

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, March 12, 2019

- 1. The Planning & Zoning Commission meeting was called to order by Chair 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
Maryellen McGlothlin
Patrick Johnson
Louise Richman

A quorum was present.

City Officials present:

Loren Smith, City Attorney
Oscar Arevalo, Building Official

- 2. Approval of meeting minutes for regular meeting February 12, 2019**

Ms. McGlothlin made the motion to approve the minutes. Mr. Calderwood seconded the motion. The motion carried 5 to 0.

- 3. Discussion and direction concerning:** Review of residential building line setback regulations along Campbell Road and Bingle Road, including existing conditions associated with each street and established patterns, options for revising building line setbacks, and impacts associated with each option.

Mr. Smith introduced this item saying that since Westview has been handled as to residential building line setbacks, City Council wants Campbell and Bingle Roads to be reviewed by Planning and Zoning.

Mr. Hoffman said that this review would probably take several meetings.

Tony Allender with Hawes Hill & Associates spoke about the analyses that had been done on Bingle and Campbell Roads which were similar to the work done on Westview. The most valuable graphics are the aerial views. There are more front facing homes along Bingle than Campbell. Along Campbell, a majority of homes are protected from the street by a fence or vegetation. Some sort of protection is important.

Comments and discussion from Planning and Zoning members followed.

- Three of the oldest homes on Campbell are facing the street.
- Mr. Calderwood: Comment and question, is development impeded on Campbell.
- Ms. McGlothlin: On the Houston side of Campbell, there is a mix of items with church, commercial, residential. Westview is more "home setting."

- Mr. Allender: Page 22 of report for Campbell has a front set back of 40 feet and a side set back of 25 feet. There are 14 feet from back of curb to property line.
- Mr. Calderwood and Ms. McGlothlin: Windsor Court has different setbacks. The codes for Windsor Court are different per ordinance.
- Mr. Allender recommends a 25 feet setback. He noted that the homes out of compliance with current ordinances were in compliance at the time they were built.
- Mr. Calderwood: Bingle and Campbell Roads can be a racetrack; concern for safety was expressed.
- Mr. Allender suggests that for side facing houses with fences, he would require masonry fences for safety.
- Mr. Calderwood: For new houses being built, require masonry fences.
- Mr. Arevalo said that there is almost 30 feet when you add the right of way. The state does not like solid barriers as driver could hurt himself if he drives off the road. Campbell and Bingle values are not as valuable. There have been no tear downs on these two streets since he has been Building Official with Spring Valley Village.
- Mr. Johnson: What is the compelling reason to change the ordinance?
- Mr. Smith: There is no compelling reason to change the ordinance, however should consider, is P&Z curing any legal issues and should look at safety. In a city like Spring Valley Village, there are always non-compliance with the current ordinances.
- Mr. Arevalo: Reconstruction if greater than 50% must comply with new ordinances.
- Mr. Hoffman: Lots 1224, 1218, 1214 are front facing on Campbell and are at least 10,000 square feet so there may not be an issue. Continuity of setbacks is important. Side setbacks can extend to 25 feet. When houses can be moved closer to the street, have to consider garage setbacks so that there can be two cars parked back to back without impeding pedestrians. Have sidewalks to consider.
- Mr. Calderwood: Talked about garages facing Campbell; may be a good design.
- Mr. Hoffman: No security gates for houses facing Campbell as traffic is an issue. There are no driveways on Campbell with side facing houses.
- Discussion regarding how many houses are in compliance with side set backs on Campbell.
- Mr. Johnson wants to hear from community.
- It was commented on that homes built in 1985 are being torn down south of IH-10 and in Bellaire.
- Mr. Calderwood asked if METRO could widen the street. Mr. Smith responded, "No."
- Barry Chaloupka, 1218 Campbell has a 34 feet side setback. He wants to know the goal.
- Mr. Hoffman said that need ability to move house back to 40 feet if house is rebuilt. He talked about the type and amount of remodeling that would require compliance with the ordinance.
- Mr. Hoffman asked for a straw poll for side and front setbacks: Ms. McGlothlin – 25 feet for front and 15 feet for sides; Mr. Johnson, Mr. Calderwood, Ms. Richman – 25 feet for front and 25 for side.
- Bingle Road was the next discussion point.
- Mr. Allender talked about screening for Bingle Road and how it is different from Campbell Road. One third of the homes do not meet the current code. His recommendation for Bingle is the same as for Campbell.
- Mr. Calderwood mentioned the two homes in Woodsborough that are out of compliance with respect to side setbacks.

- Mr. Hoffman noted the addresses that were in compliance: 1410, 1440, 1432, 1430, 1426, 1422, and 1418.
- Mr. Allender talked in general about left turn lanes.
- The preference is for 25 feet side and front setbacks on Bingle Road.
- Speakers:
 - Jean-Michel Del Amo, 8600 Cedarspur had questions regarding side setbacks.
 - Ronnie Adams, 8601 Merlin had question about how future ordinance would affect the roadway. It would not.
 - John Kocurek, 1432 Bingle, likes the proposed changes.

Mr. Hoffman reviewed briefly noting that seven of the 19 front facing homes are challenged by lot size and will benefit from the 25 feet setbacks: front, side, rear. Must consider garages and sidewalks as to set backs.

4. Discussion and direction concerning: The activities of the City Council during the February 26, 2019 meeting regarding Planning & Zoning Commission matters

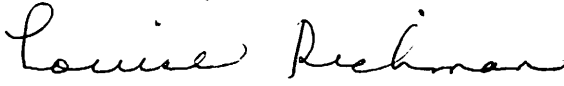
Mr. Smith said that City Council passed and adopted without any change the porte cochere ordinance.

5. Adjournment

Mr. McGlothlin made a motion to adjourn. Mr. Calderwood seconded the motion. The motion carried 5 to 0. The meeting was adjourned at 9:04 p.m.

Signed: 

 W. K. (Trey) Hoffman, Chairman

Attest: 

 Louise Richman, Secretary