



**Planning & Zoning
Commission Meeting
December 10, 2018
7:00 p.m.**



AGENDA

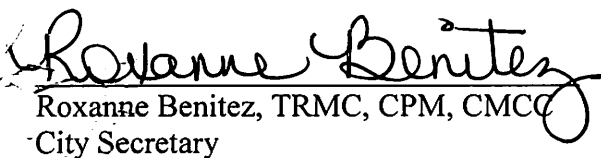
City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Monday, December 10, 2018 at 7:00 P.M.

- 1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**
- 2. APPROVAL OF MEETING MINUTES:** Regular Meeting on November 12, 2018
- 3. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** The Preliminary and Final Original Plat of Briar Branch Park, a Plot Containing 1.695 Acres of Land, Situated in the Bingle West Planned Area Development District, City of Spring Valley Village, Harris County, Texas, Bearing the Address of 1045 Bingle Road.
- 4. DISCUSSION AND DIRECTION CONCERNING:** The Provisions of Section 05:02.01, Garages and Carports, of Section 5, Building and Use Restrictions in Dwelling District "A," of Chapter 12, Planning and Zoning, of the City of Spring Valley Village Code of Ordinances and Possible Direction to the City Attorney Concerning Amendment to the Language Thereof to Clarify the Intent of the Regulations.
- 5. DISCUSSION AND DIRECTION CONCERNING:** The Activities of the City Council During the November 13, 2018 Meeting Regarding Planning & Zoning Commission Matters.
- 6. ADJOURNMENT**

Note: Per Chairman Hoffman, if a quorum is not made at the Planning & Zoning Commission meeting, the members present will meet as a sub-committee strictly to discuss the agenda items.

Posted this the 5th day of December, 2018 at 3:00 p.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest: _____


Roxanne Benitez, TRMC, CPM, CMCC
City Secretary

In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will provide reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made no less than 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or email secretary@springvalleytx.com for further information.

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, November 12, 2018

- 1. The Planning & Zoning Commission meeting was called to order by Chair 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
Anne-Marie McMichael
Maryellen McGlothlin
Charlie Calderwood
Patrick Johnson (left at 9:05 p.m.)
Louise Richman
Amy Winstead
John Lisenby, Alternate (attended but did not participate in the voting)

A quorum was present.

City Officials present:

Derra Purnell, City Attorney
Oscar Arevalo, Building Official

- 2. Approval of meeting minutes for regular meeting October 9, 2018.**

Mr. Hoffman went over several corrections that had been made since the minutes were mailed out. Ms. McMichael made several spelling corrections. Mr. Calderwood made the motion. Ms. McMichael seconded the motion. The motion carried 7 to 0.

- 3. Conduct a public hearing concerning:** A preliminary and final re-plat of Spring Oaks Section 3, partial re-plat No. 2, a plot containing 0.3067 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8324 Merlin Drive.

- A. Presentation of Preliminary and Final Re-Plat by Applicant**
- B. Those in Favor**
- C. Those Opposed**
- D. Adjourn Public Hearing**

Mr. Hoffman opened the public hearing at 7:08 p.m.

Mr. Arevalo presented this item. Property has never been re-platted. Christopher and Leslie Cuzick own the property at 8324 Merlin, and they are requesting this re-plat for the purpose of combining Lot 281 with 10 feet of Lot 282 that they currently own. The person they purchased the property from had added the additional ten feet when they built the home in the 1950s. The proposed Lot 1 will be 80 feet wide and 173 feet deep with a total of 13,840 square feet and will meet the subdivision ordinance regarding lot size, width and depth. There were several comments and

questions from P&Z members regarding tax roll status which will be handled once the re-plat is filed and if Lot 282 owners were in favor of the re-plat and they are.

Mr. Hoffman closed the public hearing at 7:11 p.m.

