council that the Police Department could run a test to determine whether patrol vehicles as well as an ambulance could travel on Bace Drive if parking were allowed on both sides of the street. It was the direction of the Council for the Police Department to run the suggested test and bring back its findings at the December Council meeting.

10. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Resolution Number 18-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF CONTRACT BY AND BETWEEN THE CITY OF SPRING VALLEY VILLAGE, TEXAS AND PROJECT SURVEILLANCE, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE HILLDALE, BADE & CARDWELL PAVING AND UTILITY IMPROVEMENTS PROJECT; PROVIDING FOR THE INCORPORATION OF PREAMBLE; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Mayor Ramsey read the Resolution by caption only. City Administrator Julie Robinson advised that the cost savings from the bid for the Hilldale, Bade and Cardwell Paving and Utility Improvement Project compared to the original construction estimate would be used to fund the proposed contract. Brian Cunningham with Project Surveillance, Inc., introduced

himself and advised that he had previous work experience with the general contractor selected by the City for the project. Council Member Carpenter made a motion to approve Resolution Number 18-26, and Council Member Dominy seconded the motion. Motion carried 4-0.

11. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval Of A Resolution Authorizing Publication Of Notice Of Intent To Issue Certificates Of Obligation.

Kristin Blomquist with Masterson Advisors advised that the publication of notice of intent to sell certificates of obligation is a requirement. Council Member Dominy made a motion to approve the resolution authorizing the notice publication of intent to issue certificates of obligation, and Council Member Donaho seconded the motion. Motion carried 4-0.

12. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Approval of Villages Mutual Insurance Group Recommended Insurance Carriers for Plan Year 2019 Being Blue Cross/Blue Shield (Medical), Guardian Life (Dental), Lincoln National Insurance (Life/AD&D/LTD), and Superior Vision (Vision) For The City of Spring Valley Village's Employee Benefits.

City Administrator Julie Robinson advised that the only change to the employee benefits for 2019 recommended by the Villages Mutual Insurance Board was to the medical insurance provider, and the recommendation was to switch from Aetna to Blue Cross Blue Shield for Plan Year 2019. Council Member Dominy made a motion to approve the Villages Mutual Insurance Group's recommended insurance carriers for Plan Year 2019 being Blue Cross/Blue Shield (Medical), Guardian Life (Dental), Lincoln National Insurance (Life/AD&D/LTD), and Superior Vision (Vision) for the City of Spring Valley Village's employee benefits, and Council Member Carpenter seconded the motion. Motion carried 4-0.

13. BRIEFING AND DISCUSSION CONCERNING: Quarterly Investment Report For Period Ending September 30, 2018.

City Treasurer Michelle Yi presented the Quarterly Investment Report for the period ending September 30, 2018.

14. DISCUSSION AND DIRECTION CONCERNING: Utilization of Signage for Public Notice of Zoning Cases

City Administrator Julie Robinson advised that the possible use of signage for public notice of zoning cases was brought forward since the City had received so many comments in the past from residents about not having enough notice and communication with the public about different issues. It is standard for cities to use signs placed on property for which a zoning case has been filed as another way to provide notice to the public; however, the City does not currently use these types of signs. Ms. Robinson also advised that the idea was presented to the Planning & Zoning Commission at the previous evening's meeting, and City Attorney Loren Smith advised that the Commission was open to the idea. It was the consensus of the Council to begin using signage for zoning cases and to bring forward a zoning text amendment to implement such signage requirement.

15. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: October 2018 Police Department Staff Report (Chief Evans):

Commissioner Dixon provided the report on behalf of Chief Evans.

1. Number of Calls for Service – 1,344
2. Number of Traffic Violations – 1,167
3. Number of K-9 Deployments – 98

16. UPDATE, DISCUSSION AND POSSIBLE DIRECTION CONCERNING: Briefing by City Administrator:

(a) Status of Development in Revised Bingle West PADD

Ms. Robinson advised that a different development anticipated for the PADD; however, nothing had been submitted to the City.

(b) Review of Investment Policy for the Village Fire Department

Ms. Robinson recently attended Public Funds Investment Act training and, she was subsequently interested in obtaining information about the Village Fire Department's Investment Policy and who is responsible for the VFD's investments since the VFD will be receiving \$3.5 million in funding for the Fire Station Renovations. She is currently reviewing the policy.

