

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

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

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 AMENDING AND RESTATING THE DOLPHIN'S COVE PLANNED AREA DEVELOPMENT (DOLPHIN'S COVE PAD) CREATED PURSUANT TO ORDINANCE NO 2018-30 CONTAINING APPROXIMATELY 2.639 ACRES OF LAND EAST OF VOSS ROAD AND NORTH OF INTERSTATE HIGHWAY 10 BY SUBSTITUTING THE DOLPHIN'S COVE PADD PROPERTY DESCRIPTION WITH A NEW PROPERTY DESCRIPTION; 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.

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, October 14, 2025

Time: 6:30 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, October 28, 2025

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 Community Development Manager, Jose Gomez at (713) 465-8308.



SPRING VALLEY

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

Geographical Location: Voss Rd and Briar Gully around 1065 Bingle Rd
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: _____

- 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:

We are requesting an amendment to Planned Area Development District (PADD) Application in order to approve a modification to the Dolphin's Cove Subdivision to change the access to come from Voss Rd instead of Bingle Rd

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

PAD DEVELOPMENT & PAD AMENDMENT SUBMITTAL REQUIREMENTS

Attach These Items With Completed Application:

- Fifteen (15) copies of Completed Packet
- Letter stating applicant's reasons for request
- Letter from property owner if different from the applicant

The Following Items Are Required To Be Addressed Within All PAD Applications:

- Site Plan
- 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

How do I submit a request?

The City of Spring Valley Village requests that 15 copies be submitted at the time of application. Before submitting, you will be required to meet with City representatives to hold a development review committee meeting. Upon completion of the meeting and a complete application, applicants will coordinate submission and payment of application.

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.

Plat/PADD Data:

Total Acreage: 2.6 acres Typical Lot Size: 14,500-22,000+

Number Lots: 4 Number of Streets: 1

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

Zoning District: Dolphin's Cove PADD

Applicant: Dorado Homes, LLC

Contact Name: Antonio Padua

Address: 5599 San Felipe, Ste 911, Houston, TX 77056

Phone: 281-962-4657 Fax: _____

Email: tpadua@paduarealty.com

Owner: Dad's Club, Inc

Contact Name: Justin Chapman

Address: 1006 Voss Rd

Phone: 713-461-8577 Fax: _____

Email: Justin.Chapman@HuntCompanies.com

Engineer or Planner: Jones Engineering Solutions

Contact Name: James Jones

Address: 11767 Katy Freeway

Phone: 832-834-5496 Fax: _____

Email: jamesjones@jonesengineeringsolutions.com

Authorization:

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


Applicant's Signature

8/14/25
Date