

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, February 9, 2016

1. **The Planning & Zoning Commission meeting was called to order by Chairman Trey Hoffman at 7:01 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 (arrived 7:02 p.m., departed 9:44 p.m.)

Maryellen McGlothlin

Amy Winstead

City Officials present:

Marcus Vajdos, City Council Liaison

Stephen Ashley, City Administrator

Loren Smith, City Attorney

Art Flores, Building Official

2. **Approval of meeting minutes for January 12, 2016**

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

3. **Presentation by Kirksey Architects in regards to new city hall and police department**

Avian Caruso, AIA from Kirksey Architects, 6409 N. West Drive gave a power point presentation on the proposed new city hall and police department. Questions were raised regarding parking and traffic flow. Several residents voiced concern about losing park land and access to the park plus car lights and security lighting. Also, they were concerned about giving up property value.

City Administrator Stephen Ashley said that City Council had appointed a building committee to work with Kirksey. Mr. Ashley explained the process that the committee went through to come up with the current design. The committee will present its final design to City Council for approval.

6. **Discussion and possible action on preliminary plat of Cedarwood Section 4, Lot 127, Block 15, a plot containing 0.5106 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8829 Burkhart Road**

Ms. McMichael made a motion to take Item 6 out of order. The motion was seconded by Mr. Johnson. The motion carried 6 to 0.

Charles Simpson, property owner of 8829 Burkhart Road and Dave Strickland, 9510 Airport Blvd, the surveyor of the property discussed how they had worked out the frontage of the property

with the additional curb cut into the property. They also asked the Building Official, Mr. Flores about the water line access.

Ms. McMichael made a motion to approve the preliminary plat. The motion was seconded by Mr. Calderwood. The motion carried 6 to 0.

5. Discussion in regards to fencing regulations on residential properties

Ms. McMichael made a motion to take Item 5 out of order. The motion was seconded by Ms. McGlothlin. The motion carried 6 to 0.

Hans Graf, 9042 Bace explained the dilemma he has regarding a front fence location as it pertains to his new house. City Attorney Loren Smith will work to incorporate court yards and City of Hunters Creek language into a draft of a fence ordinance. Mr. Smith will incorporate a certain percentage of the front total feet across the front and specify intent.

4. Discussion in regards to amending the list of replacement and understory trees

Ms. Winstead presented the revised tree list. She reviewed the current tree lists for three cities: Piney Point Village, Hunters Creek Village and West University Place as a starting point for updating Spring Valley Village's tree list. Ms. Winstead deleted tree species that are no longer commonly available in the nursery industry and has added species to the replacement tree and understory tree categories that are commonly available. She will email the new list to City Attorney Loren Smith so he can prepare a revised tree ordinance.

7. Discussion and possible action on preliminary plat of Briar Branch Point, a plot containing 3.2 acres of land, situated in the Bingle West Planned Area Development District, City of Spring Valley Village, Harris County, Texas bearing the address of 1065 Bingle Road

Item 7 was tabled until the March 8, 2016 Planning & Zoning Commission meeting.

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

There was no report from City Council.

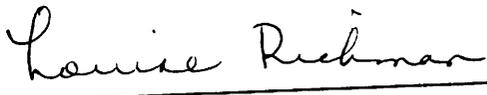
9. Adjournment

Ms. McGlothlin made a motion to adjourn. Ms. McMichael seconded the motion. The motion carried 5 to 0 and the meeting was adjourned at 10:10 p.m.

Signed: _____


W. K. (Trey) Hoffman, Chairman

Attest: _____


Louise Richman, Secretary

