

Planning & Zoning Commission Meeting Minutes  
City of Spring Valley Village  
Tuesday, March 9, 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  
Patrick Johnson  
Charlie Calderwood  
Maryellen McGlothlin  
Jim Autenreith, Alternate

Planning & Zoning Members present via Zoom:

Louise Richman  
John Lisenby

A quorum was present.

City Officials present:

Zach Meadows, Director of Community Development  
Matt Hitt, Assistant to City Administrator  
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting January 12, 2021**

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

- 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 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

Mr. Hoffman opened the public hearing at 7:02 p.m.

Mr. Meadows spoke about the item and the size of the lots. Mr. Smith said this was a PAD ordinance in 2018. There are issues. City Council approved the PAD ordinance with some stipulations. This is not a reconsideration of the ordinance. It is non-discretionary. Phil Odle with Cobb Fendley has various Dad's Club members with him and they are asking for plat approval.

Public comments: Kyle Sears, 8841 Cavell. This is a bad design, bad layout, 18 foot driveway is a mistake, traffic issues on Bingle with pool people, FedEx, Amazon, etc. Vote against it. Has heartburn with Dad's Club as they never paid property taxes on this piece of property, property was on HCAD as exempt, should have put up the \$'s for taxes lost to the City; Bart Thomeer, no comment; Darren Dahmer, 8707 Green Valley, layout concerns; A. Kazim, 1114 Joshua Lane, his house backs up to road, need fence to keep them safe from the road traffic. Mr. Hoffman said City Council proposed a wall/fence.

Mr. Hoffman closed the public hearing at 7:14 p.m.

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 (BWPADD), City of Spring Valley Village, Harris County, Texas bearing the address of 1065 Bingle Road.

Mr. Hoffman said that City Council approved this in November 2018. Planning & Zoning turned it down twice. His further comments and questions involved the following: view easement, brick fence on north side at six feet, entrance and exit with right turn only and extend median, sanitary sewer concerns/issues. Mr. Odle said that these issues will be finalized with the construction.

Comments from P&Z follow:

- Mr. Johnson – no further comments from citizens
- Mr. Hoffman – package from Village Fire Department, would documents change?
- Mr. Odle – made changes to the plans
- Mr. Johnson – lives next door, walked the driveway and it is very narrow
- Mr. Odle – 20' restricted area, no reason to park
- Mr. Johnson – no curb along drive
- M. Odle – wanted a roll down curb but Fire Department did not want that
- Mr. Johnson – talked about Lot 12, any grass/dirt? What will Lot 12 see?
- Mr. Odle – not ideal to have road right up to fence/wall
- Mr. Meadows – would like to have some kind of curb/berm; make sure water hits slope
- Mr. Johnson – concerns involve setback from north side
- Mr. Odle – cannot put together construction plans on paper
- Mr. Johnson – no setback required as this is a PAD
- Mr. Smith – setbacks pertain to buildings, not roads
- Ms. McGlothlin – fence abuts road
- Mr. Odle – detention requirements
- Mr. Calderwood – 35' width, high bank to high bank, hike and bike easements
- Ms. McGlothlin – concerned about streets, traffic, turning on Bingle, then left turn to development, four lots
- Mr. Odle – talked about Bingle traffic per traffic survey
- Mr. Hoffman – discussed traffic engineer's findings, 25', 30' radius; only way to get radius is to cut off neighbor's property. How will this resolved?
- Mr. Odle – connecting up to ROW
- Mr. Hoffman – move it back
- Mr. Odle – that is an issue
- Mr. Hoffman – with median, no left turns; how far to move median; how will that affect fire trucks
- Mr. Odle – sure there is a design that will work
- Mr. Hoffman – Fire Code – 20' pavement stipulation
- Mr. Calderwood – questions regarding wall
- Mr. Smith – those are construction issues
- Mr. Calderwood – City Council has approved; owner will not do anything against City ordinances
- Mr. Hoffman – ROW cannot come close, does not meet ROW, not close to City ordinance
- Mr. Calderwood – 20' pavement cleared; Carmel would like brick fence versus a wood fence and would have to give part of land. City matter, not a P&Z matter.
- Mr. Lisenby – CM Dominy had made a motion regarding wall
- Mr. Smith – fence is owner's property
- Mr. Calderwood – Is that a mistake?
- Mr. Hoffman – smoke and mirrors, had two years and nothing in packet about a resolution
- Mr. Smith – not the subject of P&Z meeting; it is for construction

- Mr. Hoffman – ROW is not even close
- Mr. Calderwood – Four meetings, issue of HOA with fence easement. Other items are not part of P&Z.
- Mr. Autenreith – question regarding berm and drainage
- Ms. Richman – question of traffic for left turn; pictures are from 2018. Dated?
- Mr. Calderwood – What about school buses
- Mr. Hoffman – Three options for sanitary sewer: declined, off of Voss, work with Dillard tract
- Mr. Johnson – directed his comments to the Dad’s Club – great neighborhood asset but should have been more dialogue
- Mr. Hoffman – talked about PAD history with all the tracts as none of the property owners got together. Challenges remain. Properties removed from PAD but this one is grandfathered in with City Council prohibition on having a Voss entrance. Irony is if PAD goes away, so does the Voss Road prohibition.
- Several points mentioned about the bridge that Mr. Smith said were not on the agenda.

Mr. Calderwood made a motion to approve as presented. No second but motion would die for lack of a second. Ms. McGlothlin seconded the motion. Motion failed 6 to 1.

**5. Consideration and possible action concerning:** Changing the date of the Planning & Zoning Commission Meeting for December

It was decided to hold the P&Z meeting on the first Tuesday in December, December 7, 2021. Mr. Calderwood made the motion to approve the date. Ms. McGlothlin seconded the motion. The motion carried 7 to 0.

**6. Discussion and possible direction concerning:** The activities of the City Council during the February 23, 2021 meeting regarding Planning & Zoning Commission matters.

Mr. Smith reported that there were no Planning and Zoning matters on the agenda.

**7. Adjournment**

Mr. Calderwood made a motion to adjourn. Ms. McGlothlin seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 8:20 p.m.

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

Attest: Louise Richman  
 Louise Richman, Secretary