



**Planning & Zoning
Commission Meeting
March 12, 2019
7:00 p.m.**

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

Patrick Johnson
John Lisenby, Alternate
Maryellen McGlothlin
Amy Winstead



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, March 12, 2019 at 7:00 P.M.

1. **CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**
2. **APPROVAL OF MEETING MINUTES:** Regular Meeting on February 12, 2019
3. **DISCUSSION AND DIRECTION CONCERNING:** Review Of Residential Building Line Setback Regulations Along Campbell Road And Bingle Road, Including Existing Conditions Associated With Each Street And Established Patterns, Options For Revising Building Line Setbacks, And Impacts Associated With Each Option.
4. **DISCUSSION AND DIRECTION CONCERNING:** The Activities of the City Council During the February 26, 2019 Meeting Regarding Planning & Zoning Commission Matters.
5. **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 7th day of March, 2019 at 9:30 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, February 12, 2019

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

Planning & Zoning Members present:

Trey Hoffman, Chair
Charlie Calderwood
Maryellen McGlothlin
Anne-Marie McMichael
Louise Richman
Amy Winstead
John Lisenby, Alternate

A quorum was present.

City Officials present:

Marcus Vajdos, Councilmember
Loren Smith, City Attorney
Oscar Arevalo, Building Official

- 2. Approval of meeting minutes for regular meeting December 10, 2019**

Ms. McMichael made the motion to approve the minutes. Ms. McGlothlin seconded the motion. The motion carried 7 to 0.

- 3. Conduct a public hearing concerning:** Ordinance No. 2019-XX – an ordinance of the City Council 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 Sections 03:C-01, 3:F, 03:G-02, and 05:02.01, related to garages, carports and porte-cocheres; providing for severability; providing a savings clause and effective date; providing a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof; and providing for publication.

- A. Presentation of Proposed Ordinance by City Attorney
- B. Those in Favor
- C. Those Opposed
- D. Adjourn Public Hearing

Mr. Hoffman opened the public hearing at 7:03 p.m. He spoke about the reason why this item came back to the Planning and Zoning Commission. The proposed ordinance contains clarifying language to be more specific; not changing very much. Ms. McMichael noted that this is the first time a notice about a public hearing went out to all the Spring Valley Village residents. Mr. Smith said that this ordinance is not to be applied retroactively; it is just for new building going forward.

Mr. Hoffman closed the public hearing at 7:08 p.m.

4. **Consideration and possible action concerning:** Ordinance No. 2019-XX – an ordinance of the City Council 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 Sections 03:C-01, 3:F, 03:G-02, and 05:02.01, related to garages, carports and porte-cocheres; providing for severability; providing a savings clause and effective date; providing a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof; and providing for publication.

Mr. Lisenby made a motion to approve the ordinance. Ms. McMichael seconded the motion. The motion carried 7 to 0.

5. **Discussion and direction concerning:** The activities of the City Council during the January 22, 2019 meeting regarding Planning & Zoning Commission matters.

There was no Planning and Zoning meeting in January 2019 and therefore there was no City Council activity regarding Planning & Zoning Commission matters.

6. **Adjournment**

Mr. Calderwood made a motion to adjourn. Ms. McGlothlin seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 7:15 p.m.

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

Attest: _____
Louise Richman, Secretary

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

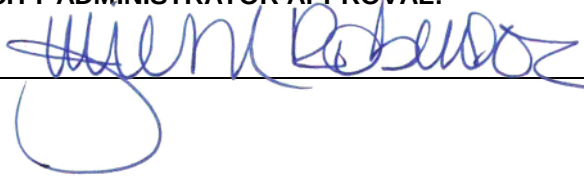
MEETING DATE: March 12, 2019

TOPIC:	Review Of Residential Building Line Setback Regulations Along Campbell Road And Bingle Road, Including Existing Conditions Associated With Each Street And Established Patterns, Options For Revising Building Line Setbacks, And Impacts Associated With Each Option.
BACKGROUND:	In early 2018 and in response to a front building line setback issue raised on Westview Drive, the City Council directed the Planning and Zoning Commission to undertake a review of all of the residential building line setbacks applicable to properties along Westview Drive to determine whether it would be appropriate to revise those setbacks based on the development that has occurred along Westview Drive since the regulation was established in 1991. Since Westview Drive is one of four Major Thoroughfares designated in the Zoning Ordinance, Council also directed that the Commission review and evaluate the residential building line setbacks for Campbell Road and Bingle Drive, two of the other Major Thoroughfares along which residential properties are located, once the Commission had completed its evaluation of Westview Drive residential building line setbacks. Tony Allender with Hawes Hill & Associates has compiled the data for existing conditions on both Campbell Road and Bingle Road, and there are several similarities with the existing conditions of both streets. A copy of the Lot by Lot Analysis including maps for each street is provided with this agenda item. Based on the revision that was made to the Westview Drive residential front building line setback and the similarities that exist on Campbell Road and Bingle Road, it is Mr. Allender's recommendation that: (1) The front building line setback on both Campbell Road and Bingle Road be reduced from 40 feet to 25 feet; and (2) The side/rear building line setbacks on both Campbell Road and Bingle Road be reduced from 25 feet to 15 feet ONLY in the instance that a fence is present. Mr. Allender will present his findings and recommendations to the Commission during the March 12, 2019 meeting.
RECOMMENDATION:	None

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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**Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

ATTACHMENTS:	- Lot by Lot Analysis Along Campbell Road - Lot By Lot Analysis Along Bingle Road - Maps for Campbell Road and Bingle Road Analysis - Copy of Letter, Constant Contact Message and Social Media Post Notifying the Public of this Agenda Item
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$_____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING:	
	
SUBMITTING STAFF MEMBER:	CITY ADMINISTRATOR APPROVAL:
Oscar Arevalo, CBO, Building Official	

ACTIONS TAKEN		
APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER

DIVIDER PAGE

Campbell Road Lot by Lot Analysis

LstOrd	Address	Side of	Total Building Area (in sq. ft.)	Total Land Area (in sq. ft.)	Acreage	Percent of Lot Area	Year of Improvement	Total 2018 Market Value	Estimated			
		Campbell Road							Building Face	Lot Depth (in ft.)	Setback of Home (in ft.)	Zoning
1	47 Windsor Court	East	4,257	8,146	0.1870	0.5226	2008	\$ 1,085,758	Side	132	12.4	C/WPADD
2	42 Windsor Court	East	3,689	6,705	0.1539	0.5502	2007	\$ 944,894	Side	76	14.6	C/WPADD
3	9022 Lupton Court	East	1,983	12,690	0.2914	0.1563	1970	\$ 666,000	Side	146	19.9	District A
4	9023 Lupton Court	East	1,946	11,703	0.2687	0.1663	1969	\$ 537,971	Side	138	18.3	District A
5	9036 Larston Street	East	2,434	10,800	0.2480	0.2254	1976	\$ 574,968	Rear	196	95.4	District A
6	9040 Larston Street	East	2,904	14,797	0.3397	0.1963	1976	\$ 852,028	Rear	196	26.2	District A
7	9045 Larston Street	East	2,195	15,000	0.3444	0.1463	1976	\$ 687,027	Rear	208	38.1	District A
8	1224 Campbell Road	East	1,842	15,000	0.3444	0.1228	1955	\$ 542,502	Front	161	28.7	District A
9	9052 Elizabeth Road	East	1,750	16,254	0.3732	0.1077	1973	\$ 573,982	Side	113	29.6	District A
10	9035 Ellizabeth Road	East	5,631	15,900	0.3650	0.3542	2015	\$ 1,620,600	Side	102	37.8	District A
11	1218 Campbell Road	East	2,712	15,000	0.3444	0.1808	1955	\$ 662,596	Front	154	34.0	District A
12	1214 Campbell Road	East	2,587	17,365	0.3987	0.1490	1950	\$ 507,832	Front	157	37.7	District A
13	3 Village Oaks Lane	East	4,486	24,584	0.5644	0.1825	1991	\$ 1,125,000	Side	123	42.2	District A
14	2 Village Oaks Lane	East	3,315	10,704	0.2458	0.3097	1995	\$ 877,586	Side	109	21.1	District A
15	9046 Bace Drive	East	1,596	14,570	0.3345	0.1095	1952	\$ 485,000	Side	155	5.1	District A
16	9047 Bace Drive	East	3,531	14,980	0.3439	0.2357	2014	\$ 1,242,900	Side	107	40.3	District A
17	4 Cardwell Court	East	3,973	10,007	0.2298	0.3970	2003	\$ 974,500	Side	131	18.3	District A
18	5 Cardwell Court	East	4,145	10,181	0.2338	0.4071	2009	\$ 1,263,400	Rear	118	21.5	District A
19	3 Cardwell Court	East	3,433	10,034	0.2304	0.3421	2002	\$ 1,152,342	Side	108	17.6	District A
20	1 Pecan Trail Lane	West	3,979	11,911	0.2735	0.3341	2000	\$ 1,031,382	Side	119	19.1	District A

* Analysis does not include the possibility of variances from setback requirements

** Excludes the highest and lowest setback in District A due to substantial deviation from other properties

Permitted Setback (in ft.)	Difference	Built Prior to Zoning	Meet Today's Code?	Currently Out of Compliance*	What do You See?
4	8.4	No	Yes	No	Fence
4	10.6	No	Yes	No	Fence
25	-5.1	Yes	No	No	Fence
25	-6.7	Yes	No	No	Fence
25	70.4	Yes	Yes	No	Fence
25	1.2	Yes	Yes	No	Fence
25	13.1	Yes	Yes	No	Fence
40	-11.3	Yes	No	No	Vegetation
25	4.6	Yes	Yes	No	Vegetation
25	12.8	No	Yes	No	Home
40	-6.0	Yes	No	No	Vegetation
40	-2.3	Yes	No	No	Vegetation
25	17.2	No	Yes	No	Vegetation
25	-3.9	No	No	Yes	Fence
25	-19.9	Yes	No	No	Fence
25	15.3	No	Yes	No	Fence
25	-6.7	No	No	Yes	Fence
25	-3.5	No	No	Yes	Fence
25	-7.4	No	No	Yes	Fence
25	-5.9	No	No	Yes	Fence

**Average Setback
of Home by
Category (in ft)**

**

- 13.5 C/WPADD
- 26.9 District A - Rear/Side
- 33.5 District A - Front

Recommendations

- Reduce Front Yard to 25 feet
- Allow Reduction of Side Yard to 15 feet if a Boundary Fence

DIVIDER PAGE

BINGLE ROAD LOT BY LOT ANALYSIS

LstOrd	Address	Side of Bingle Road	Total Building Area (in sq. ft.)	Total Land Area (in sq. ft.)	Acreage	Percent of Lot Area	Year of Improvement	Total Market Value	Building Face	Lot Depth (in ft.)	Estimated Setback of Home (in ft.)	Zoning	Current Use
1400 Block of Bingle Road													
1	1440 Bingle Road	EAST	4,681	17,611	0.4043	0.2658	2010	\$ 1,040,000	Front	224	40.0	District A	Single Family Res
2	1432 Bingle Road	EAST	1,898	20,340	0.4670	0.0933	1950	\$ 460,000	Front	225	43.0	District A	Single Family Res
3	1430 Bingle Road	EAST	3,265	22,300	0.5120	0.1464	2007	\$ 1,049,700	Front	225	68.0	District A	Single Family Res
4	1426 Bingle Road	EAST	3,183	15,712	0.3607	0.2026	1991	\$ 743,000	Front	193	67.0	District A	Single Family Res
5	1422 Bingle Road	EAST	3,355	14,482	0.3325	0.2317	1991	\$ 837,142	Front	194	71.0	District A	Single Family Res
6	1418 Bingle Road	EAST	3,285	14,171	0.3254	0.2318	1992	\$ 790,578	Front	195	69.0	District A	Single Family Res
7	1410 Bingle Road	EAST	1,535	9,051	0.2078	0.1696	1953	\$ 379,065	Front	118	40.0	District A	Single Family Res
8	1406 Bingle Road	EAST	1,717	8,269	0.1898	0.2076	1953	\$ 340,100	Front	121	33.0	District A	Single Family Res
9	8522 Westview Drive	EAST	2,098	9,600	0.2204	0.2185	1953	\$ 385,000	Side	80	34.0	District A	Single Family Res
1	1441 Bingle Road	WEST	2,136	25,200	0.5785	0.0848	1980	\$ 534,000	Front	180	32.0	District A	Single Family Res
2	8602 Cedardale Drive	WEST	3,955	16,465	0.3780	0.2402	2002	\$ 1,010,000	Side	181	25.0	District A	Single Family Res
3	8603 Cedardale Drive	WEST	2,519	17,000	0.3903	0.1482	1984	\$ 620,000	Side	203	38.0	District A	Single Family Res
4	8602 Westview Drive	WEST	2,440	19,000	0.4362	0.1284	1983	\$ 507,343	Side	190	30.0	District A	Single Family Res
1300 Block of Bingle Road													
10	8521 Westview Drive	EAST	3,515	9,393	0.2156	0.3742	2008	\$ 884,400	Side	78	33.0	District A	Single Family Res
11	1332 Bingle Road	EAST	-	9,216	0.2116	0.0000	0	\$ 313,528	Front	123	0.0	District A	Unimproved Lot
12	1328 Bingle Road	EAST	1,857	9,000	0.2066	0.2063	1953	\$ 444,000	Front	124	27.0	District A	Single Family Res
13	1324 Bingle Road	EAST	1,950	9,000	0.2066	0.2167	1953	\$ 385,990	Front	124	28.0	District A	Single Family Res
14	1320 Bingle Road	EAST	2,105	9,000	0.2066	0.2339	1953	\$ 444,600	Front	129	40.0	District A	Single Family Res
15	1318 Bingle Road	EAST	1,501	9,000	0.2066	0.1668	1953	\$ 376,800	Front	129	37.0	District A	Single Family Res
16	8530 Merlin Drive	EAST	1,605	10,400	0.2388	0.1543	1953	\$ 444,300	Side	132	37.0	District A	Single Family Res
5	8601 Westview Drive	WEST	2,036	12,600	0.2893	0.1616	1955	\$ 421,500	Side	150	24.0	District A	Single Family Res
6	8602 Lupton Lane	WEST	2,014	11,050	0.2537	0.1823	1955	\$ 467,284	Side	128	18.0	District A	Single Family Res
7	8601 Lupton Lane	WEST	1,755	10,176	0.2336	0.1725	1952	\$ 440,878	Side	142	28.0	District A	Single Family Res
8	8602 Merlin Drive	WEST	2,568	10,176	0.2336	0.2524	1970	\$ 471,975	Side	100	22.0	District A	Single Family Res
1200 Block of Bingle Road													
17	8529 Merlin Drive	EAST	1,742	12,219	0.2805	0.1426	1968	\$ 500,000	Side	118	37.0	District A	Single Family Res

