

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, September 10, 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
Amy Winstead
Patrick Johnson – arrived at 7:01 p.m.
Louise Richman
John Lisenby, Alternate

A quorum was present.

City Officials present:

Marcus Vajdos, City Council Member
Julie Robinson, City Administrator
Loren Smith, City Attorney
Oscar Arevalo, Building Official

2. **Approval of meeting minutes for regular meeting June 11, 2019**

Mr. Calderwood made the motion to approve the minutes with a correction on Item 4 for vote count to be 4 to 1. Ms. Winstead seconded the motion. The motion carried 6 to 0.

3. **Conduct a public hearing concerning:** A preliminary and final re-plat of Weaver Reserve, a plot containing 0.5766 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8421 Burkhart Road.

- a. Presentation of preliminary and final re-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. and briefly explained the item. Mary Rogers, planner with M2L Associates, Inc. said that the building line setbacks are subject to change. Melanie Carter, 8331 Burkhart Circle spoke regarding how this plat should be subject to the Brighton Place Home Owner's Association deed restrictions. Mr. Hoffman asked if the property/house would tie into the Brighton Place HOA. Kris Weaver, 8421 Burkhart said there is a buyer and there is no existing house on the lot. Mr. Calderwood asked if the well has been capped. Mr. Arevalo said the well is not in the subdivision ordinance. The motor still sits there and Kris Weaver will check regarding this. Marcus Vajdos said that it could added that the builder would be subject to the Brighton Place architectural control committee. Mr. Smith said that cannot be done as part of plat approval. Local Government Code 220 does not allow for such enforcement. The drainage is

subject to the building code. Ms. Carter asked where the retention would be. Mr. Hoffman said that this is a large undeveloped lot. Building plans need to demonstrate the drainage plans. Ms. Carter said that this lot along with a house will change the traffic patterns of Brighton Place. Mr. Hoffman said that the building still has to go through the process of a drainage plan. He said that the city does not have jurisdiction to make the lot part of the Brighton Place Home Owner's Association. Mr. Hoffman closed the public hearing at 7:18 p.m.

4. **Consideration and possible action concerning:** A preliminary and final re-plat of Weaver Reserve, a plot containing 0.5766 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8421 Burkhart Road.

Mr. Calderwood made the motion to approve the preliminary and final re-plat with the notes and corrections from Ms. Robinson, those mainly concerning changing "Houston" to "City of Spring Valley Village." Mr. Lisenby seconded the motion. The motion carried 6 to 0.

5. **Conduct a public hearing concerning:** Ordinance No. 2019-XX – an ordinance of the City of Spring Valley Village, Texas providing for the amendment of the Specific User Permit adopted by Ordinance No. 2013-13 for Dad's Club Swim Team, Inc. for a private recreation club by permitting the demolition of two buildings, the construction of a natatorium with a fitness center annex, and corresponding changes to parking and landscaping plans; providing for severability; providing a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation; and providing a severability clause, a savings clause, and an effective date.

- a. Presentation of requested specific use permit amendment by applicant
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Calderwood recused himself from this item in his position as president of the Dad's Club and stepped down from the dais. Mr. Hoffman noted that there was still a quorum present. Mr. Hoffman opened the public hearing at 7:23 p.m. Mark Goulas, 1505 Whispering Pines, Houston, TX 77055 is the architect for the Dad's Club. He gave several notes regarding the Dad's Club, The Dad's Club is the oldest "original" resident and is a good thing for the City of Spring Valley Village. Mr. Goulas gave a quick scenario: height restrictions, how natatorium equipment will be screened, in/out of Dad's Club with two out and one in and a separate entrance, parking, exterior lights with LED upgrades. Mr. Goulas showed a "movie" of the proposed plans. The Dad's Club wants something that the city can be proud of.

Questions and comments followed from the commission and the audience.

- Mr. Johnson wanted to know the effect on traffic. Mr. Goulas said it will be better. There will be room for 50 more cars in the proposed parking lot.
- Hank Morisse, 8715 Green Valley: Used to be fond of the Dad's Club as his special needs son learned to swim there. There has always been some inconvenience with the Dad's Club with traffic. Recently Mr. Morisse had interaction with the Dad's Club and now he feels that the Dad's Club does not want to cooperate with its neighbors.
- Mr. Hoffman commented that the Mr. Morisse was talking about the track of land to the north of the Dad's Club, the former C.B. Stevenson property.

- Mr. Vajdos said that it was an impressive plan and inquired about financing the project. He also said the Dad's Club is a swim club and was there any inclination to make it a "social club" like the Racquet Club? Mr. Calderwood commented that there were no such plans to do that.
- Alice Campbell, 1041 Voss: She wanted to know how the Dad's Club was going to tie into Briar Branch, there will be more traffic on Voss Road with the upgrades and additions, and do they have that many members to warrant this, are they going to fill in Briar Branch.

Mr. Hoffman closed the public hearing at 7:47 p.m. and opened the floor to questions/comments from the Commission members.

