

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, October 11, 2016

- 1. The Planning & Zoning Commission meeting was called to order by Chairman Trey Hoffman at 7:00 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present:

Trey Hoffman, Chair
Charlie Calderwood
Maryellen McGlothlin
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 September 13, 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 regarding amending the list of replacement and understory trees and other changes to the tree regulations**

Mr. Hoffman and Ms. Winstead attended the September 20, 2016 City Council meeting. Mr. Hoffman reviewed the five points that he presented to City Council:

1. Consider tree removal permits,
2. Coordinate tree protection when doing construction on a lot,
3. Give guidance when to plant new trees; delay planting in August,
4. Establish a tree fund,
5. Retain an urban forester.

The direction from City Council was to proceed and per the Mayor, it is not necessary to "reinvent the wheel" with respect to tree regulations.

Mr. Hoffman wants to set goals so that Mr. Smith can create a draft ordinance, vet it at the next P&Z meeting and then call a public hearing. Discussion followed among the P&Z members.

- Smaller lots in Spring Valley Village versus larger lots in Hunters Creek Village can determine the number and size of trees to be planted. It may not be reasonable to replace the same number of trees.
- Must be purposeful in determining the number of trees as live oaks can take over a lot. Trees can affect foundations.

- It costs about \$2k per year to properly maintain trees on a Spring Valley Village lot. Rice University has created a planned public area. Lot sizes of 10,000/11,000 square feet make it difficult to plant a lot of trees. There were questions about the feasibility of a tree fund. Tree count may not be a proper way to regulate trees. Prohibit non-native trees. City Council should fund a forester/arborist.
- Biggest limit is impervious land ratios. The opinion is that people buying expensive homes will plant trees.
- Cannot legislate type of tree people will plant but disallowed trees will not count towards approved tree count.
- Cul de sac lots do not have much room in the front yard for planting trees.
- Prefer more large trees versus many small trees.
- Discussion of Bunker Hill Village tree ordinance and requirements for new construction. Lot size is a factor as Bunker Hill Village has larger lots than Spring Valley Village.
- Oak trees have more value than pine trees.
- Quality of trees is important especially in the public area. What is purpose of tree ordinance?
- The goal is to have a treed community and to discourage/prohibit clear cutting of lots. If a lot is less than 9,000 square feet, there is consideration for number of trees.
- Need to be careful with number of trees in front yard.
- Tree ordinance should not affect PAD residential ordinance.
- Start with the basics such as clear cutting.
- Ordinance enforcement is an issue.
- Keep formulas similar. If existing tree is 15 inches, larger tree can equal two or three trees.

Mr. Hoffman read 3.1004, 3.1005, and 3.1006 of the tree ordinance and discussed various points. In 3.1004 change 9 inch to 10 inch, correct "street" to "tree." Need to end up with at least one tree in the front and one tree in the back. A 20 inch tree counts as two trees if one keeps the tree. In 3.1006 change 2 inch to 3 inch. In 3.1008 change to \$500 from \$100 per tree. Add language regarding overhead utility lines.

Mr. Smith will modify "landscape or tree professional" language in 3.1009. He will add tree fund after 3.1009. Plus he will add urban forester language Ms. Winstead will give Mr. Smith an updated tree list for the draft ordinance.

Mr. Hoffman summed up the comments as follows:

- Tree removal permits are required except for natural disaster and advanced disease. Add part about clear cutting.
- Coordination of tree protection in 3.1003. Mr. Smith will get with Ms. Winstead and Mr. Flores regarding this so as to have an incentive to keep trees alive. Introduce language of urban forester to aid in spacing and stacking.
- Ms. Winstead considers having an urban forester serves notice that there is an expert available.

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

Mr. Smith reported on City Council action of P&Z matters:

- Fence ordinance – approved,
- Mr. White variance request – approved,
- Mr. Simpson variance request – denied.

A future agenda item will be the Bingle West PADD, however more information is needed.

5. Adjournment

Ms. McGlothlin made a motion to adjourn. Mr. Calderwood seconded the motion. The motion passed 5 to 0 and the meeting was adjourned at 9:19 p.m.

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

Attest: Louise Richman
Louise Richman, Secretary