Ms. Robinson advised the Council that it is time for her annual review and that they could expect to receive information about that as well as proposed goals for 2019 in the next couple of weeks.

17. ADJOURNMENT

Council Member Carpenter made a motion to adjourn the meeting at 8:30 p.m., and Council Member Donaho seconded the motion. Motion carried 4-0.

Signed: _____

Tom S. Ramsey
Mayor

Attest: _____

Roxanne Benitez
Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

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 Dolphin's Cove Subdivision, A Plot Containing 2.639 Acres Of Land, Situated In the Bingle West Planned Area Development District (BWPADD), City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1065 Bingle 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, March 9, 2021
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, March 23, 2021
Time: 6:00 p.m.
Location: Council Chambers
Spring Valley Village City Hall
1025 Campbell Road
Houston, TX 77055

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



EST. 1955

SPRING VALLEY VILLAGE

February 12, 2021

Dear Property Owner:

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

A Preliminary and Final Re-Plat of Dolphin's Cove Subdivision, A Plot Containing 2.639 Acres Of Land, Situated In the Bingle West Planned Area Development District (BWPADD), City Of Spring Valley Village, Harris County, Texas Bearing The Address of 1065 Bingle 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, March 9, 2021

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, March 23, 2021

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 1065 Bingle Road. All interested parties are invited to attend both public hearings and will have the opportunity to be heard. For further information, please contact For further information, please contact me at (832) 910-8577 or zmeadows@springvalleytx.com.

Sincerely,

Zachary Meadows
Director of Community Development

Don & Phuong Nuyen
8720 Cavell Lane
Houston, Texas 77055

Michael & Ingrid Wynne
8724 Cavell Lane
Houston, Texas 77055

Gary Gunn
8732 Cavell Lane
Houston, Texas 77055

Ru Chen & Fei Lee
1030 Teresa Drive
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1030 TERESA DRIVE
HOUSTON, TEXAS 77055

Ru Chen & Fei Lee
7822 Shady Villa Meadow
Houston, Texas 77055

Linda Gibson
1036 Teresa Drive
Houston, Texas 77055

Richard & Shelley Jackson
1302 Krist Drive
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1030 TERESA DRIVE
HOUSTON, TEXAS 77055

Barbara Arlington
1103 Green Valley Drive
Houston, Texas 77055

Philip & Peggy Rowell
1107 Green Valley Drive
Houston, Texas 77055

Alice Campbell
1041 Voss Road
Houston, Texas 77055

Lynn & Vera Palmer
8702 Green Valley Drive
Houston, Texas 77055

Current Owner
8703 Green Valley Drive
Houston, Texas 77055

Current Owner
8706 Green Valley Drive
Houston, Texas 77055

Daren & Robin Dahmer
8707 Green Valley Drive
Houston, Texas 77055

Bradley Dawson
8710 Green Valley Drive
Houston, Texas 77055

Norris Sullivan Jr.
8711 Green Valley Drive
Houston, Texas 77055

Shannon & Patrice Young
8714 Green Valley Drive
Houston, Texas 77055

Jerome Simon Jr.
8715 Green Valley Drive
Houston, Texas 77055

Joe & Carol Parish
8718 Green Valley Drive
Houston, Texas 77055

Sima Sharifian
8719 Green Valley Drive
Houston, Texas 77055

Current Owner
8722 Green Valley Drive
Houston, Texas 77055

Current Owner
8723 Green Valley Drive
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
8719 GREEN VALLEY DR.
HOUSTON, TEXAS 77055

Sima Sharifian
427 Brown Saddle
Houston, Texas 77057

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

Grace Chapel Chinese
American Church
1055 Bingle Road
Houston, Texas 77055

Wallace & Marie Dillard
1045 Bingle Road
Houston, Texas 77055

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

Wallace & Marie Dillard
16060 Dillard Drive, Suite 200
Jersey Village, Texas 77040

