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

1. **The Planning & Zoning Commission meeting was called to order by Chairman Trey Hoffman at 7:08 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

   Planning & Zoning Members present:
   Trey Hoffman, Chair
   Charlie Calderwood
   Patrick Johnson
   Maryellen McGlothlin
   Anne Marie McMichael (left at 8:50 p.m.)
   Louise Richman
   Amy Winstead

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

2. **Approval of meeting minutes for regular meeting June 14, 2016**

   Ms. McMichael made a motion to approve the minutes with a change to Item#3 to state that the house would have to be torn down if re-platting is done. The motion was seconded by Ms. McGlothlin with the change. The motion passed 7 to 0.

3. **Discussion and possible action on preliminary and final plat of Cedarwood Section 2, Lot 31, Block 3, a plot containing 0.6606 acres of land, situated in dwelling district 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8807 Westview Drive**

   Andrew Allemand with Windrose, Land Surveying and Platting, spoke on behalf of the property owner/developer, Charles White. A variance will be applied for with respect to the width of the corner lot that borders on Westview. Per the current ordinance Chapter 9.103 (i), (1), (ii), (c) lot width on corner lots adjacent to a major thoroughfare shall be at least 15 feet wider in width than the average width of interior lots in the block of which such corner lot is a part. The lot does not meet the minimum width of 70 feet including the 25 foot radius but is short 15 feet.

   Exhibit A shows the two lots to be roughly of equal size. Mr. White does not want to build just one house on 29,000 square feet and he does not want to make one lot 17,000 square feet and the other lot 12,000 square feet. He does not want the garage on Westview. He needs to figure out how to build two nice houses on these two lots.

   Commission members had suggestions and comments on what could be done on Lot #1.

   - Developer needs to be willing to listen and to move Lot #1 to the south when he goes to City Council.

- Lot #32 across the street is 80 feet. Can make case with City Council that Lot#1 needs to be at least equal to Lot #32.
- Present two drawings to City Council: one exactly to the code of ordinances and the other at 80 feet.
- Mr. White asked about changing the back line to give Lot #2 more backyard. Various suggestions followed as to boundary line changes.

No action was taken on this item.

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

A motion was made by Ms. McMichael to take Agenda Item #5 out of order in front of Agenda Item #4. The motion was seconded by Ms. McGlothlin. The motion was approved 7 to 0.

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

Mr. Hoffman framed the discussion of this item with respect to the obstacles and a brief description of the current tracts that comprise the BWPADD: Dad's Club, church, Dillard house that is landlocked, Harris County property, and CB Stevenson property with its inoperable private driveway. Mr. Hoffman also had a handout that described the BWPADD in more detail.

Commission members and the City Council liaison, Building Official and City Attorney commented on and discussed this item as follows:

- A suggestion was made that perhaps additional zoning categories of residential were needed; City has outgrown "old" zoning; add religious, nonprofit and greenspace zoning.
- Disagree on "pigeon holing" with the additional zoning designations.
- Future buyers of these properties could always request a change in zoning.
- Residents that border the BWPADD want it to go back to residential. One member likes the idea of more residential designations such as high density. Developers want some level of predictability.
- Creek in the middle of BWPADD inhibits development.
- City Council wants 10,000 square foot lots.
- If BWPADD goes away, so does entry prohibition of Voss Road entrance.
- Harris County property is a park.
- Look at two long term property owners, Dad's Club and church which want to stay as they currently are.
- A question was posed: should the BWPADD go or stay?
- Dillard property owner needs to talk to owners of CB Stevenson property. Dillard property is being marketed as commercial.
- Need all three, church, CB Stevenson and Dillard, to talk to each other.
- What is City Council looking for? A report that discusses either keeping the BWPADD or getting rid of it.

- Need feedback from Civic Activities Board especially regarding its thoughts on hike and bike trails and greenspace. A joint meeting with the two is a possibility.
- BWPADD is outdated, need it to be reanalyzed.
- Take Dad's Club out of BWPADD.
- Remove BWPADD and designate it as residential A such as high density.
- BWPADD could have restaurants.
- Need to create an incentive for BWPDD; define more what it cannot be.
- Need five acre language in the sense that priorities will be given to developments that are five acres or more. CB Stevenson is 2.6 acres, church is 1.49 acres and Dillard is 1.5 acres or a total of 5.59 acres.
- Does the City really need the revenue today as envisioned by the original BWPADD setup?
- Hank Morissee, 8750 Green Valley commented that residents on Green Valley and in Carmel Place are in limbo and a new residential designation would help these residents know what development could take place.
- Make BWPADD residential today and then hash out what kind of residential it should be. Take commercial out of the BWPADD.
- If this stays as a PAD designation, need more information on the Harris County lease and access issues.
- Need to consider what designation could replace Harris County property
- City Council liaison was asked to find out if scope of CAB consultant is for the whole city .or just for the City Hall park.
- At 9:26 Mr. Hoffman said it was time to move on.

No action was taken.

4. This item was considered

Ms. Winstead presented this item. The list of trees are appropriate for this area with the purpose of keeping the tree canopy in Spring Valley Village. She discussed understory replacement trees which can grow to 25 feet to 30 feet and replacement trees which are taller. The trees are not invasive and are viable for this growing zone. She also mentioned that West University has a tree fund the purpose of which is to keep the tree canopy in the city.

Mr. Flores discussed the current tree ordinance and that it needs updating. Council Member Vajdos talked about the lot on Winningham that was clear cut. The ordinance has "holes" in it and trees are not given a priority. City Attorney Smith said that Bunker Hill just redid its tree ordinance and he will bring it and put together some ideas for the next meeting. He noted that Bunker Hill has an arborist on call. Mr. Hoffman mentioned that this list pertains to new construction only.

6. Discussion in regards to possible changes to definitions of front yard in Chapter 12 Planning & Zoning Code, Section 3 Definitions, Subsection 03:F-02, of the Spring Valley Village Code of Ordinances

Mr. Flores, Building Official, spoke about this from the street profile view. Anything that is covered is part of the structure. Mr. Smith will give language on this item and it will be placed on the August agenda.

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

Mr. Smith gave the report and said there was no action taken by City Council on P&Z items. He briefly discussed Brighton Place Home Owner Association's concerns about new construction and that it is not bound by the deed restrictions because it was not platted as part of the subdivision even though the lot is in the BPHOA area.

8. Adjournment

Ms. McGlothlin made a motion to adjourn. Ms. Winstead seconded the motion. The motion carried 6 to 0 and the meeting was adjourned at 10:03 p.m.

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

Attest: Louise Richman
Louise Richman, Secretary