18 1240 Bingle Road	EAST	2,976	15,271	0.3506	0.1949	1998	\$ 763,000	Front	203	40.0	District A	Single Family Res
19 8519 Cedarbrake Drive	EAST	2,939	14,155	0.3250	0.2076	1989	\$ 892,746	Side	150	23.0	District A	Single Family Res
20 8520 Cedarbrake Drive	EAST	2,935	14,250	0.3272	0.2060	1985	\$ 846,000	Side	150	34.6	District A	Single Family Res
21 1202 Bingle Road	EAST	2,823	37,481	0.8605	0.0753	1992	\$ 1,091,100	Front	202	56.0	District A	Single Family Res
22 8522 Burkhart Road	EAST	3,915	12,525	0.2876	0.3126	1999	\$ 930,000	Side	130	33.0	District A	Single Family Res
9 8601 Merlin Drive	WEST	3,398	10,175	0.2336	0.3340	1998	\$ 901,057	Side	93	36.0	District A	Single Family Res
10 8602 Cedarbrake Drive	WEST	2,531	12,325	0.2830	0.2054	1965	\$ 528,000	Side	147	29.0	District A	Single Family Res
11 8601 Cedarbrake Drive	WEST	2,038	12,410	0.2849	0.1642	1965	\$ 605,271	Side	148	28.0	District A	Single Family Res
12 8600 Cedarspur Drive	WEST	2,640	12,600	0.2893	0.2095	1978	\$ 513,125	Side	151	21.0	District A	Single Family Res
13 8601 Cedarspur Drive	WEST	2,446	12,516	0.2874	0.1954	1979	\$ 568,811	Side	148	21.0	District A	Single Family Res
14 1203 Bingle Road	WEST	3,764	15,000	0.3444	0.2509	1999	\$ 709,000	Front	116	28.0	District A	Single Family Res
1100 Block of Bingle Road												
23 8529 Burkhart Road	EAST	4,843	23,457	0.5385	0.2065	1998	\$ 1,209,200	Side	261	29.0	District A	Single Family Res
24 8468 Winningham Lane	EAST	2,289	13,860	0.3182	0.1652	1979	\$ 526,898	Side	124	26.0	District A	Single Family Res
25 0 Winningham Lane	EAST	-	3,850	0.0884	0.0000	0	\$ 193	Side	52	0.0	District A	Unimproved Lot
26 18 Woodsborough Circle	EAST	3,243	19,487	0.4474	0.1664	1990	\$ 1,012,300	Side	164	22.0	District A	Single Family Res
27 20 Woodsborough Circle	EAST	3,062	11,458	0.2631	0.2672	1990	\$ 910,000	Side	129	17.0	District A	Single Family Res
15 1155 Bingle Road	WEST	2,579	12,325	0.2830	0.2092	1979	\$ 440,636	Front	150	46.0	District A	Single Family Res
16 1151 Bingle Road	WEST	2,442	12,810	0.2941	0.1906	1979	\$ 416,446	Front	149	30.0	District A	Single Family Res
17 1138 Joshua Lane	WEST	4,043	27,021	0.6203	0.1496	2000	\$ 1,312,500	Rear	139	31.0	District A	Single Family Res
18 1134 Joshua Lane	WEST	4,083	10,000	0.2296	0.4083	2002	\$ 1,201,975	Rear	140	27.0	District A	Single Family Res
19 1130 Joshua Lane	WEST	4,168	10,000	0.2296	0.4168	2002	\$ 1,100,000	Rear	139	31.0	District A	Single Family Res
20 1126 Joshua Lane	WEST	3,894	10,000	0.2296	0.3894	2000	\$ 1,023,000	Rear	139	31.0	District A	Single Family Res
21 1122 Joshua Lane	WEST	4,156	10,125	0.2325	0.4105	2000	\$ 1,030,000	Rear	145	20.0	District A	Single Family Res
22 1118 Joshua Lane	WEST	3,846	13,120	0.3012	0.2931	2000	\$ 1,047,908	Rear	206	25.0	District A	Single Family Res
23 1114 Joshua Lane	WEST	4,687	12,670	0.2909	0.3699	2001	\$ 1,243,000	Rear	206	58.0	District A	Single Family Res

Permitted Setback (in ft.)	Difference	Built Prior to Zoning	Meet Today's Code?	Currently Out of Compliance *	What do You See?
40	0.0	No	Yes	No	Home
40	3.0	Yes	Yes	No	Home
40	28.0	No	Yes	No	Home
40	27.0	No	Yes	No	Home
40	31.0	No	Yes	No	Home
40	29.0	No	Yes	No	Home
40	0.0	Yes	Yes	No	Home
40	-7.0	Yes	No	No	Home
25	9.0	Yes	Yes	No	Home
40	-8.0	Yes	No	No	Vegetation
25	0.0	No	Yes	No	Fence
25	13.0	No	Yes	No	Fence
25	5.0	No	Yes	No	Fence
25	8.0	No	Yes	No	Home
40	N/A	No	Yes	No	Home
40	-13.0	Yes	No	No	Home
40	-12.0	Yes	No	No	Home
40	0.0	Yes	Yes	No	Home
40	-3.0	Yes	No	No	Home
25	12.0	Yes	Yes	No	Fence
25	-1.0	Yes	No	No	Home
25	-7.0	Yes	No	No	Fence
25	3.0	Yes	Yes	No	Home
25	-3.0	Yes	No	No	Home
25	12.0	Yes	Yes	No	Fence

Setback Info				Insufficient to meet requirement	
Area	Average	High	Low	Number	Percent
1400 Block	45.38	71	25	2	15%
Front	51.44	71	32	2	22%
Side	31.75	38	25	0	0%
Rear	N/A	N/A	N/A	N/A	N/A
1300 Block	29.40	40	18	6	60%
Front	33.00	40	27	3	75%
Side	27.00	37	18	3	50%
Rear	N/A	N/A	N/A	N/A	N/A
1200 Block	32.2	56	21	4	33%
Front	41.33	56	28	1	33%
Side	29.18	37	21	3	33%
Rear	N/A	N/A	N/A	N/A	N/A
1100 Block	30.23	58	17	4	31%
Front	38.00	46	30	1	50%
Side	23.50	29	17	2	50%
Rear	31.86	58	20	1	14%

Recommendations
 Reduce Front Yard to 25 feet
 Allow Reduction of Side Yard to 15 feet if a Boundary Fence

40	0.0	No	Yes	No	Home
25	-2.0	No	No	Yes	Fence
25	9.6	No	Yes	No	Fence
40	16.0	No	Yes	No	Vegetation
25	8.0	No	Yes	No	Fence
25	11.0	No	Yes	No	Fence
25	4.0	Yes	Yes	No	Fence
25	3.0	Yes	Yes	No	Fence
25	-4.0	Yes	No	No	Fence
25	-4.0	Yes	No	No	Fence
40	-12.0	Yes	No	No	Home

25	4.0	No	Yes	No	Fence
25	1.0	Yes	Yes	No	Fence
25	N/A	No	Yes	No	N/A
25	-3.0	No	No	Yes	Fence
25	-8.0	No	No	Yes	Fence
40	6.0	Yes	Yes	No	Home
40	-10.0	Yes	No	No	Home
25	6.0	No	Yes	No	Fence
25	2.0	No	Yes	No	Fence
25	6.0	No	Yes	No	Fence
25	6.0	No	Yes	No	Fence
25	-5.0	No	No	Yes	Fence
25	0.0	No	Yes	No	Fence
25	33.0	No	Yes	No	Fence