JWII Investments, LLC
1111 Joshua Lane
Houston, Texas 77055

THIS NOTICE IS IN REGARDS
TO YOUR PROPERTY AT:
1111 JOSHUA LANE
HOUSTON, TEXAS 77055

JWII Investments, LLC
2500 Central Parkway, Suite T
Houston, Texas 77092

John & Cebe Jones
1107 Joshua Lane
Houston, Texas 77055

Thomas & Beverly Fritsch
1103 Joshua Lane
Houston, Texas 77055

Layne & Jeanne Polocheck
1102 Joshua Lane
Houston, Texas 77055

Daniel Koenig & Mei Quing
1106 Joshua Lane
Houston, Texas 77055

Jon & Shae Wilson
1110 Joshua Lane
Houston, Texas 77055

Kazim & Nadeema Akhtar
1114 Joshua Lane
Houston, Texas 77055

Syed & Yasmeen Quadri
1118 Joshua Lane
Houston, Texas 77055

Jaswant Sihra
1122 Joshua Lane
Houston, Texas 77055

Robert & Catherine Wertheimer
1126 Joshua Lane
Houston, Texas 77055

William & Sarah Odell
18 Woodsborough Circle
Houston, Texas 77055

Kevin & Sandra Cofer
17 Woodsborough Circle
Houston, Texas 77055

Carlos & Mary Aldecoa
19 Woodsborough Circle
Houston, Texas 77055

Robert & Judith Embry
21 Woodsborough Circle
Houston, Texas 77055

Rebecca & Benjamin Miller
22 Woodsborough Circle
Houston, Texas 77055

Current Owner
20 Woodsborough Circle
Houston, Texas 77055

RESIDENTIAL ZONING CHANGE NOTIFICATION SIGN CRITERIA

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

Residential property owners/applicants need to contact the City Secretary to schedule pick up and drop off times for the signs.

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

ADHERE TO THE FOLLOWING INSTRUCTIONS:

PLACEMENT

- One (1) sign shall be erected by the applicant adjacent to each street frontage on the property that is the subject of the application and for each two hundred feet (200') of frontage along a street with a maximum of three (3) signs required per street frontage.
- Signs shall be placed in a location on private property and clearly visible from all streets adjacent to the property included in the application.
- Where land does not have frontage on a public street, signs shall be posted on the nearest public street with a notation indicating the location of the land subject to the application.
- Signs shall be no greater than twenty (20) feet from the property line and shall be a minimum of two (2) feet off the ground, unless otherwise directed by the Building Official or his/her designee.
- Signs shall be placed perpendicular to the roadway to ensure they are readable from both sides.

- Signs shall be located so that the lettering is visible and may be clearly read from the street.

PROOF OF POSTING

- The applicant shall erect the sign(s) on the property that is the subject of the application a minimum of fourteen (14) calendar days immediately preceding the date of the public hearing before the Planning & Zoning Commission ("Commission").
- The applicant is responsible for maintaining the sign(s) on the property throughout the 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.

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 by the City of Spring Valley Village.

Preparer's Name:

LINDA KUTAC

Preparer's Signature:

NOTE: Violations of the sign ordinance will result in fines to the property owner and will delay the request for Zoning or Specific Use Permit. Failure to remove zoning signs per the sign ordinance will result in a citation of \$500 per sign/per day until removed.

**AFFIDAVIT OF SIGN POSTING**

(Re)Zoning Case No. _____

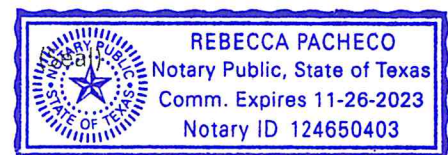
Date of Planning and Zoning Commission Meeting: March 9, 2021

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 1065 Bingle Road, Houston, TX 77055

1065 Bingle Road, Houston, TX 77055

Posting of said signs was accomplished on February 24, 2021 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 1065 Bingle Road, Houston, TX 77055

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: 2/24/21Printed Name of Applicant or Authorized Representative for Zoning Case No. LINDA KUTACSignature of Applicant or Authorized Representative for Zoning Case No. [Signature]Sworn and subscribed before me on this date: 2/24/21Notary Public [Signature]