4. **Consideration and possible action concerning:** A preliminary and final re-plat of Spring Oaks Section 3, partial re-plat No. 2, a plot containing 0.3067 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 8324 Merlin Drive.

Mr. Calderwood made the motion. Ms. McGlothlin seconded the motion. The motion carried 7 to 0.

5. **Discussion and direction concerning:** The provisions of Section 05:02.01, Garages and Carports, of Section 5, building and use restrictions in Dwelling District 'A', of Chapter 12, Planning and Zoning, of the City of Spring Valley Village Code of Ordinances and possible direction to the City Attorney concerning amendment to the language thereof to clarify the intent of the regulations.

Mr. Hoffman gave the history of the 2013 ordinance. It de-emphasized automobile parking on the street. It prohibited carports but recognized that residents would like to have porte-cocheres. The square footage for a porte-cochere is less than what is required for a garage. Needs to be an entry into the dwelling from the porte-cochere and it cannot be forward of the main dwelling. Discussion among the P&Z members ensued.

Mr. Calderwood: thought support columns had to be of same material as main dwelling.

Mr. Hoffman: pointed out that this was in the ordinance.

Ms. McMichael: talked about some of the interpretations of the ordinance by the City Attorney and Building Official. Open on at least two sides when attached to house. Not in front of the main dwelling.

Mr. Hoffman: 12' porch added and porte-cochere was brought forward on a plan. Intent was to measure from dwelling and not porch.

Ms. Purnell: can add back to language – open on two sides.

Mr. Hoffman: 10' overhang on garage – when does overhang become a carport or a porte-cochere.

Ms. Purnell: can clarify in ordinance and Mr. Arevalo added that would solve a lot of problems. She added that an overhang is separate from a porte-cochere.

Mr. Lisenby: talked about overhangs.

Mr. Calderwood: support beams are "carport-like."

Ms. Winstead: if allow porte-cochere to be attached to garage, is that a carport?

Ms. McMichael: need a door going into the house from a porte-cochere.

Mr. Hoffman: when this went to City Council, it got changed.

Omar Izfar, Attorney, 824 Yale, representing residents at 3829 Cedarbrake who had turned in house plans: size of overhang could affect porch size. There is a front yard culture in Spring Valley Village; he talked about porches.

Mr. Hoffman and Ms. McMichael: told Mr. Izfar that "porches" were not on the agenda.

Mr. Izfar: porch and driveway are sharing the same roof.

Mr. Calderwood: talked about wrap around porches.

Mr. Lisenby: considers front porches are separate from garages. Porte-cocheres are a single width pass through for one car at a time. If allow width for two cars, could be a carport. If structure is attached to a garage, then it really is a carport? Set back should be at 5' like a garage.

Mr. Arevalo: size of lot could make a difference.
Mr. Johnson: could be a carport masquerading as a porte-cochere.
Ms. McMichael: right angle garage attached to a house could not handle a porte-cochere.
Ms. Winstead: Fries Road house has the classic porte-cochere.
Mr. Hoffman: look at width and attachment to a garage roof structure.
Mr. Calderwood: if lot does not allow for a porte-cochere, then cannot have one.
Mr. Hoffman: allow porte-cochere to be attached to garage; needs to be open on two sides with a door to house. Keep overhang at 10'.
Ms. Purnell: how far back does 10' overhang have to be?
Mr. Izfar: still commenting on porches.
Ms. Purnell: reminded Mr. Izfar that porches are not on the agenda.
Ms. Purnell: commented that roof overhang can be 10' and cannot extend beyond house structure.
Mr. Hoffman: trying to get language in ordinance "correct." Roof pitch language is okay. Parking intent – keep. Maximum square footage of porte-cochere is noted but is silent on width.
Mr. Hoffman, Ms. McMichael: discussed 05:02.04 with respect to roof overhang.
Ms. McMichael: wanted an explanation to item #4 in the proposed changes to the ordinance. Ms. Purnell said that the garage door does not qualify as an "entrance" to the main dwelling.
Mr. Hoffman: ordinance should be ready for the next P&Z meeting.

