

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

- 1. The Planning & Zoning Commission meeting was called to order by Chairman 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
Anne-Marie McMichael, Vice Chair
Charlie Calderwood
Patrick Johnson
Louise Richman
Amy Winstead

City Officials present:

Marcus Vajdos, City Council Liaison
Loren Smith, City Attorney
Art Flores, Building Official

- 2. Approval of meeting minutes for December 8, 2015**

Ms. McMichael made a motion to approve the minutes with several spelling corrections. The motion was seconded by Ms. Winstead. The motion passed 6 to 0.

- 3. Discussion in regards to amending the list of replacement and understory trees**

Mr. Art Flores addressed this item saying that he and Ms. Winstead are still reviewing the list making corrections as needed. This item is scheduled to be presented at the February 9, 2016 P&Z meeting.

- 4. Public Hearing**

An ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas by amending Section 11:01.05, permitted locations, of Section Eleven, supplemental district regulations, of Article 12.200, zoning ordinance retained, to change the definition of where a fence can be located in dwelling District "A"; providing a penalty in an amount not to exceed \$2,000.00 for any violation of any provision of this ordinance with each day constituting a new violation; and providing for severability.

- Chair Hoffman opened the public hearing at 7:54 p.m.
- City Attorney Loren Smith said that "dwelling" is now "primary structure" in the ordinance. Mr. Flores would like more definition on this to which Mr. Smith replied that the primary structure is the home. Further discussion ensued on the layout of the house.
- Phillip Livingston, attorney for the homeowner, commented that the city would be well served to clarify the front foundation line.

- Discussion ensued on “terminate” in the ordinance. There were no changes to that. Mr. Smith said that a gate is part of the fence.
- Mr. Smith said that he would look at the fence ordinances of the neighboring villages to see if there are any different ideas. He also will visit with Kim Mickelson, a planner at Olson & Olson for her input.

5. Close Public Hearing – Chair Hoffman closed the public hearing at 7:54 p.m.

6. Discussion and possible action regarding the above proposed ordinance

No action was taken regarding the proposed house on Bace. The difficulties are that the homeowners want the house to face Bace rather than Campbell. A re-plat would help to solve this issue.

7. Public Hearing

An ordinance amending Ordinance No. 2015-14 passed, approved and adopted on the 27th day of October, 2015, the same being an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas adding to Exhibit “A” of Article 12.200, zoning ordinance retained, of Chapter 12, Planning and Zoning, a new Subsection 05:03 setting forth regulations regarding building materials in Section Five, Building and Use Restrictions in dwelling district “A”; containing findings and other provisions related to the subject; providing a penalty in an amount not to exceed two thousand dollars (\$2,000.00); and providing for severability

- Chair Hoffman opened the public hearing at 8:52 p.m.
- Mr. Smith commented on City Council action regarding this ordinance. The only things left were the material transitions and prohibited materials. The definitions section was mostly deleted; the remaining part listing prohibited materials was moved to the section titled prohibited materials.

8. Close Public Hearing – Chair Hoffman closed the public hearing at 8:57 p.m.

9. Discussion and possible action regarding the above proposed ordinance

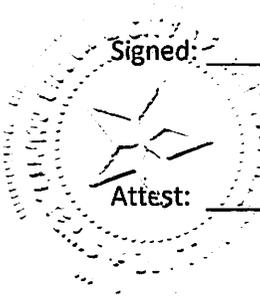
Motion was made by Ms. McMichael and seconded by Mr. Johnson. The motion carried 6 to 0.

10. Report regarding City Council action on Planning and Zoning Commission matters

Councilmember Marcus Vajdos said that he reported on Mike Baker’s presentation to P&Z. Also reported was Ms. Winstead’s information on what kind of tree would be best in limited or narrow spaces; loblolly pines are the best species.

11. Adjournment

Ms. McMichael made a motion to adjourn. Ms. Winstead seconded the motion. The motion carried 6 to 0 and the meeting was adjourned at 9:05 p.m.



Signed:

W. K. Hoffman

W. K. (Trey) Hoffman, Chairman

Attest:

Louise Richman

Louise Richman, Secretary