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: _____ Verified by: _____

**AFFIDAVIT OF SIGN MAINTENANCE**

(Re)Zoning Case No. _____

Date of Council Meeting: March 23, 2021

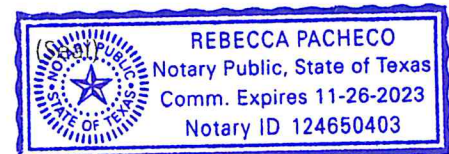
In accordance with the requirements of Section 01:04:03 of Exhibit 'A' of Chapter 12 of the Code of Ordinances of the City of Spring Valley Village, Texas, I _____ hereby certify that Zoning Change Notification sign(s) have been maintained on the property subject to zoning change, located at
1065 Bingle Road, Houston, TX 77055

1065 Bingle Road, Houston, TX 77055

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

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

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

Executed this date: 2/24/21Printed Name of Applicant or Authorized Representative for Zoning Case No. LINDA KUOTACSignature of Applicant or Authorized Representative for Zoning Case No. [Signature]Sworn and subscribed before me on this date: 2/24/21Notary Public [Signature]

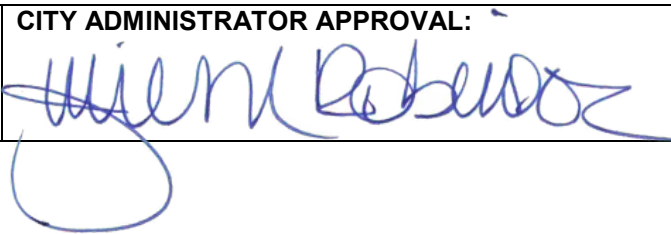
PLEASE NOTE: Failure to maintain the signs prior to City Council public hearing may result in postponement of consideration if the applicant has not attempted to replace damaged or missing signs upon notification by Staff.

FOR STAFF USE ONLY:

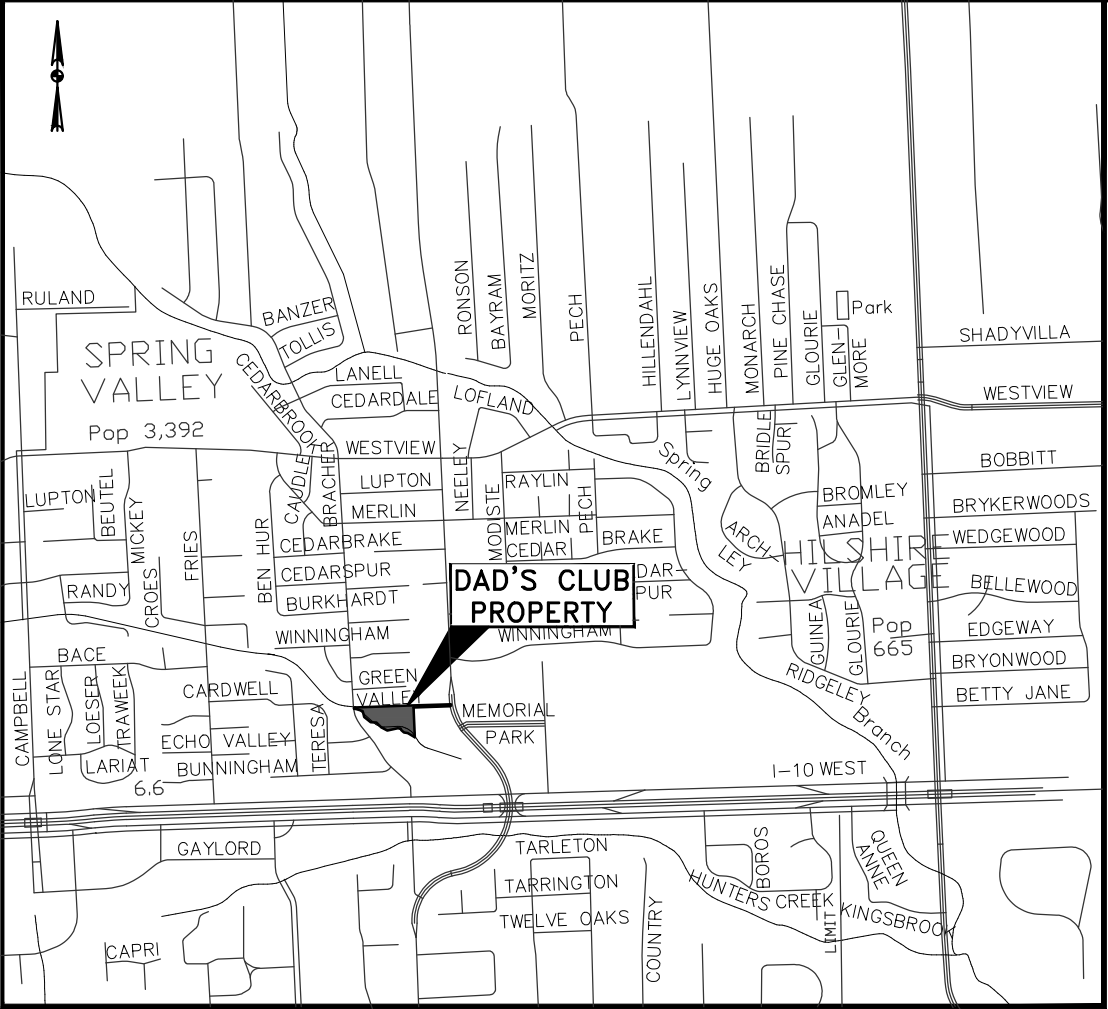
Date/Time submitted: _____ Verified by: _____

