

Planning & Zoning Commission Meeting Minutes  
City of Spring Valley Village  
Tuesday, April 12, 2016

- 1. The Planning & Zoning Commission meeting was called to order by Chairman Trey Hoffman at 7:12 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present:

Trey Hoffman, Chair  
Anne-Marie McMichael, Vice Chair  
Charlie Calderwood (left prior to the end of the meeting)  
Patrick Johnson  
Maryellen McGlothlin  
Louise Richman

City Officials present:

Trey Moeller, City Council Member  
Stephen Ashley, City Administrator  
Loren Smith, City Attorney  
Art Flores, Building Official

- 2. Approval of meeting minutes for February 9, 2016**

Ms. McGlothlin made a motion to approve the minutes. The motion was seconded by Ms. McMichael. The motion passed 6 to 0.

- 3. Discussion and possible action on a proposed ordinance of the City of Spring Valley Village, Texas, approving a Planned Area Development ("PAD") of approximately 3.20 acres of land located at 1065 Bingle Road within the Bingle West Planned Area Development District; providing for the amendment of the official zoning map of the City to reflect the Briar Branch Point PAD; adopting a land use plan and regulations applicable to the PAD; providing for regulations applicable to the PAD including building elevations, building height, building setbacks, landscaping, signs, vehicle access and site drainage; providing for severability; and providing a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof**

Interested parties spoke regarding this project.

Mary Lou Henry, Planner      Ms. Henry stated her qualifications and experience. She is trying to correct misconceptions: there are provisions in this PADD ordinance that allow for creating smaller PADDs; the Dads Club is not going anywhere and does not need this particular piece of property; regarding only having access on Bingle Road, state law does not allow for denial of access if there is frontage and so therefore there can be access via Voss Road. The "rule of thumb" for traffic flow is that there are 10 trips per day per home times 12 homes is 120 trips per day. There is misinformation regarding the drainage. The average size of the lots is 8,500 square feet. The lots at Windsor Court and Creekside Villas are between 4,000 to 5,000 square feet. Most people today are looking for smaller lots.

Carl Arndt, Hydrologist/Engineer with Cobb Finley. He is working with Harris County Flood Control for this property. There will be detention for each lot.

Several residents spoke regarding 10,000 square foot lot size and an issue that the former owner of the property had with the City when he improperly filled in parts of Briar Branch Creek.

The City Attorney suggested that the two engineers get together to discuss their differences in drainage solutions for this development.

Mr. Calderwood does not understand why if the City allowed Creekside Villas and Windsor Court to develop their properties with smaller than 10,000 square foot lots why the City is "pulling the rug" out from this developer.

Mr. Hoffman explained why it was appropriate to turn Windsor Court in ward as it is on the corner of Westview and Campbell.

Ms. McMichael commented that Creekside Villas and Windsor Court PADs were always meant to be residential with 3,000 to 10,000 square foot lots and that the lots that back up to existing residents were designed to fit in.

Mr. Johnson who lives on Green Valley commented that Briar Branch Point is silent on setbacks in the application.

Mr. Abercrombie, the developer, stated what the setbacks are.

Mr. Hoffman asked Mr. Calderwood to clarify the tax status of the property to which he replied that the current PADD is not paying much in taxes.

Mr. Hoffman asked if this PADD needs to go away, change or stay? Ms. McGlothlin replied that when this PADD was set up in 2007, it was thought that the Dads Club may go away.

Mr. Hoffman had two comments: the City is not going back on anything that it said and he was not aware that access to Voss was prohibited as this was a City Council addition after P&Z formulated the PADD ordinance.

Mr. Abercrombie wants a chance to refute what the City's engineers stated about the proposed development.

John Burns, President of the Dads Club described the benefits that the Abercrombie proposed development would bring to the City: revenue, high-end homes, residential neighbors for Green Valley residents, and no one knows what is going to happen to the Dillard and Chinese Church properties. Mr. Hoffman asked if the Dads Club owned the piece of property in question. Mr. Burns replied in the affirmative but also commented that there has been a change of direction for the Dads Club and that is why it wants to sell the property.

Several neighboring residents to the proposed development had questions and comments: fear of loss of greenspace, variance granting process, and drainage concerns.

Mr. Hoffman closed the comment period and summed up what options P&Z has:

- Give Mr. Abercrombie his answer tonight
- Future of PADD
- Conflicting information

Ms. McMichael asked Mr. Abercrombie what decision he wants tonight. The answer was that it depends on what the Dads Club wants.

Mr. Smith needs setback information and the drainage issues and differences must be resolved.

Ms. McMichael made a motion to proceed with "hammering" out the ordinance. Ms. McGlothlin seconded the motion. Mr. Johnson wants to have the engineers compare Dads Club notes. Mr. Hoffman will vote to stop the "process." The lots need to be bigger in order to deal with erosion. Ms. Richman said that drainage is an issue with the smaller lots.

The motion failed by a vote of 2 to 3 with Mr. Johnson and Ms. McGlothlin voting to proceed, Ms. McMichael, Mr. Hoffman, and Ms. Richman voting to stop the process. Mr. Calderwood abstained.

Ms. McMichael made a motion to approve the draft ordinance as written, Mr. Johnson seconded the motion. Motion failed 5 to 0. Mr. Calderwood abstained.

4. Discussion and possible action in regards to fencing regulations on residential properties.
5. Discussion and possible action in regards to amending the list of replacement and understory trees.

Mr. Johnson made a motion to table Items 4 & 5. Ms. McMichael seconded the motion. The motion carried 5 to 0.

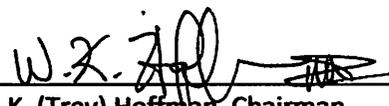
**6. Report regarding City Council action on Planning & Zoning Commission matters**

There was no report from City Council.

**7. Adjournment**

Ms. McMichael made a motion to adjourn. Ms. McGlothlin seconded the motion. The motion carried 5 to 0 and the meeting was adjourned at 9:07 p.m.

Signed: \_\_\_\_\_

  
W. K. (Trey) Hoffman, Chairman

Attest: \_\_\_\_\_

  
Louise Richman, Secretary