

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, September 13, 2016

- 1. The Planning & Zoning Commission meeting was called to order by Chairman Trey Hoffman at 7:02 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present:

Trey Hoffman, Chair
Charlie Calderwood
Anne Marie McMichael
Louise Richman
Amy Winstead

City Officials present:

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

- 2. Approval of meeting minutes for regular meeting August 9, 2016**

Ms. McMichael made a motion to approve the minutes. The motion was seconded by Ms. Winstead. The motion passed 5 to 0.

- 3. Discussion and possible action on preliminary and final replat of northwest corner of Central Memorial Parkway and Katy Freeway, a plot containing 2.5833 acres of land, situated in the Bingle Planned Area Development District, City of Spring Valley Village, Harris County, Texas**

Andrew Allemand with Windrose, Land Surveying and Platting briefly described the item on behalf of the developer, Mike Baker.

Art Flores, Building Official offered the following comments: need to show 50' setback, need proof of abandoned pipeline, and need to show water and sewer line locations.

City Attorney Loren Smith asked why property was listed as "1 Reserve" as that means that it will need to come back for a replat. Per Mr. Allemand, Mr. Baker would be okay with a change to "Lot 1" as he wants no restrictions.

Mr. Hoffman commented that this property has never been platted before. Mr. Allemand responded that the property has the same underlying owner, just a different corporate set-up.

Mr. Calderwood stated that Mr. Baker should show the abandoned pipeline and the property is not leaving the PAD.

Mr. Allemand said that Mr. Baker wants to develop the property as commercial as that is more valuable now; he wants to comply with the PAD ordinances.

Ms. McMichael said that Mr. Baker needs to show the abandoned pipeline as possible future owners have the right to know.

Mr. Smith said the ordinance states that the pipeline must be show shown with note stating that it is abandoned. Mr. Allemand said that was agreeable.

Mr. Calderwood said that the old credit union foundation and wall need to go away. Mr. Allemand will get an answer to that and tell Mr. Baker that it is a concern.

Ms. McMichael made a motion to approve the preliminary and final replat with the following changes: change "1 Reserve" to "Lot 1," annotate the abandoned pipeline and annotate all easements including utility locations. Mr. Calderwood seconded the motion. The motion carried 5 to 0.

- 4. Discussion and possible action on preliminary and final replat of Cedarwood Section 2, partial replat No. 1, a plot containing 0.2968 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8816 Merlin Drive**

The original house more or less faced Caudle but the address has always been Merlin. It was platted with two fronts. The new owners want the new house to face Merlin. They want more side yard and are trying to increase the buildable area.

Ms. McMichael made a motion to approve. Ms. Winstead seconded the motion. The motion carried 4 to 0 with Mr. Calderwood abstaining.

- 5. A proposed ordinance of the City Spring Valley Village amending Section 9.118, variances, of Article 9.100, subdivision regulations, of Chapter 9, subdivisions to require the Planning and Zoning Commission to provide a recommendation on variance for plats; and providing for severability.**

Mr. Hoffman noted that if P&Z does not approve the variance, City Council can still approve the variance.

Ms. McMichael made a motion to approve the ordinance amendment as underlined below:

9.118 – Variances (a)

The rules and regulations provided herein and incorporated herein are the minimum standards and requirements of the city. A variance from any such rule or regulation may be granted by the city council, after consideration and recommendation by the planning and zoning commission, and upon a good and sufficient showing by the developer and/or owner that:

Ms. Winstead seconded the motion. Discussion followed with Mr. Calderwood posing the question, "why?" Mr. Smith responded that City Council wants to know the opinion and consideration of the Planning & Zoning Commission.

Motion passed 5 to 0.

6. Discussion and possible recommendation to City Council regarding a variance from the subdivision ordinance for 8829 Burkhart Road

Ms. McMichael made a motion to approve the variance P&Z granted at the June 14, 2016 meeting regarding the radius requirements for cul de sac lots as this lot was an "elbow" lot. Ms. Winstead seconded the motion. The motion passed 5 to 0.

7. Discussion and possible recommendation to City Council regarding a variance from the subdivision ordinance for 8807 Westview.

Ms. McMichael made a motion to approve the variance that P&Z granted at the August 9, 2016 meeting regarding the lot width on corner lots adjacent to a major thoroughfare. Ms. Winstead seconded the motion. The motion passed 5 to 0.

8. Discussion and possible action regarding amending the list of replacement and understory trees and other changes to the tree regulations

Mr. Hoffman with assistance from Ms. Winstead put together a letter to City Council to be presented at the September 20, 2016 City Council meeting. Among the items discussed in the letter were:

- Tree ordinance needs updating
- Tree removal and coordination of tree protection
- Guidance in planting new trees
- Establish a tree fund
- Retention of an urban forester
- Enforcement of ordinance

Council Member Marcus Vajdos said he wants a strict tree ordinance. Mr. Charles White suggested that a committee be formed to look at the trees in the City.

No action was taken on this agenda item.

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

A future agenda will include the Bingle West PADD.

10. Adjournment

Ms. McMichael made a motion to adjourn. Ms. Winstead seconded the motion. The motion passed 5 to 0 and the meeting was adjourned at 8:14 p.m.

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

Attest: Louise Richman
Louise Richman, Secretary