DIVIDER PAGE

SPRING VALLEY: CAMPBELL

Municipal Limits

Setback Type

- Front
- Side
- Rear



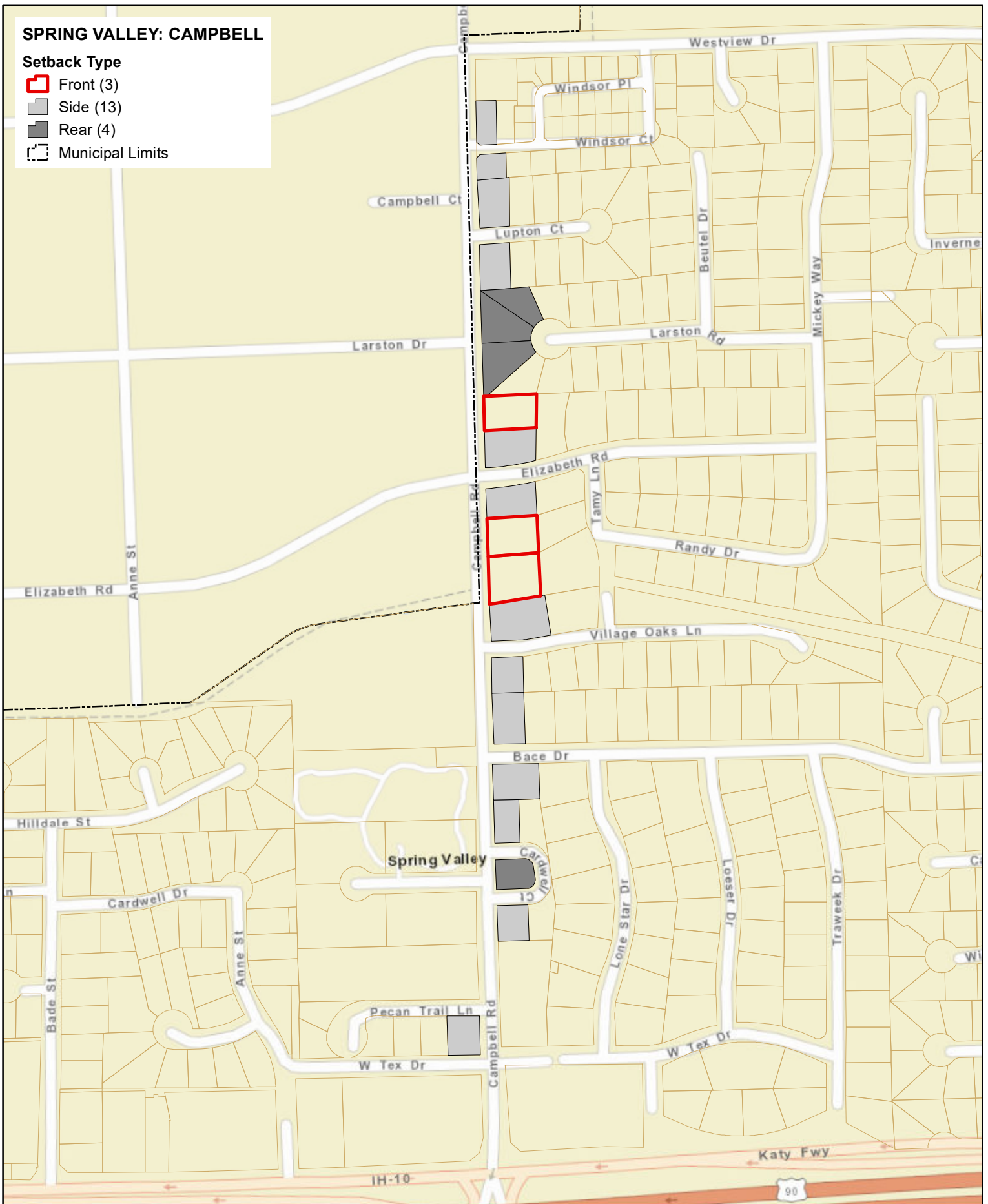
0 100 200 Feet



SPRING VALLEY: CAMPBELL

Setback Type

- Front (3)
- Side (13)
- Rear (4)
- Municipal Limits



0 100 200 Feet



SPRING VALLEY: CAMPBELL

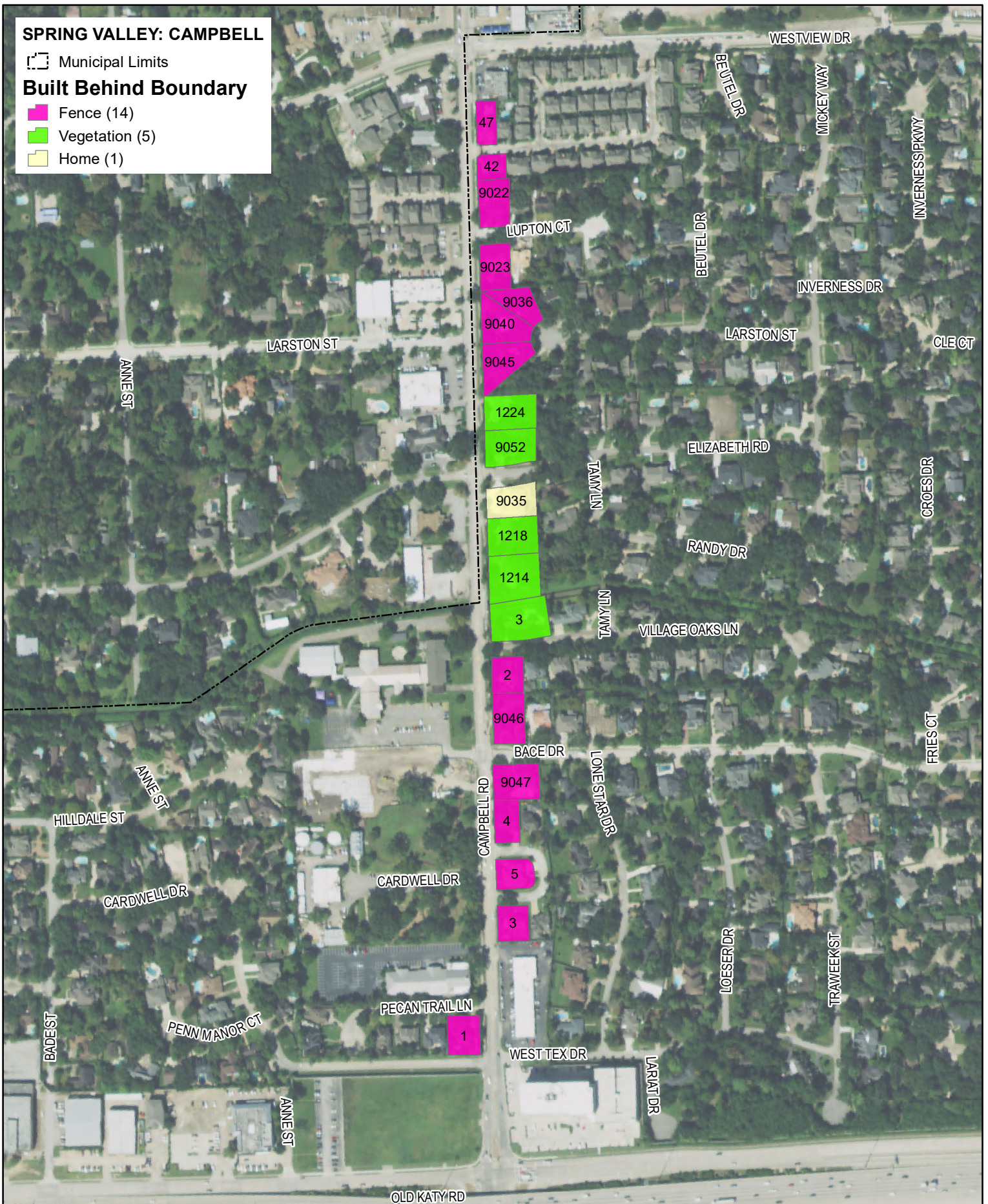
 Municipal Limits

Built Behind Boundary

 Fence (14)

 Vegetation (5)

 Home (1)



0 100 200 Feet



SPRING VALLEY: CAMPBELL

Year of Construction

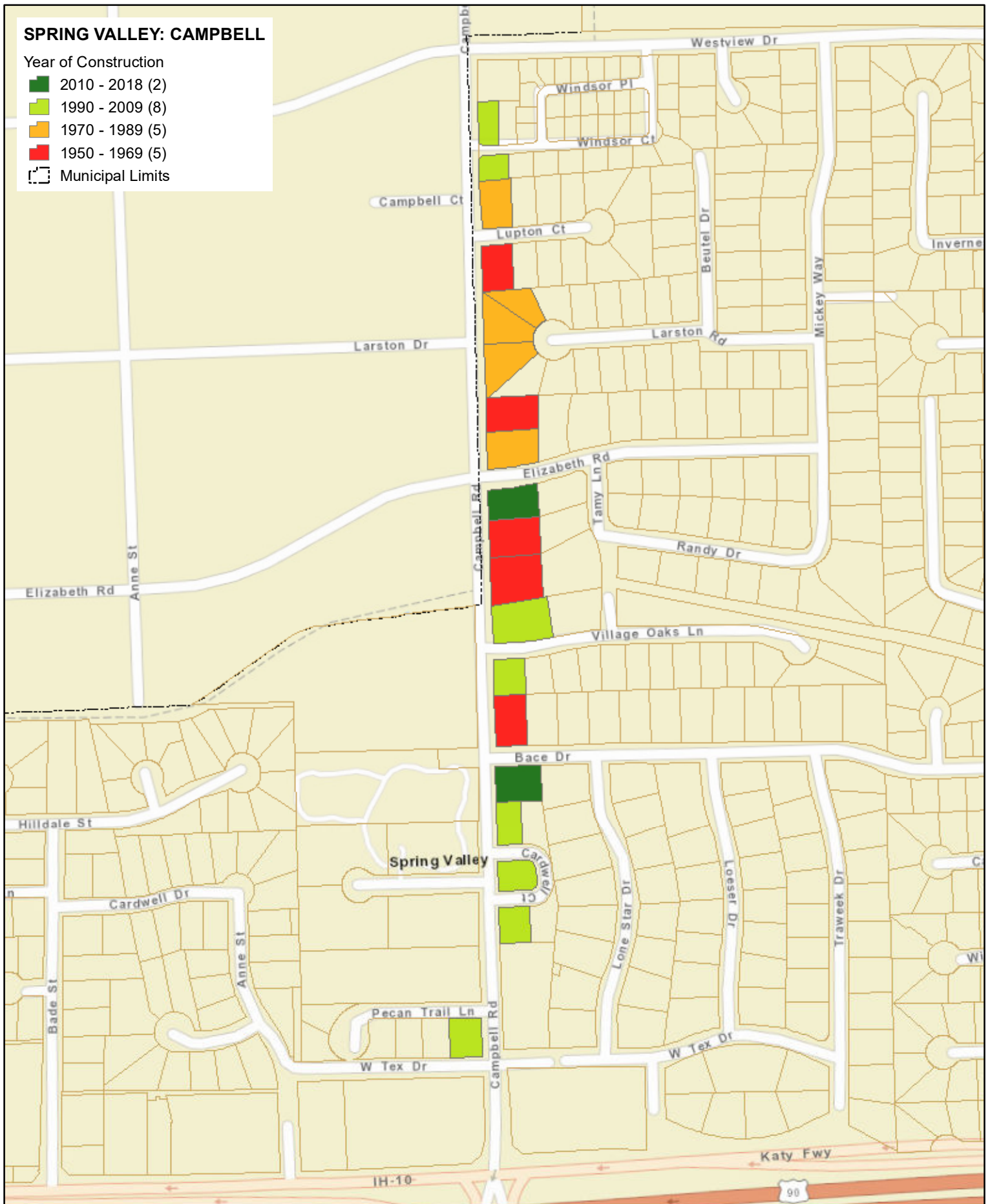
2010 - 2018 (2)

1990 - 2009 (8)

1970 - 1989 (5)

1950 - 1969 (5)

Municipal Limits



0 100 200 Feet



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community
Data Source: Google Maps 2016-2017, HCAD Oct-Nov 2018, TNIRIS

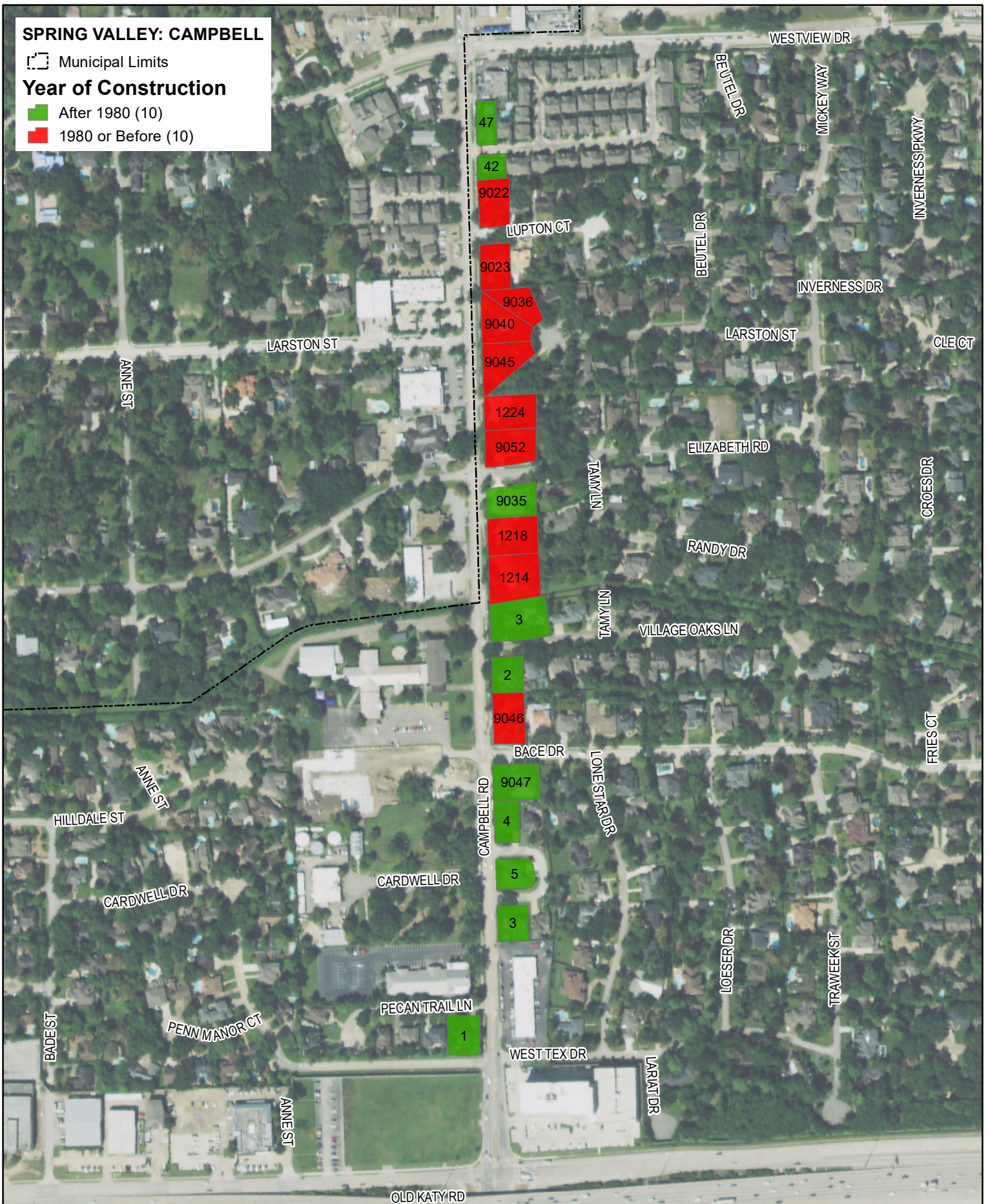
SPRING VALLEY: CAMPBELL

 Municipal Limits

Year of Construction

 After 1980 (10)

 1980 or Before (10)



0 100 200 Feet



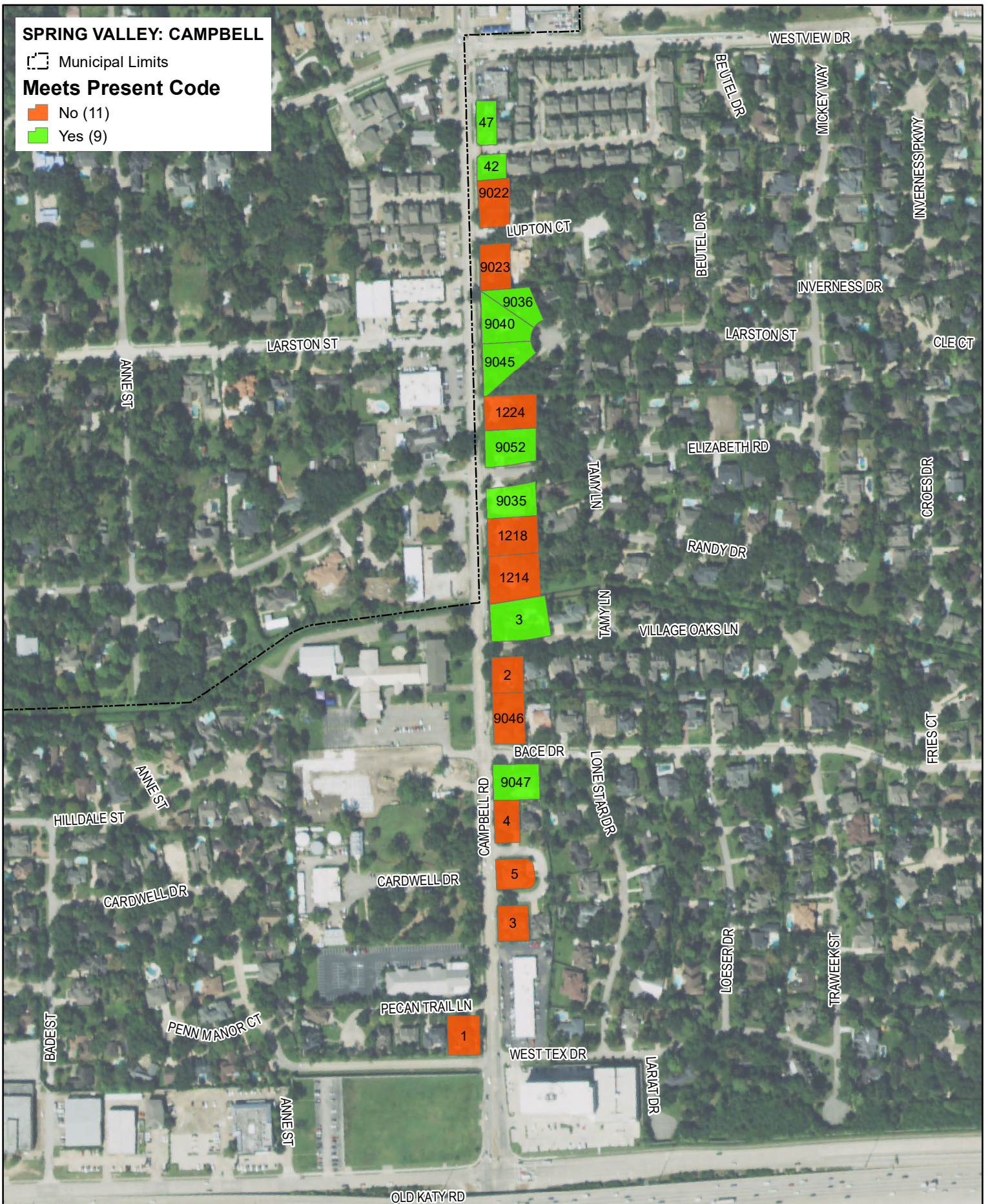
SPRING VALLEY: CAMPBELL

 Municipal Limits

Meets Present Code

 No (11)