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

MEETING DATE: March 9, 2021

TOPIC:	CONSIDERATION AND POSSIBLE ACTION CONCERNING: A PRELIMINARY AND FINAL PLAT OF DOLPHIN'S COVE SUBDIVISION, A PLOT CONTAINING 2.639 ACRES OF LAND, SITUATED IN THE BINGLE WEST PLANNED AREA DEVELOPMENT DISTRICT (BWPADD), CITY OF SPRING VALLEY VILLAGE, HARRIS COUNTY, TEXAS BEARING THE ADDRESS OF 1065 BINGLE ROAD.
BACKGROUND:	In the previous agenda item, the Planning and Zoning Commission held a public hearing concerning a Preliminary and Final Plat of Dolphin's Cove Subdivision for the property located at 1065 Bingle Road. City Attorney Loren Smith and I have reviewed the requested plat and determined that it meets the requirements of the Dolphin's Cove PAD Ordinance Number 2018-30, adopted by the City Council on November 13, 2018.
RECOMMENDATION:	City Staff recommends approval of the requested plat based on the determination that it meets the requirements of the Dolphin's Cove PAD Ordinance as approved by Ordinance 2018-30 on November 13, 2018.
ATTACHMENTS:	• Preliminary and Final Plat of Dolphin's Cove Subdivision for the Property Located at 1065 Bingle Road.
SUBMITTING STAFF MEMBER: Zachary Meadows, Director of Community Development	CITY ADMINISTRATOR APPROVAL: 

DIVIDER PAGE



VICINITY MAP
KEY MAP #827-M

NOTES:

- ALL DRAINAGE EASEMENTS & RESERVES SHOWN HEREON SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- EASEMENTS ARE HEREBY RESERVED AS SHOWN TO FACILITATE ROADWAYS, DRAINAGE AND INSTALLATION OF UTILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL LINES, WASTE WATER DISPOSAL LINES, GAS AND WATER LINES. THERE IS ALSO A RESERVED TEN (10) FOOT STRIP CENTERED ALONG ALL TRACT LINES FOR A GENERAL DRAINAGE AND UTILITY EASEMENT AND BUILDING LINES.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID VALUES, REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NAD 83 (COBS 06, EPOCH 2002).
- ALL BOUNDARY CORNERS HAVE BEEN MARKED WITH 5/8" IRON RODS UNLESS OTHERWISE NOTED.
- HIGH BANK OF BRIAR GULLY IS SHOWN IN AN APPROXIMATE LOCATION.
- ALL LOTS WILL CONFORM TO THE BUILDING LINE AND SETBACK REGULATIONS OF THE CITY'S COMPREHENSIVE ZONING ORDINANCE.
- ALL BUILDING LINES ARE DICTATED BY THE ZONING ORDINANCE.
- NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY REGARDING IMPROVEMENT WITHIN THE AREA SO PLATTED INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE AND STRUCTURES, STORM SEWERS, ALLEYS AND WATER AND SEWER UTILITIES, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF SPRING VALLEY.
- THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH PROPERTY ABUTS AS DESCRIBED HEREIN.

