Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, June 14, 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
   Charlie Calderwood (arrived 7:05 p.m.)
   Patrick Johnson
   Maryellen McGlothlin
   Louise Richman

   City Officials present:
   Marcus Vajdos, City Council Member
   Loren Smith, City Attorney
   Art Flores, Building Official

2. **Approval of meeting minutes for regular meeting May 10, 2016**

   Ms. McGlothlin made a motion to approve the minutes. The motion was seconded by Mr. Johnson. The motion passed 4 to 0.

3. **Discussion and possible action on final 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**

   Dave Strickland, 4118 Duval represents the owner. This item previously came before the P&Z Commission on February 9, 2016. Mr. Strickland said that the comments of P&Z and the City Engineer were taken into account. The owner wants to subdivide the plot into two single family tracks. Mr. Strickland said that this is a street "elbow" and not a cul de sac; the frontage measures 47.12 feet, not the required 50' radius for a cul de sac.

   Comments and questions from the Commission, city attorney and staff followed.

   - Mr. Smith said that it would be difficult to approve the plat with an existing house, especially one that would set on the property line.
   - Mr. Hoffman said the house would have to be torn down if re-platting is done.
   - Ms. McGlothlin asked where the driveways would be located. They would be on the side. Mr. Calderwood felt this was a lot of concrete.
   - Mr. Hoffman asked the Building Official what the setbacks are. Mr. Flores said there is a 25 foot front setback in line with the other houses on Ben Hur and Burkhart.
   - Mr. Hoffman said that the 50 foot radius is a requirement for cul de sacs so that fire trucks can get in and out easily. For an elbow lot, the radius is not as critical as there is a street for the emergency vehicles to go on.

- Mr. Calderwood asked what the neighbors think of the re-platting into two lots. The response was that the owner surveyed them and there were no objections.
- Mr. Smith said that he would like to have a time limit on the "condition" of tearing down the house.
- Charles Simpson, the owner said he would like the most flexibility but does understand the city's requirements. Twenty-four months would probably be okay.
- Mr. Flores said that the street reconfiguration goes through the city engineer for proper design standards and that there are inspections of the work.
- Mr. Hoffman gave four contingencies for inclusion into the motion for approving the plat.
    - Existing structures which include the slabs and foundations on the lots must be torn down within 30 months. No recording/filing of the plat will take place until the complete demolition has occurred..
    - A reconfiguration of the "elbow" to city engineering standards with the developer bearing all of these associated costs.
    - A granting of the requisite variances.
    - Amending/correcting the signature block on the plat to reflect current names.

The motion with the above contingencies was made by Mr. Calderwood. Ms. McGlothlin seconded the motion. The motion was approved 5 to 0 with the four contingencies.

4. **A proposed 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.**

   There was discussion among P&Z Commission members regarding the proposed ordinance. An additional item, (2) c., was added under Section 2 after Item(2)b. Mr. Smith will add the appropriate proper legal language covering the following points: the fence gate material will be ornamental wrought iron and the columns can be of a building material that is consistent with the primary structure. A question was posed regarding the location of a fence when a porch is an integral part of the house. The fence cannot be in front of the setback line.

   Mr. Calderwood made a motion to approve the ordinance with the additional (2)c item. Ms. McGlothlin seconded the motion. The motion was approved 5 to 0.

5. **Discussion and possible action in regards to amending the list of replacement and understory trees**

   A motion to table was made by Ms. McGlothlin. The motion was seconded by Mr. Johnson. The motion was approved 5 to 0.

6. **Discussion regarding possible changes to the zoning classification of properties contained in the Bingle West Planned Area Development District**

Mr. Hoffman gave a history of the BWPADD. Mr. Smith gave a synopsis of the City Council meeting during which this item was discussed. The big issue for City Council was the 10,000 square foot lot requirement. Discussion followed.

- Mr. Smith said that the PADD could be rezoned to Residential "A" or leave the tracts as are and tweak the 10,000 square foot requirement
- Mr. Flores said that only one house could be built on the CB Stevenson property due to lack of ROW to build a "proper" street entrance from Bingle Road.
- Mr. Hoffman said that there is a need to vet the PADD's. Potentially, could be higher density for residential.
- Mr. Calderwood said that Residential "A" zoning is not homogeneous and that perhaps there needs to be more than one residential category. He said this item needs to be put on the P&Z agenda each month and discussed until a solution can be found. Also mentioned was the possibility of using this land for and east/west bike path.
- Mr. Hoffman summarized the various items discussed and what needs to happen next.
    - The properties can remain as the Bingle West PADD.
    - Can make changes to the BWPADD such as allowing access on Voss plus Bingle.
    - Get feedback from Dad's Club. As they plan to stay in their current location, would it be better to take them out of the BWPADD.
    - Do away with BWPADD and the properties revert to Residential "A" zoning.
    - Use the properties as a city park. The Greenspace Committee could use this area to provide a link to West Memorial.
    - Bingle West PADD needs to change and P&Z must continue to look at it.
    - Put in smaller lots where there is the potential for flooding.
    - Wants the City administration to be pro-active on BWPADD. Need to find out what the lease with Harris County stipulates the park area can be used for.
    - Will continue to work with Greenspace Committee to get their input.

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

The City Council liaison reported that City Council voted down the Abercrombie development.

8. Adjournment

Ms. McGlothlin made a motion to adjourn. Mr. Johnson seconded the motion. The motion carried 5 to 0 and the meeting was adjourned at 9:13 p.m.

Signed: W.K. Hoffman

W. K. (Trey) Hoffman, Chairman

Attest: Louise Richman

Louise Richman, Secretary