 Yes (9)



0 100 200 Feet

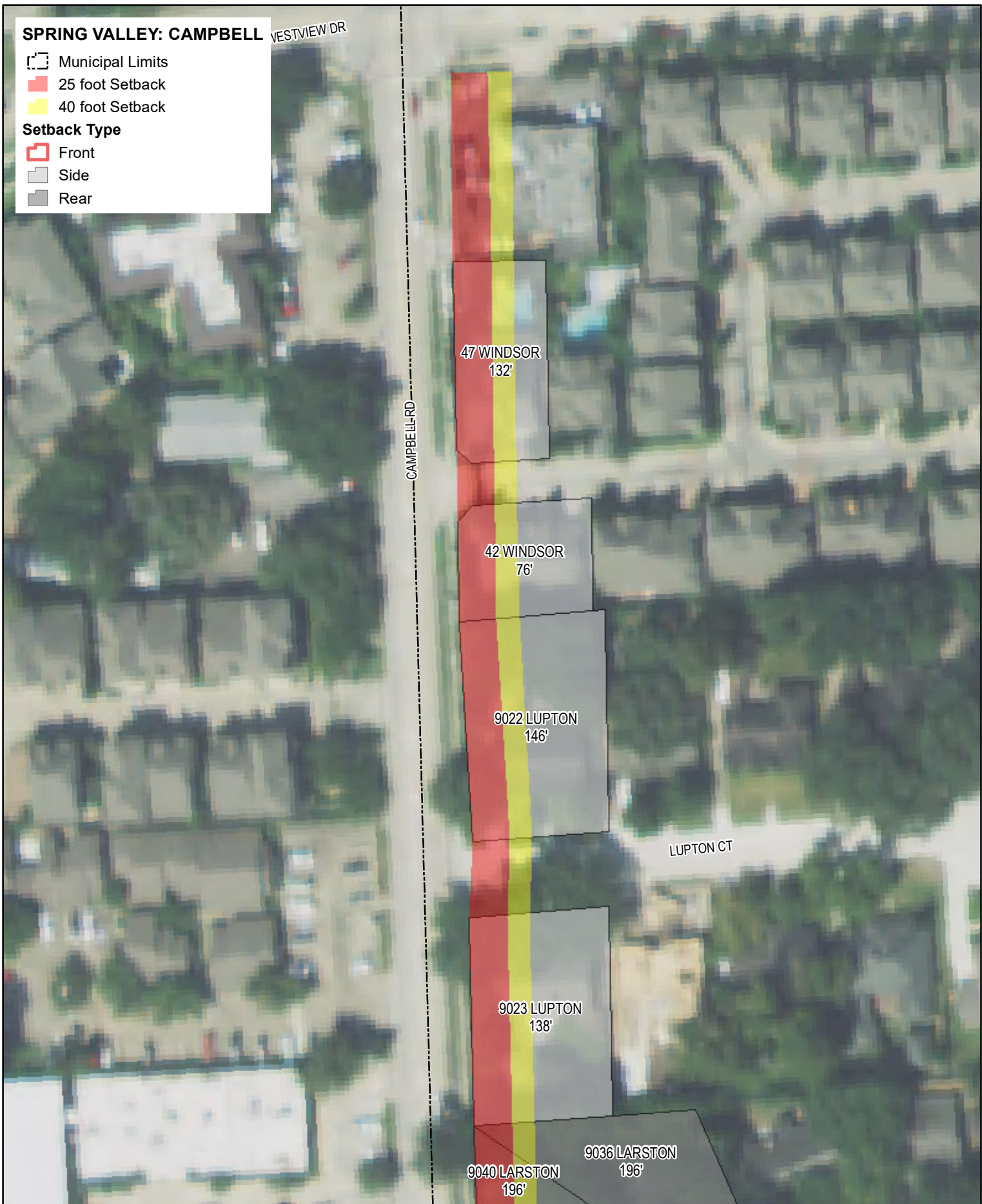


SPRING VALLEY: CAMPBELL

- Municipal Limits
- 25 foot Setback
- 40 foot Setback

Setback Type

- Front
- Side
- Rear

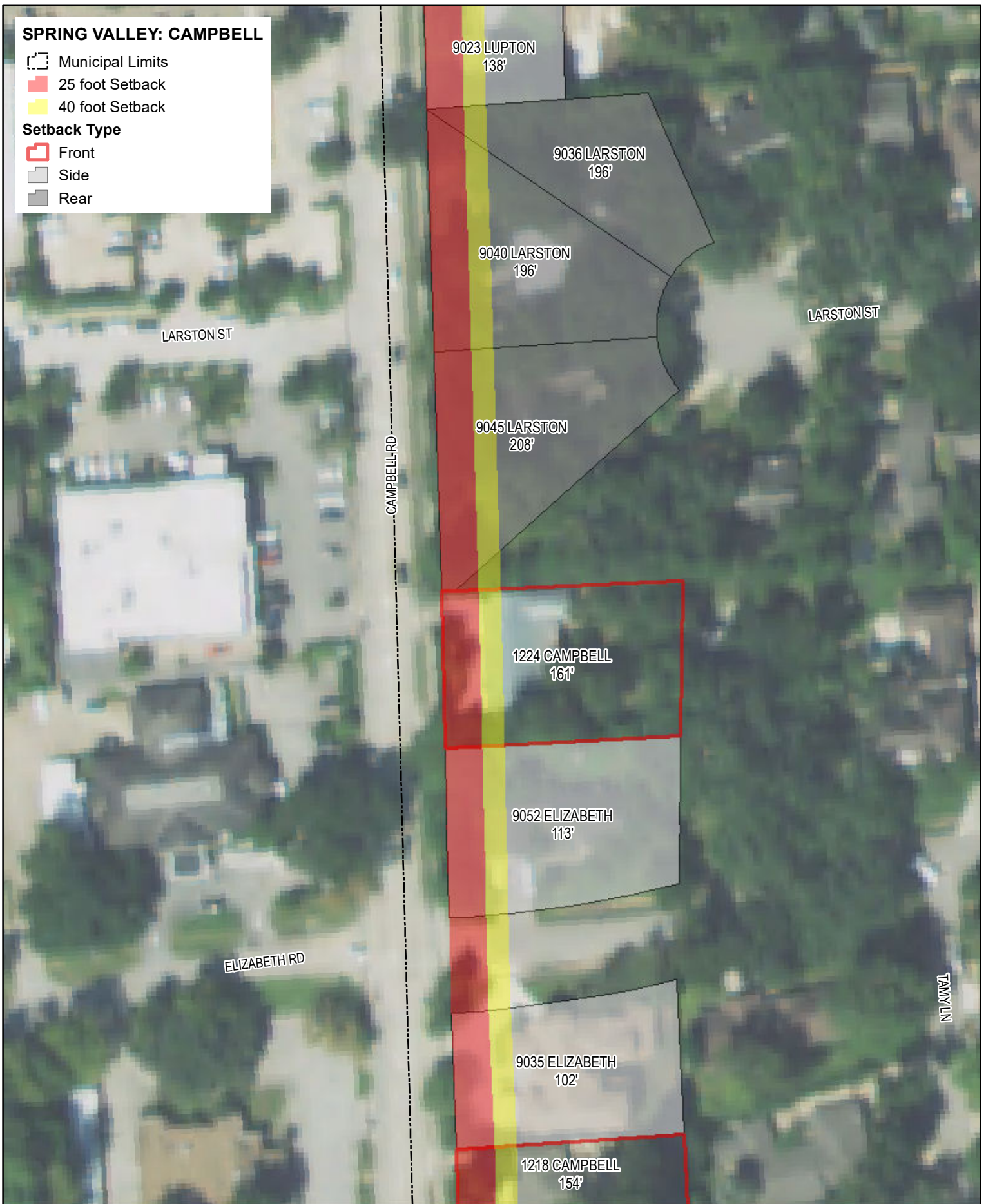


SPRING VALLEY: CAMPBELL

- Municipal Limits
- 25 foot Setback
- 40 foot Setback

Setback Type

- Front
- Side
- Rear



0 100 200 Feet



SPRING VALLEY: CAMPBELL

-  Municipal Limits
-  25 foot Setback
-  40 foot Setback

Setback Type

-  Front
-  Side
-  Rear



0 100 200 Feet

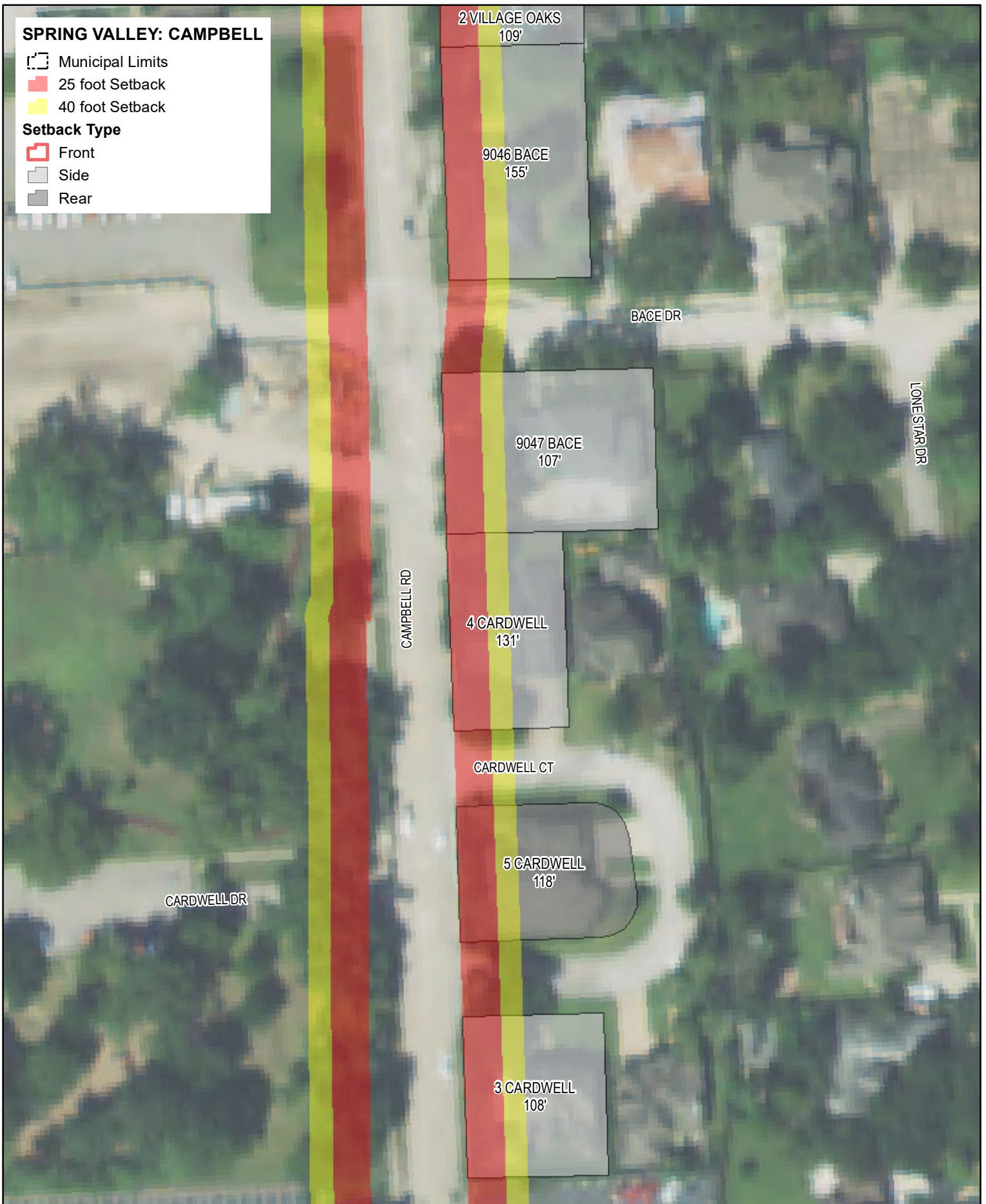


SPRING VALLEY: CAMPBELL

- Municipal Limits
- 25 foot Setback
- 40 foot Setback

Setback Type

- Front
- Side
- Rear



0 100 200 Feet

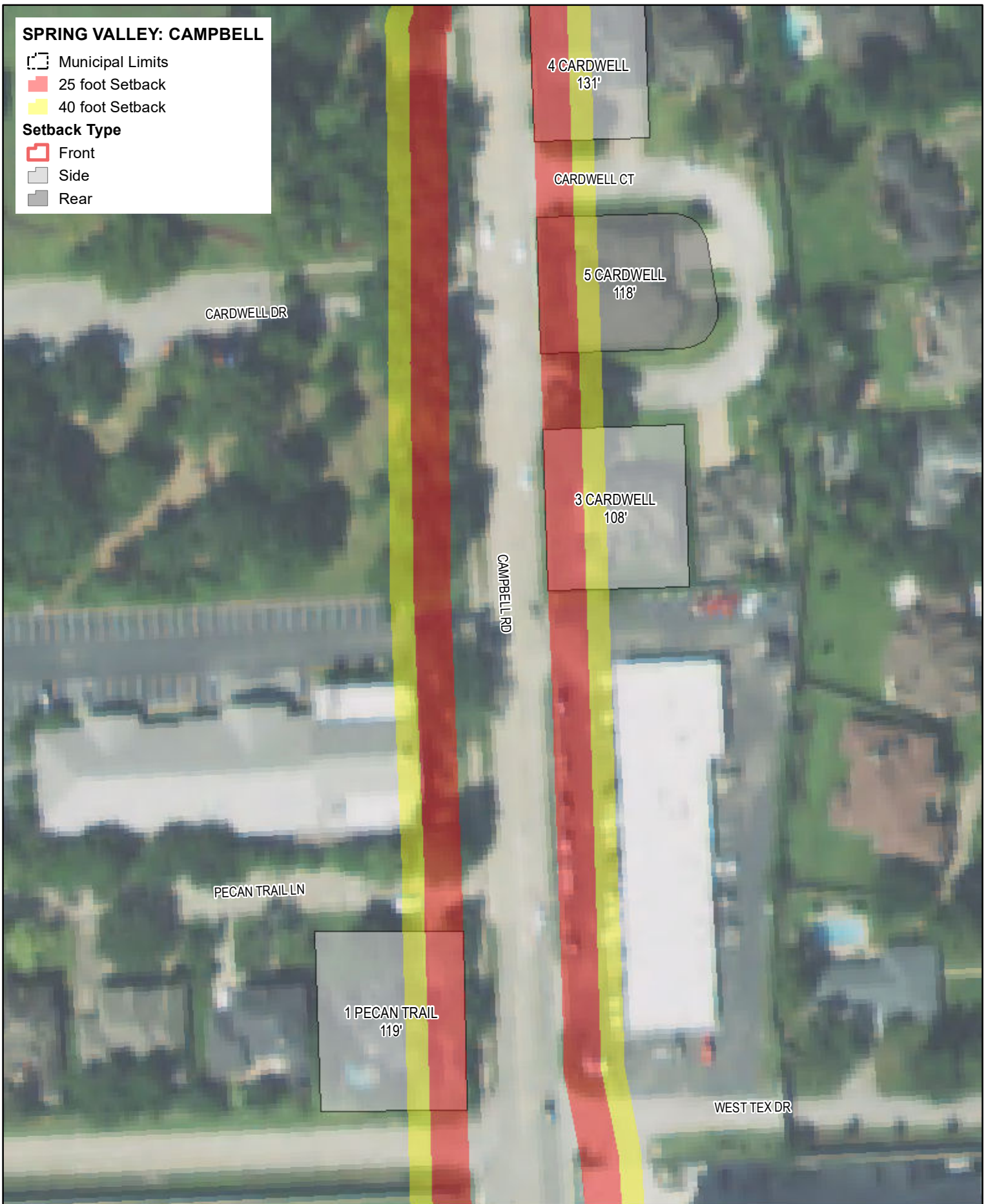


SPRING VALLEY: CAMPBELL

-  Municipal Limits
-  25 foot Setback
-  40 foot Setback

Setback Type

-  Front
-  Side
-  Rear



0 100 200 Feet



SPRING VALLEY: CAMPBELL

Property Class