FLOOD PLAIN:
ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48201C0645L DATED JUNE 19, 2007, THE SUBJECT TRACT SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND PARTIALLY IN ZONE "AE". THE AREA IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AND PARTIALLY WITHIN THE 100-YR FLOOD PLAIN.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.62	S69° 36' 45"E
L2	66.21	S14° 32' 04"E
L3	58.53	S51° 11' 24"E
L4	60.22	S84° 56' 58"E
L5	72.74	S44° 52' 57"E
L6	48.62	S63° 29' 12"E
L7	97.01	N77° 51' 54"E
L8	55.36	S81° 41' 25"E
L9	28.87	S28° 24' 36"E
L10	16.54	S46° 00' 01"E
L11	34.26	S78° 59' 14"E
L12	64.83	S61° 03' 11"E
L13	20.00	N02° 19' 45"W
L14	40.00	N02° 12' 48"W

BLOCK 1		
LOT	LOT AREA	
1	17473 SF	
2	14881 SF	
3	14960 SF	
4	17786 SF	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	215.04'	50.00'	246° 25' 19"	83.67° S35° 23' 09"E
C2	57.96'	50.00'	66° 25' 19"	54.77° N54° 36' 51"E

DOLPHIN'S COVE SUBDIVISION
FINAL PLAT

A SUBDIVISION CONTAINING 2.083 ACRES
BEING A PARTIAL REPLAT OF DAD'S CLUB SWIM TEAM, INC.,
A TEXAS CORPORATION, O.P.R.H.C.T. No. 20140288365
SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 AND BEING
OUT OF THE CLAY 7 ACRES IN THE C.H. BINGLE SUBDIVISION
(VOL. 998, PG. 224 D.R.H.C.)
HARRIS COUNTY, TEXAS
SCALE: 1"=50'
FEBRUARY 2021
1 BLOCK 4 LOTS



DESCRIPTION OF A TRACT OF LAND CONTAINING
2.639 ACRES (114,991 SQUARE FEET) SITUATED IN
THE A.H. OSBOURNE SURVEY, A-610 IN
HARRIS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 2.639 ACRES (114,991 SQUARE FEET) SITUATED IN THE A.H. OSBOURNE SURVEY, A-610 IN HARRIS COUNTY, TEXAS, AND BEING OUT OF THE CLAY 7 ACRES IN THE C.H. BINGLE SUBDIVISION RECORDED IN VOL. 998, PG. 224 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND BEING THE 2.639 ACRE TRACT CONVEYED UNTO DAD'S CLUB SWIM TEAM, INC., A TEXAS CORPORATION, BY DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. 20140288365, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 2.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 1/2" IRON ROD WITH A "PRECISION" CAP IN THE WEST RIGHT-OF-WAY OF BINGLE ROAD, SAID IRON ROD BEING THE SOUTHEAST CORNER OF LOT 12, C.H. BINGLE SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF THE CLAY 7 ACRES AS SHOWN IN THE MAP OF RECORDED IN VOL. 998, PG. 224 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE ALONG THE WEST RIGHT-OF-WAY OF SAID BINGLE ROAD, SOUTH 02° 19' 45" EAST A DISTANCE OF 20.00 FEET TO A SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COBB FENDLEY & ASSOCIATES" FOR AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88° 11' 15" WEST ALONG THE SOUTH LINE OF SAID 2.639 ACRE TRACT AND THE NORTH LINE OF A 1.85 ACRE TRACT CONVEYED TO GRACE CHAPEL, CHINESE-AMERICAN NEW TESTAMENT MISSIONARY FELLOWSHIP, INC., A NON-PROFIT ORGANIZATION, FROM TO GRACE CHAPEL, CHINESE-AMERICAN NEW TESTAMENT MISSIONARY FELLOWSHIP, AS RECORDED IN HARRIS COUNTY CLERK'S FILE NO. V668780 IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, A DISTANCE OF 363.55 FEET TO A SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COBB FENDLEY & ASSOCIATES", FOR THE NORTHWEST CORNER OF SAID 1.85 ACRE TRACT AND AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02° 22' 20" EAST ALONG AN EASTERLY LINE OF SAID 2.639 ACRE TRACT AND THE WEST LINE OF A SAID 1.85 ACRE TRACT A PASSING DISTANCE OF 216.17 FEET TO A 3/4" IRON ROD THAT BEARS SOUTH 80° 30' 40" EAST ~ 0.60 FEET FOR THE SOUTHWEST CORNER OF SAID 1.85 AND FOR THE NORTHWEST CORNER OF A 1.658 ACRE TRACT CONVEYED TO WALLACE DILLARD FROM MAXIM MARKETING RECORDED IN HARRIS COUNTY CLERK'S FILE NO. V311473, AT 252.40 FEET PASS A 3/4" IRON ROD ONLINE FOUND FOR REFERENCE, FOR A TOTAL DISTANCE OF 295.35 FEET TO THE CENTERLINE OF BRIAR GULLY TO SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COBB FENDLEY & ASSOCIATES" SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE UPSTREAM, ALONG THE CENTERLINE OF BRIAR GULLY, WITH THE FOLLOWING MEANDERS:

