

Planning & Zoning Commission Meeting Minutes  
City of Spring Valley Village  
Tuesday, August 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  
Charlie Calderwood  
Patrick Johnson  
Maryellen McGlothlin  
Anne Marie McMichael  
Louise Richman  
Amy Winstead

City Officials present:

Loren Smith, City Attorney  
Art Flores, Building Official

- 2. Approval of meeting minutes for regular meeting July 12, 2016**

Ms. McMichael made a motion to approve the minutes. The motion was seconded by Ms. McGlothlin. 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**

Mr. Hoffman reviewed this item which had been previously presented at the July 12, 2016 Planning & Zoning Commission meeting.

Andrew Allemand with Windrose, Land Surveying and Platting, spoke on behalf of the owner/developer Charles White and as requested by the Commission he presented three different re-plat options. Option C is per the code for lot widths adjacent to a major thoroughfare and will not work with one lot being 7,062 square feet and the other at 21,714 square feet. Options A and B are similar with Option B being the preferred one by the developer. Option B lot sizes are 15,068 square feet and 13,707 square feet.

Comments followed from Commission members and others.

- Mr. Calderwood discussed the code of ordinances with respect to lot widths. This development is trying to fit two lots on one prior conforming lot.
- Mr. Hoffman stated that there has to be variance relief from adding the 15 feet to the width.
- Mr. Calderwood asked if the lots would be conforming if they faced Westview Road, the major thoroughfare.

- Mr. Allemand said that the lots would not face Westview and that actually there were two pieces of property which included the former pipeline ROW. He also said that the City probably does not want to do without the second house. The pipeline is already gone.
- Mr. White said that Lot 1 could accommodate a 3,800/4,000 square foot house; Lot 2, if variance is granted would accommodate a 5,100 square foot house. Mr. White described various types of fencing that would go on Westview since Mr. Calderwood does not want a wooden fence on Westview.
- Mr. Hoffman asked for the Commission's preference.
- Ms. McMichael said that Mr. White is taking undevelopable property and proposes to put two lovely homes on the property. Preference is for Option A as the property lines up with the property across the street. Symmetrically, it looks better.

Mr. Calderwood made a motion to accept Option A with one variance for the width. Ms. McGlothlin seconded the motion. The motion passed 7 to 0.

**4. 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**

City Attorney Loren Smith presented this item. The proposed wording of Subsection-03:F-02 reads as follows:

“Front Yard shall mean a yard extending across the full width of a lot between the front lot line and the primary structure not including uncovered porches, steps, or other minor extensions of the primary structure.”

Mr. Smith is trying to prevent wrap around porches and P&Z members agree that such is part of the structure. Another point is how to define “minor.” The issue is the front setbacks. P&Z members discussed that the proposed wording should be:

“Front Yard shall mean a yard extending across the full width of a lot between the front lot line and the primary structure.”

Ms. McGlothlin made the motion with the new wording. Mr. Johnson seconded the motion. The motion passed 7 to 0.

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

Mr. Hoffman gave a “cliff notes” version of the Hunters Creek tree ordinance. Page 1, continuing to page 2 gives definitions. Section 18-20 has the tree removal permit information. Page 3, describes restrictions on additional removals and the five year limit. Other removals and emergency removals are covered. Page 4 has details about the timing of planting. The questions regarding this item pertained to being able to get a Certificate of Occupancy if move-in is scheduled during the hot months. The ordinance provides that a deposit can be made to be able to postpone the planting. Also replacement requirements are in the ordinance. Page 5 talks about a property owner being excused from providing replacement trees if a fee is paid to

the City. An item that could be problematic to Spring Valley is the item that states construction items should be placed outside the drip line of protected trees. Lots are smaller in Spring Valley as compared to Hunters Creek. Mr. Hoffman pointed out on page 7 that one of the better points in this ordinance is that Hunters Creek has a separate tree maintenance fund. A comment from Mr. Calderwood was that here should be a section on where trees should not be planted. Mr. Flores commented that he needs wording to prohibit clear cutting of all trees. He also discussed calipers versus gallons. Ms. Winstead had a question for the City Attorney as to who enforces the ordinance. Mr. Smith said that Hunters Creek has an arborist. Ms. McMichael suggested that the enforcement issue be taken to City Council as a discussion point.

In summary, Mr. Hoffman said that he would do a brief outline of what he presented, have Ms. Winstead review it, and then give it to City Council. He will also review the Bunker Hill ordinance that Mr. Smith brought to the P&Z meeting.

**6. 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 reported that the fence ordinance and re-plat items will be on the August City Council agenda. Mr. Hoffman briefly mentioned the Bingle West PADD and that he is waiting for feedback from City Council.

**7. Adjournment**

Mr. Calderwood made a motion to adjourn. Ms. McMichael seconded the motion. The motion passed 7 to 0 and the meeting was adjourned at 8:33 p.m.

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

Attest: Louise Richman  
Louise Richman, Secretary