- Commercial
- Commercial Vacant
- Exempt
- Single Family Residential
- Utility
- Vacant Lot
- Municipal Limits



0 100 200 Feet

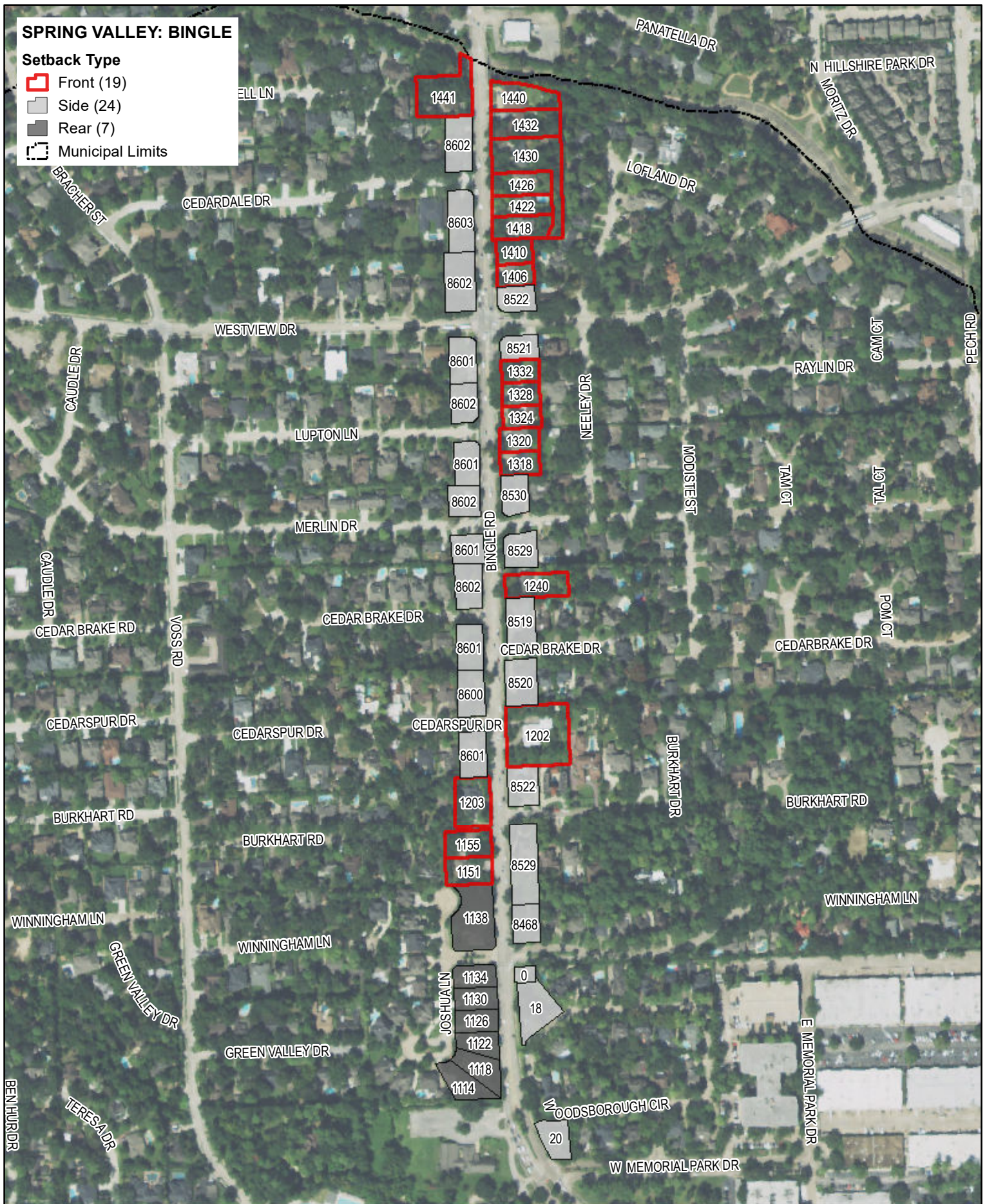


Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community
Data Source: Google Maps 2016-2017, HCAD Oct-Nov 2018, TNRIS

SPRING VALLEY: BINGLE

Setback Type

- Front (19)
- Side (24)
- Rear (7)
- Municipal Limits



0 100 200 Feet

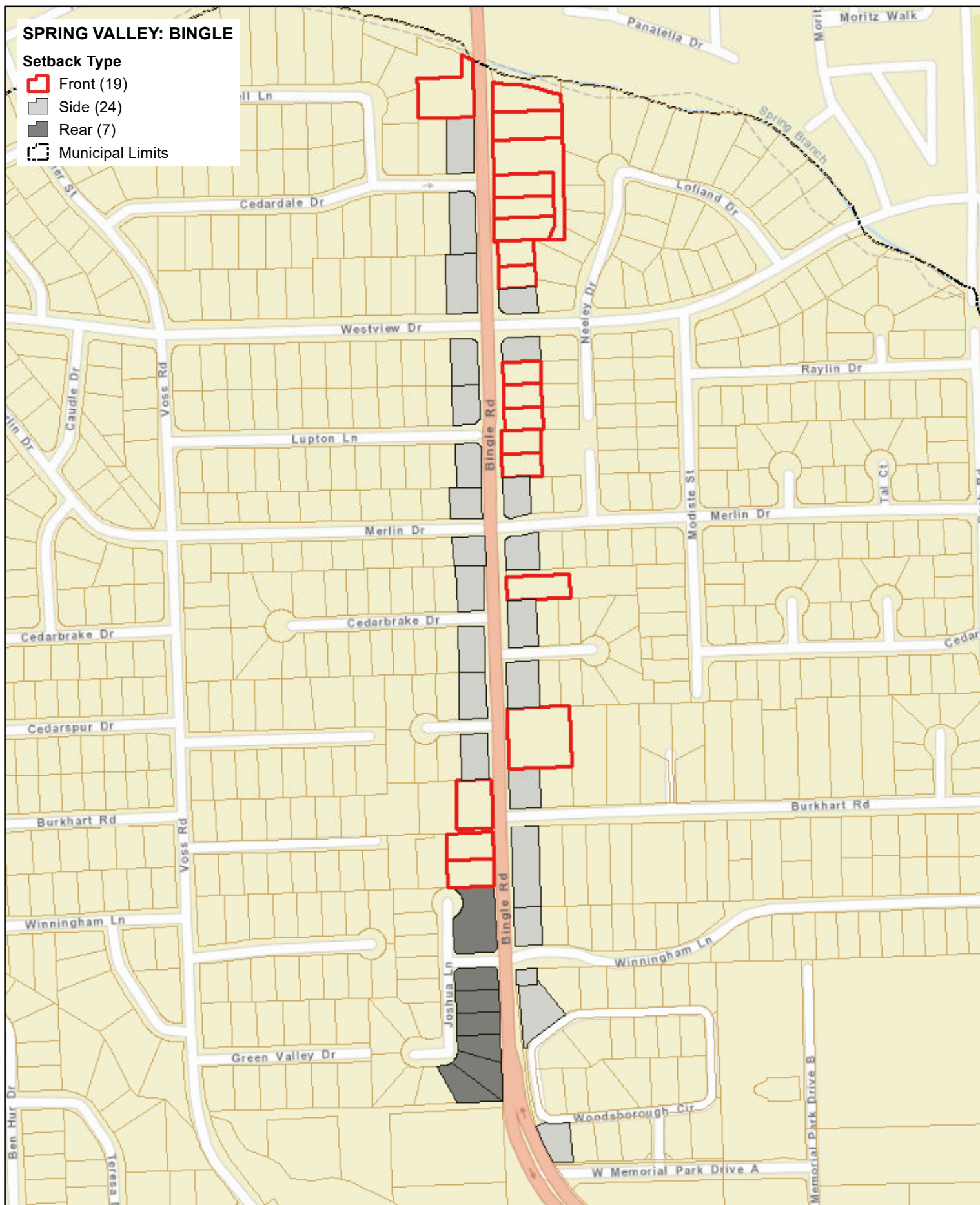


Service Layer Credits:
Data Source: Google Maps 2016-2017, HCAD Oct-Nov 2018, TNIRIS
StratMap 2013, USDA NAIP 2016
Ma29ate: 11/21/2018

SPRING VALLEY: BINGLE

Setback Type

- Front (19)
- Side (24)
- Rear (7)
- Municipal Limits



0 100 200 Feet



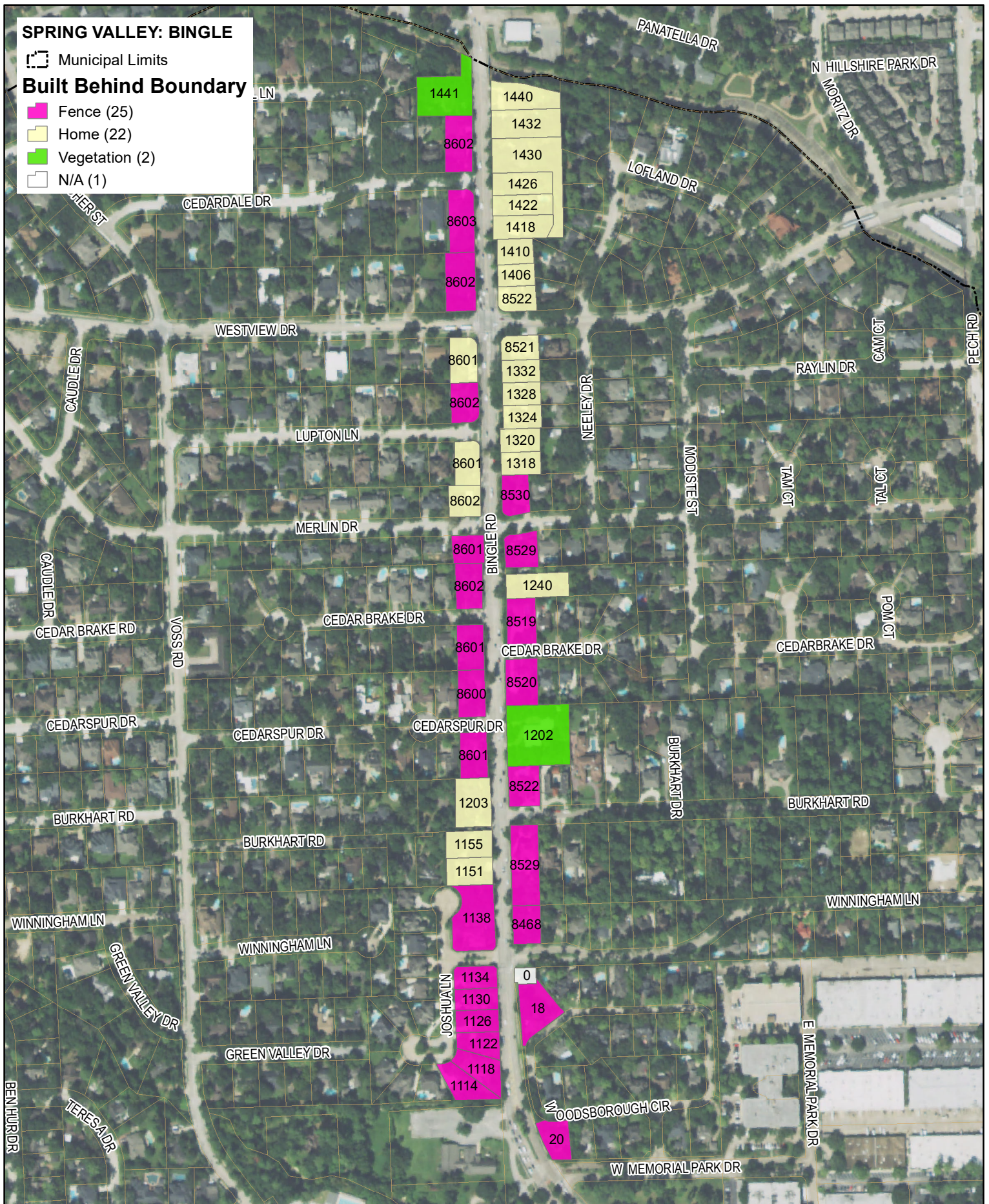
Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, OpenStreetMap contributors, and the GIS User Community
Data Source: Google Maps 2016-2017, HCAD Oct-Nov 2018, TNRI