NORTH 59°56'40" WEST ~ 81.96 FEET TO A POINT;
NORTH 78°59'14" WEST ~ 38.75 FEET TO A POINT;
NORTH 48°00'01" WEST ~ 32.31 FEET TO A POINT;
NORTH 28°24'36" WEST ~ 16.73 FEET TO A POINT;
NORTH 81°41'25" WEST ~ 31.50 FEET TO A POINT;
SOUTH 77°51'54" WEST ~ 102.97 FEET TO A POINT;
NORTH 63°29'12" WEST ~ 66.62 FEET TO A POINT;
NORTH 44°52'57" WEST ~ 65.71 FEET TO A POINT;
NORTH 84°56'58" WEST ~ 58.08 FEET TO A POINT;
NORTH 61°11'24" WEST ~ 80.74 FEET TO A POINT;
NORTH 14°32'04" WEST ~ 58.94 FEET TO A POINT;
NORTH 71°10'50" WEST ~ 67.31 FEET TO A POINT;
AND NORTH 82°24'28" WEST A DISTANCE OF 50.46 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF VOSS ROAD TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF VOSS ROAD, NORTH 12°27'42" WEST A DISTANCE OF 11.41 FEET TO A SET 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COBB FENDLEY & ASSOCIATES" FOR THE NORTHWEST CORNER OF SAID 2.639 ACRE TRACT AND ALSO BEING THE SOUTHWEST CORNER OF A BLOCK "B" SPRING FOREST SECTION 2, RECORDED IN VOL. 78, PG. 72 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 87°49'31" EAST ALONG THE NORTH LINE OF SAID 2.639 ACRE TRACT AND THE SOUTH LINE OF SAID BLOCK "B" SPRING FOREST SECTION 2, A PASSING DISTANCE OF 83.79 FEET FROM A 5/8" IRON PIPE THE BEARS SOUTH 25°25'23" EAST A DISTANCE OF 0.16 FEET, AND PASSING ANOTHER CORNER AT 509.73 FEET MARKED WITH A 1/2" IRON PIPE FOR THE SOUTHEAST CORNER OF SAID BLOCK "B" THAT BEARS SOUTH 28°18'56" EAST A DISTANCE OF 0.69 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 528.14 FEET TO A POINT 1/2" IRON PIPE, ALSO BEING THE SOUTHWEST CORNER OF BLOCK 2 CARMEL SUBDIVISION;

THENCE NORTH 88°11'15" EAST ALONG THE SOUTH LINE OF SAID CARMEL SUBDIVISION AND THE COMMON NORTH LINE OF SAID 2.639 ACRE TRACT A DISTANCE OF 422.82 FEET TO THE POINT OF BEGINNING CONTAINING 2.639 ACRES OF LAND.