- Mr. Lisenby went back to Exhibit A with questions regarding the entrance and emergency entrance. He said that the landscaping plan shows taking down nine pine trees and shows only inside the wall.
- Mr. Hoffman talked about erosion and the parking lot being so close to the creek.
- Mr. Calderwood answered that Cobb Fendley had done a survey two and a half years ago and there is no proposed parking in the flood control area.
- Mr. Johnson asked about a traffic survey.
- Mr. Goulas said that was in Exhibit J and there were no plans to hire a traffic engineer.
- Mr. Johnson would like more information on traffic effects.
- Ms. Winstead talked about existing traffic flow. How would the handicapped be able to access Dad's Club?
- Mr. Goulas said it is ADA accessible.
- Ms. Robinson asked if there would be aquatic therapy.
- Mr. Calderwood said the Dad's Club is not a rehabilitation center. He talked about elderly swim classes.
- Mr. Lisenby asked how the meeting rooms were to be used.
- Mr. Calderwood said that potentially there could be the Mom's Club or Scout meetings.
- Mr. Lisenby asked if there will be a lot of traffic with future meetings.
- Ms. Winstead asked about the potential for other swim meets for Olympic swimmers.
- Mr. Calderwood said the Dad's Club would continue with just the same meets as they now have.
- Mr. Arevalo said the parking basis was in Exhibit J.
- Mr. Hoffman said larger swim meets could mean parking issues.
- Mr. Calderwood said there would be offsite parking.
- Mr. Hoffman asked about the roof height.
- Mr. Goulas said that the proposed natatorium design has a sloped roof and that necessitates the additional height to as high as 45 feet.
- Ms. Robinson said to look at Exhibit J and the box detailing "special events" with respect to parking.
- Ms. Richman asked about the financing, when construction was to start and how it would take.
- Mr. Calderwood said it would cost \$6 to \$6.5 million and he was confident that the funds could be raised. Construction could start at the beginning of 2020 and would take 12 to 18 months to complete.
- Mr. Goulas said that the Dad's Club would continue to get permits. The challenge was to keep operating during construction.

- Mr. Hoffman said there were hurdles out there.
- Mr. Smith said Dad's Club would begin construction within one year and complete the project within two years for a maximum of three years.
- Mr. Lisenby wants more discussion regarding traffic and especially on the entrances.
- Mr. Johnson asked what remains to be raised.
- Mr. Calderwood does not have that information. He said this would be the premier swim facility of its type. He talked about various revenue sources.
- Mr. Johnson wanted to know if there is any financial test the city applies.
- Mr. Smith said there is no such test.
- Mr. Vajdos said that City Council will ask about the financing.
- Mr. Hoffman asked if there was anything happening on the property to the north.
- Mr. Calderwood responded, not currently. He talked about leadership continuity at the Dad's Club. He said that so far the Dad's Club had spent \$185k on creek bed erosion issues, \$33k on the plans, and \$375k on pool repairs.
- Mr. Hoffman noted that there was one variance regarding height to 45 feet from 39 feet.
- Mr. Lisenby wanted to know if the variance was specific to these plans.
- Mr. Smith said yes.
- Mr. Goulas will need to change Exhibit J by adding "special events" which are small swim meets and special events.

6. **Consideration and possible action concerning:** Ordinance No. 2019-XX – an ordinance of the City of Spring Valley Village, Texas providing for the amendment of the Specific User Permit adopted by Ordinance No. 2013-13 for Dad's Club Swim Team, Inc. for a private recreation club by permitting the demolition of two buildings, the construction of a natatorium with a fitness center annex, and corresponding changes to parking and landscaping plans; providing for severability; providing a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation; and providing a severability clause, a savings clause, and an effective date.

Mr. Lisenby made the motion subject to changes in Exhibit J and that the variance will be no more than 45 feet in Exhibit O. Ms. Winstead seconded the motion. Mr. Hoffman commented that the financing should have more detail. The motion carried 5 to 0 with Mr. Calderwood abstaining. After this item, Mr. Calderwood returned to the dais.

7. **Consideration and possible action concerning:** Ordinance No. 2019-XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Section 9.121, re-plats, of Chapter 9, subdivisions, of the Code of Ordinances to require notice of public hearings held before the City Council to be provided by posting of signs in addition to all other public notification requirements; providing a penalty in an amount not to exceed \$2,000.00 for any violation of this ordinance with each day constituting a separate violation; providing a severability clause, a savings clause and an effective date.

Mr. Hoffman explained that this was a housekeeping item. Mr. Calderwood made the motion to approve. Mr. Johnson seconded the motion. The motion carried 6 to 0.

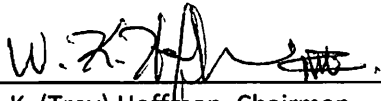
8. **Discussion and direction concerning:** the activities of the City Council during the August

27, 2019 meeting regarding Planning & Zoning Matters.

Mr. Smith reported that City Council reappointed the following members to the Planning & Zoning Commission: Patrick Johnson, Charlie Calderwood, Maryellen McGlothlin, and Trey Hoffman. Other items included: updated policy regarding appointments to City Boards and Commissions. The Civic Activities Board no longer exists and an alternate position was added to Planning and Zoning Commission. Also, state laws regarding what can be done architecturally by P&Z have changed. Mr. Smith is working on an update regarding this action.

9. Adjournment

Mr. Hoffman thanked Oscar Arevalo for his service to Spring Valley Village. Mr. Arevalo is taking a position with another city. Mr. Calderwood made a motion to adjourn. Ms. Winstead seconded the motion. The motion carried 6-0. The meeting was adjourned at 9:04 p.m.

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

Attest: 
Louise Richman, Secretary