SPRING VALLEY: BINGLE

Municipal Limits

Built Behind Boundary

- Fence (25)
- Home (22)
- Vegetation (2)
- N/A (1)



0 100 200 Feet

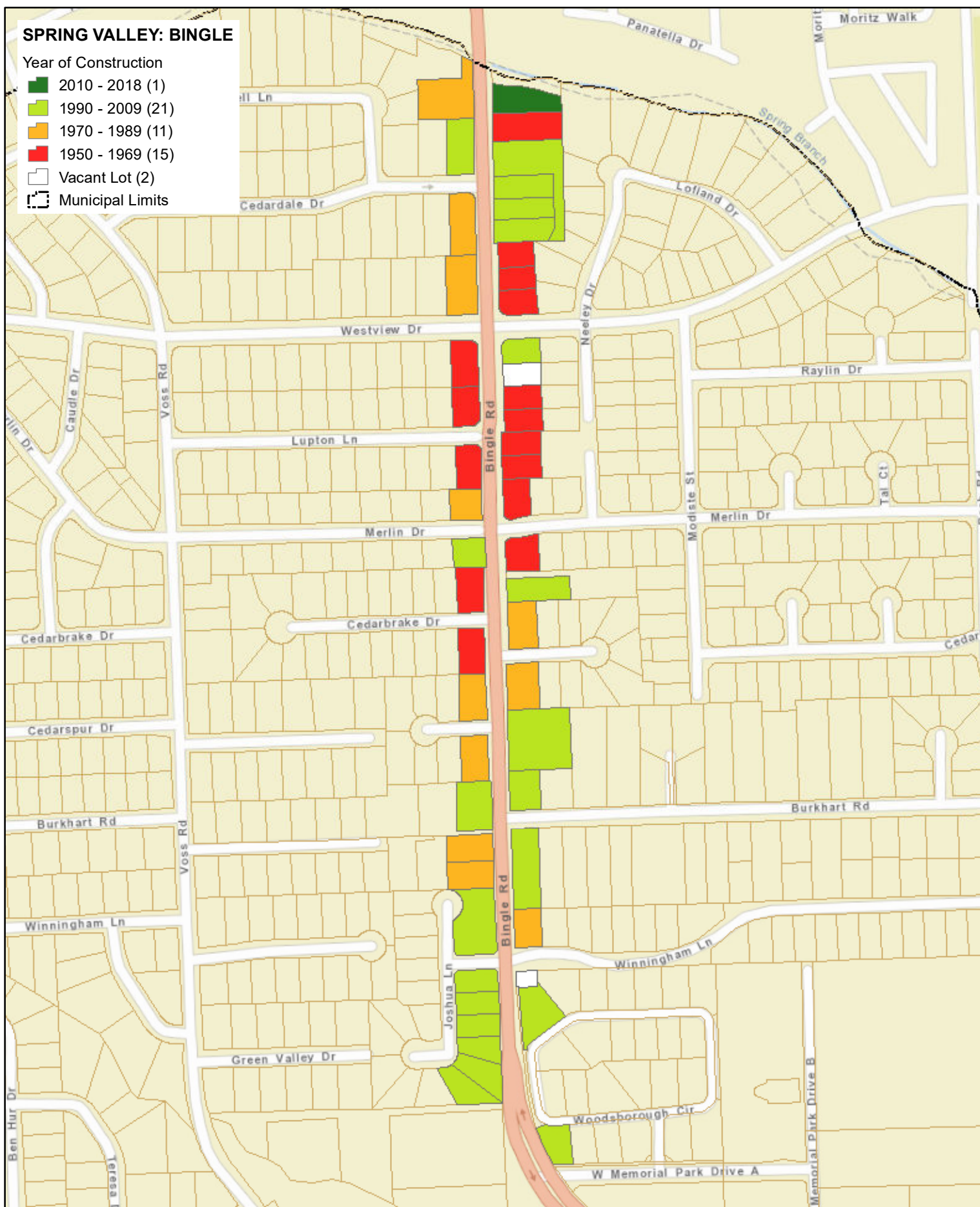


Service Layer Credits:
Data Source: Google Maps 2016-2017, HCAD Oct-Nov 2018, TNIRIS
StratMap 2013, USDA NAIP 2016
M31 Date: 1/18/2019

SPRING VALLEY: BINGLE

Year of Construction

- 2010 - 2018 (1)
- 1990 - 2009 (21)
- 1970 - 1989 (11)
- 1950 - 1969 (15)
- Vacant Lot (2)
- Municipal Limits



0 100 200 Feet



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community
Data Source: Google Maps 2016-2017, HCAD Oct-Nov 2018, TNRI

 Municipal Limits

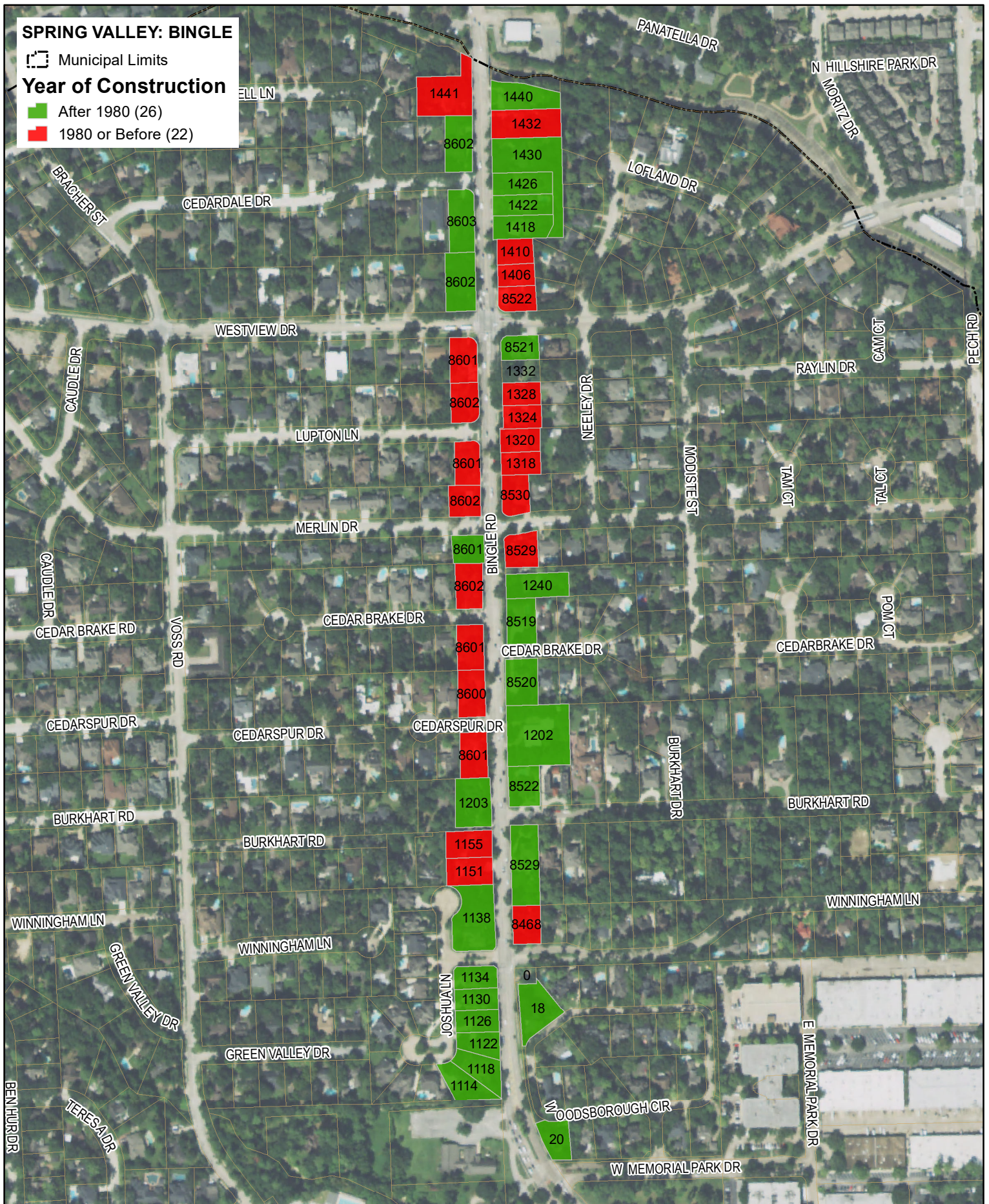
Year of Construction

 After 1980 (26)

 1980 or Before (22)

Year of Construction

☒ 1980 or Before (22)



Service Layer Credits:
Data Source: Google Maps 2016-2017, HCAD Oct-Nov 2018, TNRI
StratMap 2013, USDA NAIP 2016
Map Date: 1/18/2019

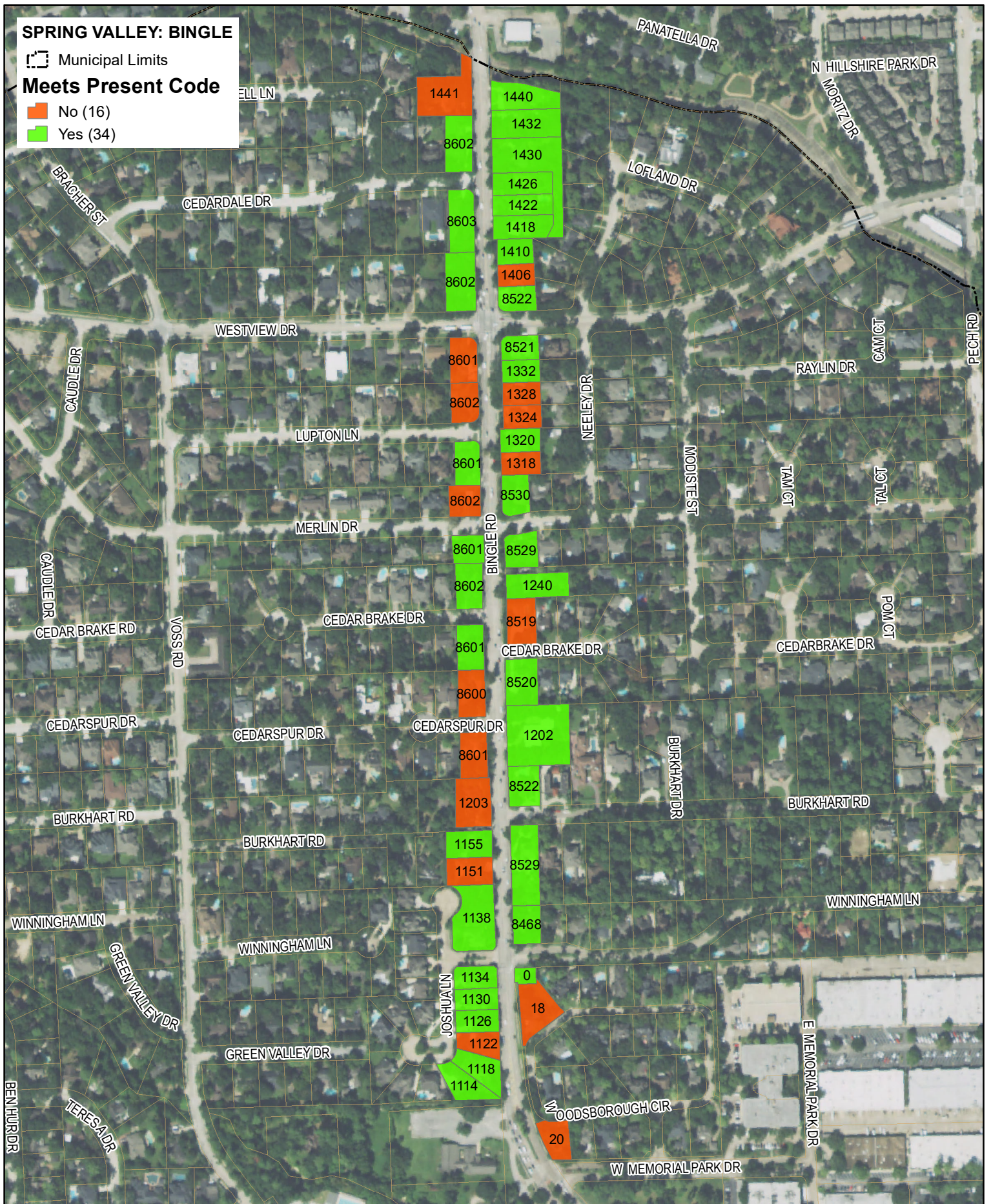
SPRING VALLEY: BINGLE

 Municipal Limits

Meets Present Code

 No (16)

 Yes (34)