THE STATE OF TEXAS
COUNTY OF HARRIS
KNOW ALL MEN BY THESE PRESENTS

THAT I, _____, OWNER OF THE PROPERTY ON THE FOREGOING PLAT OF DOLPHIN'S COVE SUBDIVISION, 2.083 ACRES IN THE A.H. OSBOURNE SURVEY, ABSTRACT 610, HARRIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY, ACCORDING TO THE STREETS, LINES, LOTS AND BLOCKS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, EASEMENTS AND DRAINAGE RIGHT OF WAY, SHOWN HEREON FOR THEIR USE FOREVER AND DO BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF SPRING VALLEY RESULTING FROM ESTABLISHMENT OF GRADES OR ALTERATIONS OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__

OWNER

THE STATE OF TEXAS
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 20__

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KYLE CARSON SUNDAY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT I HAVE PROPERLY MARKED ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE IN PLAT OR SUBDIVISION OF LAND WITH 5/8-INCH IRON RODS (18-INCH IN LENGTH) WITH YELLOW CAPS STAMPED "COBB FENDLEY & ASSOCIATES".

KYLE SUNDAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5924

SUBDIVISION APPROVALS

CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS HAS APPROVED THIS RE-PLAT OF DOLPHIN'S COVE SUBDIVISION AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THIS OFFICIAL SIGNATURE OF THE MAYOR OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THIS ____ DAY OF _____, 20__

MARCUS VAJIDOS, MAYOR
CITY OF SPRING VALLEY VILLAGE, TEXAS

ATTEST:

ROXANNE BENITEZ, CITY SECRETARY
CITY OF SPRING VALLEY VILLAGE, TEXAS

I, TENESHIA HUDSPETH, 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 _____, 20__ AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 20__ AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ 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.

TENESHIA HUDSPETH
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: _____
DEPUTY

DRAINAGE NOTES:

- EACH LOT IS RESPONSIBLE FOR PROVIDING OWN DETENTION FOR IMPERVIOUS COVER OVER THE CITY ALLOWABLE SQUARE FOOTAGE. (SEE DRAINAGE TABLE)
- LOTS WILL DRAIN DOWN SIDE LOT D.E. TO DOLPHIN'S COVE, OUT TO BINGLE RD STORM SEWER

DOLPHIN'S COVE						
	AREA (SF)	AREA (AC)	D/WIMP (SF)	ALLOW IMP (SF)	NON-IMP (SF)	
LOT 1	17,473	0.401	5,718	3,282	8,473	33%
LOT 2	14,881	0.342	5,718	3,211	5,952	38%
LOT 3	14,960	0.343	5,718	3,258	5,984	38%
LOT 4	17,786	0.408	5,718	3,282	8,786	32%

C= 0.61a + 0.2

The proposed driveway impervious cover is factored into the allowable impervious cover for each lot

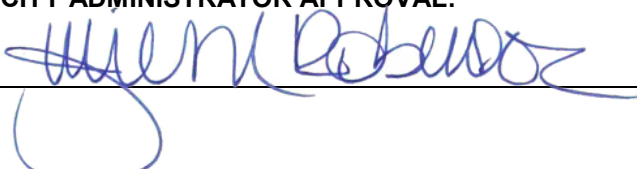
* 1a of 60% is the maximum allowable impervious cover per SVV Drainage Criteria for lots 15,000sf or less in size without requiring detention.
* 9,000sf is the maximum allowable impervious cover for lots greater than 15,000sf before requiring detention.

OWNER:
DAD'S CLUB SWIM TEAM, INC.
A TEXAS CORPORATION
1006 VOSS RD
HOUSTON, TX 77055

CobbFendley
Texas Registration No. 274
13430 Northwest Freeway, Suite 1100
Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobfen.com

**Spring Valley Village
Planning & Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: March 9, 2021

TOPIC:	Changing the Date of the Planning & Zoning Commission Meeting for December.
BACKGROUND:	Planning & Zoning Commission meetings are normally held on the 2nd Tuesday of every month. Based on the regular meeting schedule, the date for the December Commission meeting would be December 14, 2021. However, on January 26, 2021, the City Council changed its meeting date for December to the same date as the Commission's regular meeting due to the Christmas holidays. In the event that a re-plat or zoning case is filed that would need to be considered in December, it is recommended that the Commission determine an alternate date for December for scheduling purposes. Possible alternate dates include: • Wednesday, December 1 • Tuesday, December 7 • Wednesday, December 8
RECOMMENDATION:	None
ATTACHMENTS:	• None
SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
Roxanne Benitez, City Secretary	

ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READINGS PASSED ☐ 1 st ☐ 2 nd ☐ 3 rd	OTHER