0 100 200 Feet

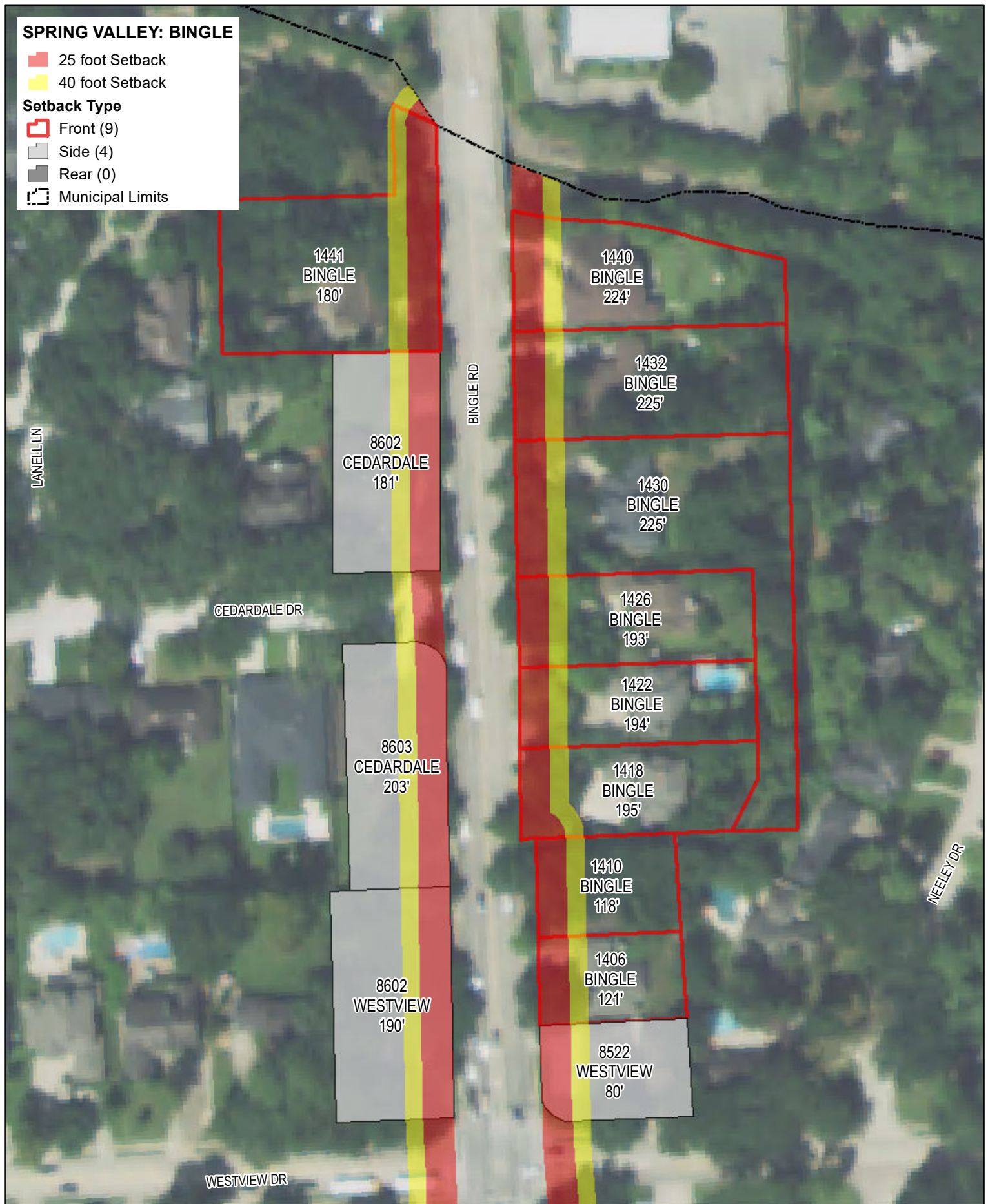


SPRING VALLEY: BINGLE

- 25 foot Setback
- 40 foot Setback

Setback Type

- Front (9)
- Side (4)
- Rear (0)
- Municipal Limits



0 100 200 Feet

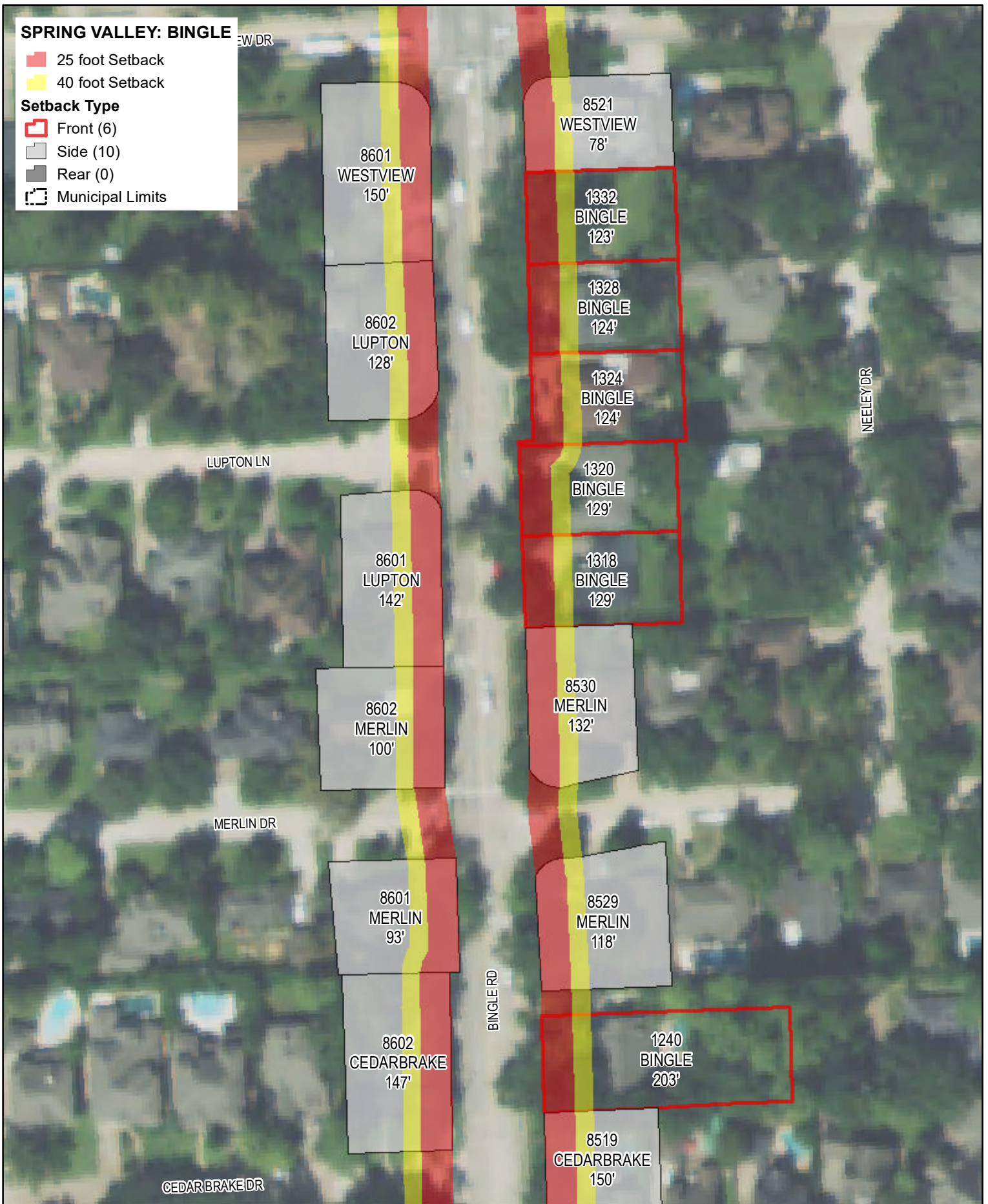


SPRING VALLEY: BINGLE

- 25 foot Setback
- 40 foot Setback

Setback Type

- Front (6)
- Side (10)
- Rear (0)
- Municipal Limits



0 100 200 Feet

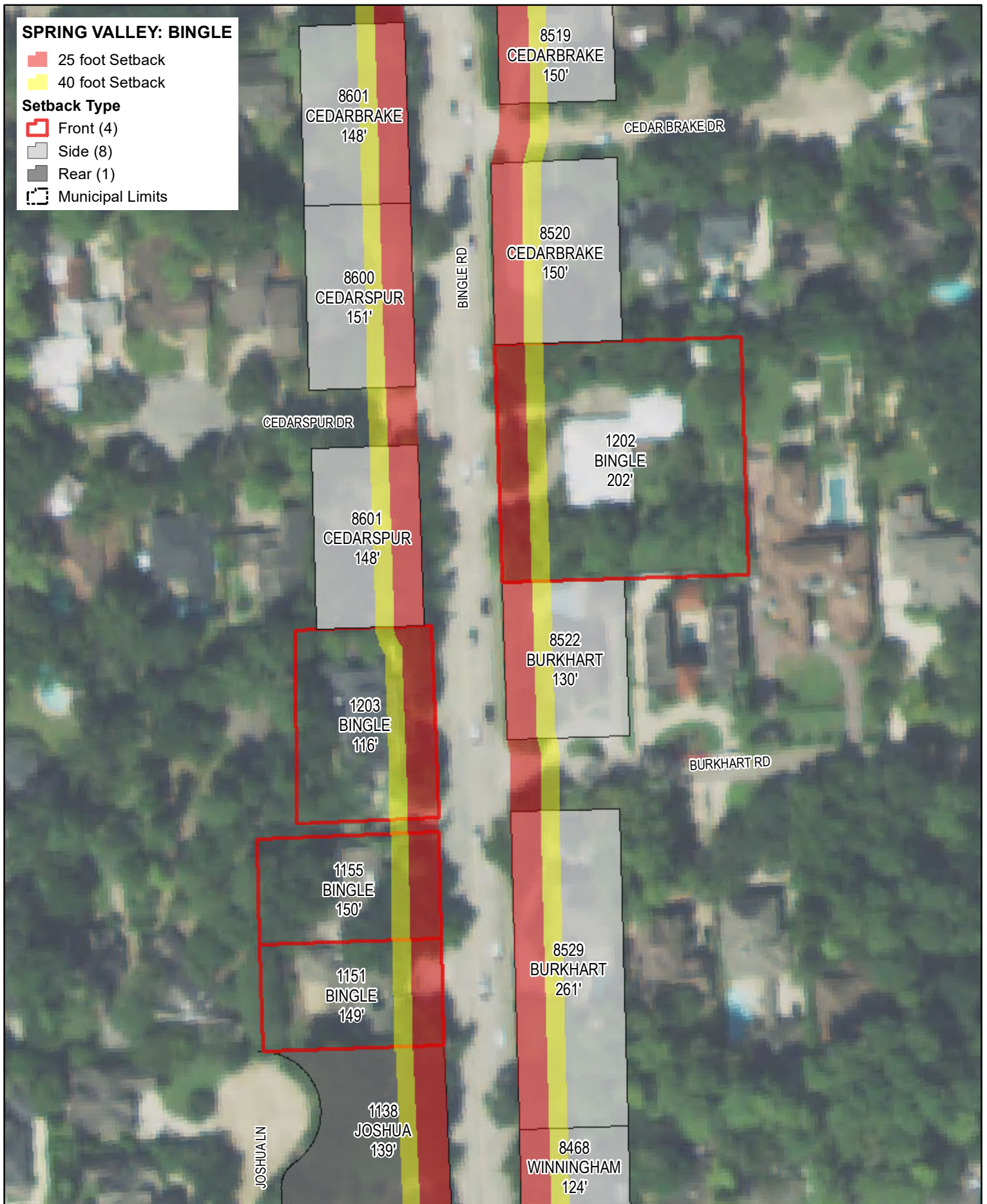


SPRING VALLEY: BINGLE

- 25 foot Setback
- 40 foot Setback

Setback Type

- Front (4)
- Side (8)
- Rear (1)
- Municipal Limits



0 100 200 Feet

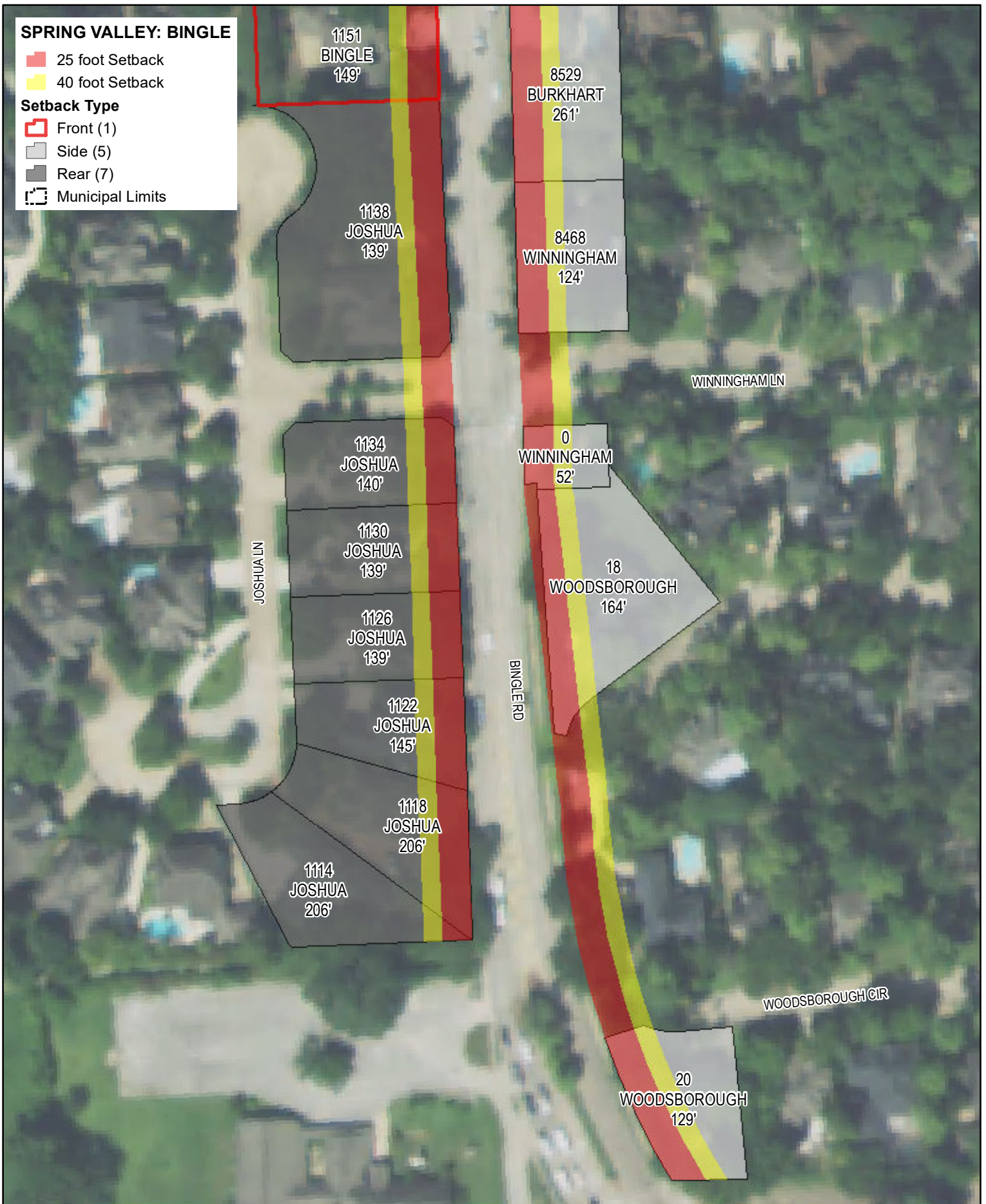


SPRING VALLEY: BINGLE

- 25 foot Setback
- 40 foot Setback

Setback Type

- Front (1)
- Side (5)
- Rear (7)
- Municipal Limits



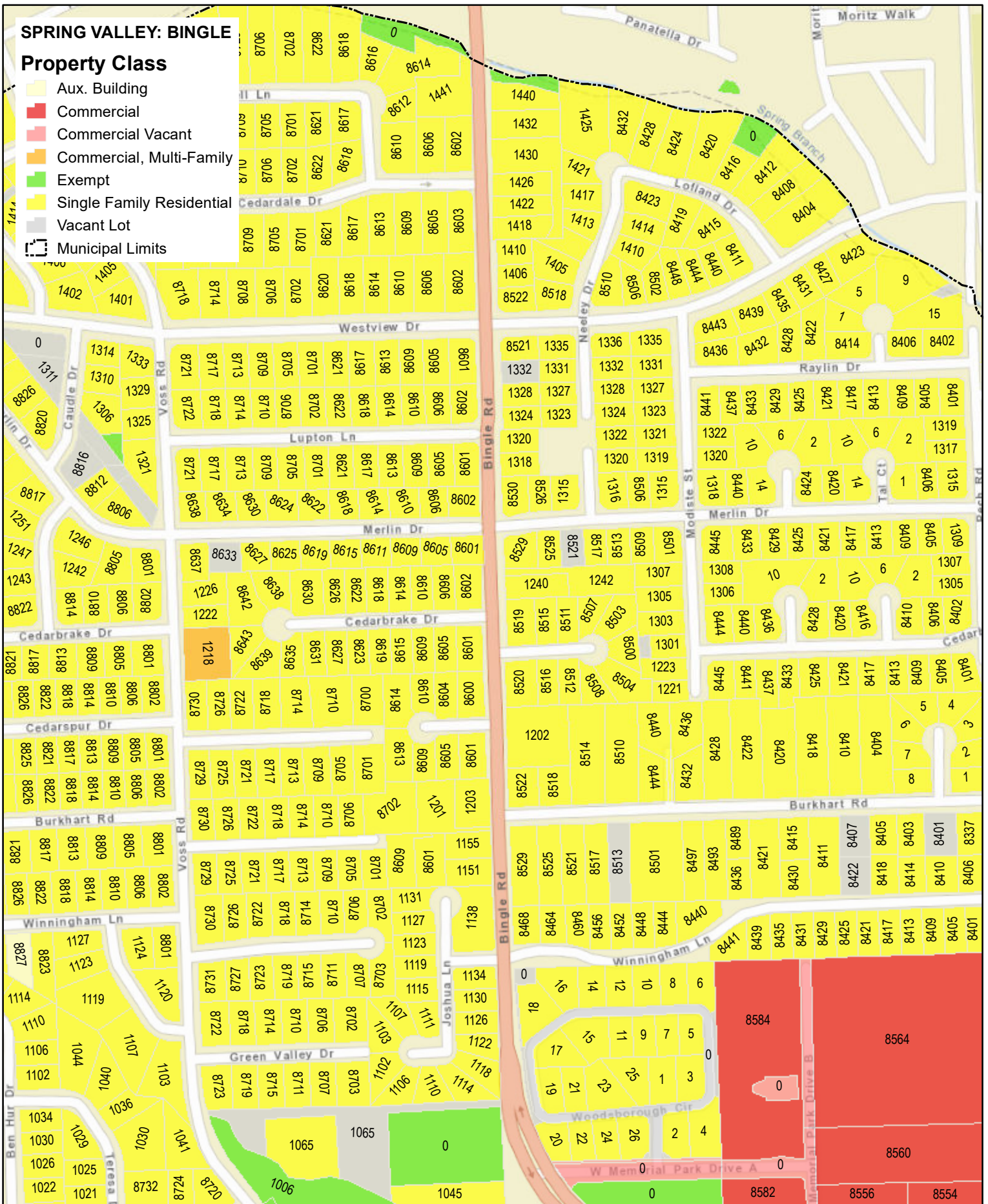
0 100 200 Feet



SPRING VALLEY: BINGLE

Property Class

- Aux. Building
- Commercial
- Commercial Vacant
- Commercial, Multi-Family
- Exempt
- Single Family Residential
- Vacant Lot
- Municipal Limits



0 100 200 Feet



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, OpenStreetMap contributors, and the GIS User Community
Data Source: Google Maps 2016-2017, HCAD Oct-Nov 2018, TNRS

DIVIDER PAGE



EST. 1955

SPRING VALLEY VILLAGE

March 1, 2019

Dear Property Owner:

On Tuesday, March 12, 2019, beginning at 7:00 pm in the City Council Chambers at Spring Valley Village City Hall, 1025 Campbell Road, Houston, Texas 77055, the Spring Valley Village Planning and Zoning Commission is scheduled to begin evaluating and discussing the possible revision of the different building line setbacks for residential properties located along Campbell Road and Bingle Road. This discussion follows the Commission's evaluation of residential building line setbacks along Westview Drive throughout much of 2018 and eventual recommendation to the City Council to reduce the front building line setback for residential properties along Westview Drive.

As an owner of property located along either Campbell Road or Bingle Road, you are invited to attend the Planning and Zoning Commission meeting to hear the discussion and provide feedback to the Commission related to this issue. The packet for the meeting will be posted by the close of business on Thursday, March 7, 2019, to the City's website in the Agenda Center which you can find at <https://springvalleytx.com/AgendaCenter> and scrolling down to the Planning and Zoning Commission section. You will also be able to download the packet to review the information that is included related to this discussion item.

The Planning and Zoning Commission, City Council, and City staff appreciate your participation in this review process. Should you have any questions concerning the meeting, please feel free to contact me via email to oarevalo@springvalleytx.com or telephone to (713) 465-8308.

Sincerely,

A handwritten signature in black ink, reading 'Oscar Arevalo'. The signature is fluid and cursive, with the first name 'Oscar' and last name 'Arevalo' clearly distinguishable.

Oscar Arevalo
Chief Building Official

Wallace/Marie Dillard
16060 Dillard Dr. Ste200
Jersey Village ,TX 77040

Grace Chapel Church
1055 Bingle
Houston ,TX 77055

Yesmeen Quadri
1118 Joshua Ln.
Houston ,TX 77055

Jaswant Sihra
1122 Joshua Ln.
Houston ,TX 77055

Robert Wertheimer
1126 Joshua Ln.
Houston ,TX 77055

Mohammed Uddin
1130 Joshua Ln.
Houston ,TX 77055

Tisha Krause
1134 Joshua Ln.
Houston ,TX 77055

John Stiff
1138 Joshua Ln.
Houston ,TX 77055

Scottie Wilcoxson
1151 Bingle
Houston ,TX 77055

Lynh Hua
1155 Bingle
Houston ,TX 77055

Jerry Simonton
1203 Bingle
Houston ,TX 77055

Daniela Garduno
8601 Cedarspur
Houston ,TX 77055

Michael Jean Del Amo
8600 Cedarspur
Houston ,TX 77055

Houston House Buyers
8601 Cedarbrake
Houston ,TX 77055

Rick Anderson
8602 Cedarbrake
Houston ,TX 77055

Ronnie Adams
8601 Merlin Dr.
Houston ,TX 77055

Tobiah Utter
8602 Merlin Dr.
Houston ,TX 77055

Kendall Crawford
8601 Lupton Ln.
Houston ,TX 77055

Rafael Hernandez
8602 Lupton Ln.
Houston ,TX 77055

Julio Garay
8601 Westview Dr.
Houston ,TX 77055

Stephen Kubik
8602 Westview Dr.
Houston ,TX 77055

Gregory Herbst
8603 Cedardale Ln.
Houston ,TX 77055

Isel Caballero
8602 Cedardale Ln.
Houston ,TX 77055

Eric/Cynthia Randolph
1441 Bingle Rd.
Houston ,TX 77055

Cory Christofferson
1440 Bingle Rd.
Houston ,TX 77055

John Kocurek
1432 Bingle Rd.
Houston ,TX 77055

Sean Salinas
1430 Bingle Rd.
Houston ,TX 77055

Karin Matthews
1426 Bingle Rd.
Houston ,TX 77055

Jeff Sasser/Eric Blakey
1422 Bingle Rd.
Houston ,TX 77055

John Burns
1418 Bingle Rd.
Houston ,TX 77055

Saul Delgado
1410 Bingle Rd.
Houston ,TX 77055

Thuong Le
1406 Bingle Rd.
Houston ,TX 77055

Huong Vo
8522 Westview Dr.
Houston ,TX 77055

Elizabeth Nguyen
8521 Westview Dr.
Houston ,TX 77055

Kim Hyun
11323 Rocky Mill Dr.
Cypress ,TX 77429

Elizabeth Vinh
1328 Bingle Rd.
Houston ,TX 77055

Thomas Soriero
1324 Bingle Rd.
Houston ,TX 77055

Dorli Bradshaw
1320 Bingle Rd.
Houston ,TX 77055

Chinyi Tsai
1318 Bingle Rd.
Houston ,TX 77055

Oscar Morales
8530 Merlin Dr.
Houston ,TX 77055

Mike Zabransky
8529 Merlin Dr.
Houston ,TX 77055

Joseph/Melissa Malouf
1240 Bingle Rd.
Houston ,TX 77055

Joshep Quoyeser
8519 Cedarbrake Dr.
Houston ,TX 77055

Matt Butler
8520 Cedarbrake Dr.
Houston ,TX 77055

Deborah Bryant
1202 Bingle Rd.
Houston ,TX 77055

Heath Novasad
8522 Burkhart Rd.
Houston ,TX 77055

Jeffrey Fuhrman
8529 Burkhart Rd.
Houston ,TX 77055

Greg Rako
8468 Winningham Dr.
Houston ,TX 77055

William O'Dell
18 Woodsborough Cr.
Houston ,TX 77055

Michael Ballases
20 Woodsborough Cr.
Houston ,TX 77055

Memorial MRI & Diagnostic
1346 Campbell Rd.
Houston ,TX 77055

Gina Kim
47 Windsor Ct.
Houston ,TX 77055

Kit Gebauer
42 Windsor Ct.
Houston ,TX 77055

Cecile Kinkle
9022 Lupton Ct.
Houston ,TX 77055

Dara Flinn
9023 Lupton Ct.
Houston ,TX 77055

Ashley Wetzel
9040 Larston St.
Houston ,TX 77055

Joe Holcomb
9045 Larston St.
Houston ,TX 77055

Dan Cobos
1224 Campbell Rd.
Houston ,TX 77055

Sherry Preston
9052 Elizabeth Dr.
Houston ,TX 77055

Salim Ahmed
9035 Elizabeth Dr.
Houston ,TX 77055

Barry Chaloupka
1218 Campbell Rd.
Houston ,TX 77055

Mark Upchurch
1214 Campbell Rd.
Houston ,TX 77055

Matt Camarillo
3 Village Oaks Ln.
Houston ,TX 77055

Ashley Sinkiewicz
2 Village Oaks Ln.
Houston ,TX 77055

Keith Streng
9046 Bace Dr.
Houston ,TX 77055

Federico Schoenhofer
9047 Bace Dr.
Houston ,TX 77055

Richard Brown
4 Cardwell Ct.
Houston ,TX 77055

Kenny/Nhu Truong
5 Cardwell Ct.
Houston ,TX 77055

Marc Trieu
3 Cardwell Ct.
Houston ,TX 77055

Speedy Printing
1028 Campbell Rd.
Houston ,TX 77055

YourTable, LLC
1024 Campbell Rd.
Houston ,TX 77055

Eric Brown
1022 Campbell Rd.
Houston ,TX 77055

Campbell Pizza Fino
1020 Campbell Rd.
Houston ,TX 77055

Campbell Nails
1018 Campbell Rd.
Houston ,TX 77055

Campbell Medical Clinic
12335 Kingsride Ln. Ste426
Houston ,TX 77024

Campbell Project Partners LLC
9801 Westheimer Rd. Ste250
Houston ,TX 77042

Grace Community Church
1021 Campbell Rd.
Houston ,TX 77055

Jeff Lindenberger
1 Pecan Trail Ln.
Houston ,TX 77055

Spring Branch Presb Church
1215 Campbell Rd.
Houston ,TX 77055

SUBJECT: Planning & Zoning Commission to Begin Evaluating Residential Setbacks for Properties on Campbell Road and Bingle Road on Tuesday, March 12, 2019, at 7:00 pm

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