6. Discussion and direction concerning: utilization of signage as additional public notice of zoning cases.

Mr. Arevalo had several examples from other cities regarding using signage to notify public of upcoming zoning cases. Cities post a sign on properties, usually a zoning type of issue.

Ms. McMichael was thinking about the added expense of the signage. Ms. Purnell said that this could be added to the application fee. Ms. Winstead felt this would be a benefit for commercial properties. Mr. Calderwood said there was no downside to communication. P&Z members favored this type of signage.

7. Discussion and direction concerning: the activities of the City Council during the October 23, 2018 meeting regarding Planning & Zoning Commission matters

City Council approved the Campbell building and the Westview setbacks.

8. Adjournment

Ms. Calderwood made a motion to adjourn. Ms. McMichael seconded the motion. The motion carried 6 to 0. The meeting was adjourned at 9:12 p.m.

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

Attest: _____
Louise Richman, Secretary

**Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: December 10, 2018

TOPIC:	A Preliminary and Final Original Plat of Briar Branch Park, a Plot Containing 1.695 Acres of Land, Situated in the Bingle West Planned Area Development District, City of Spring Valley Village, Harris County, Texas, Bearing the Address of 1045 Bingle Road.
BACKGROUND:	The property at 1045 Bingle Road (known as the Dillard Tract)("Property") has never been platted and must be platted for the purpose of any future development of the Property to be in compliance with the City's regulations. This Property is the only remaining property in the Bingle West PAD. A Plat Application requesting an original plat in the form of a Preliminary and Final Plat for the Property has been submitted by Revive One, LLC as representatives for Wallace and Marie Dillard, a complete copy of which is provided with this agenda item. <u>Because this will be an original plat for the Property, the Application is not required by State law to go through the public hearing process prior to action by either the Planning & Zoning Commission or the City Council.</u> The original plat is basic in nature. The City's Development Review Team and I have reviewed the requested Preliminary and Final Plat for the Property and determined that it meets the City's subdivision requirements.
RECOMMENDATION:	Staff and ARKK Engineers have reviewed the submitted documents and recommend approval of the requested Preliminary and Final plat of Briar Branch Park / 1045 Bingle Road.
ATTACHMENTS:	- Complete Plat/General Plan Application Submitted by Revive One, LLC - Proposed Preliminary and Final Original Plat of Briar Branch Park, a Plot Containing 1.695 Acres of Land, Situated in the Bingle West Planned Area Development District, City of Spring Valley Village, Harris County, Texas, Bearing the Address of 1045 Bingle Road - Review Comments from Doug Bradford with ARKK Engineers
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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**Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

transferred to Acct/Project# _____ ☐ \$_____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$_____ will be added to Revenue Acct# ____-____ and \$_____ added to Expenditure Acct/Project# _____
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FINANCE VERIFICATION OF FUNDING:

Jim Kelly

SUBMITTING STAFF MEMBER:

Oscar Arevalo, Chief Building/Zoning Official

CHIEF BUILDING/ZONING OFFICIAL APPROVAL:

Oscar Arevalo

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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DIVIDER PAGE



EST. 1955
SPRING VALLEY
VILLAGE

CITY OF SPRING VALLEY VILLAGE

Plat / General Plan Submittal Application

(Please type or print legibly)

Fees: Plat or Replat Application - \$500
Specific Use Permit Application - \$500
Planned Area Development District (PADD) Application - \$7,000
Amendment to Planned Area Development District (PADD) Application - \$1,000

Submittal Requirements Checklist:

Fifteen (15) packets, each one shall include all of the items listed below:

- ☒ Application
- ☒ Letter stating the applicant's reasons for request, the type of request, and other pertinent information
- ☒ Letter from property owner
- ☒ Metes and bounds of the site and county slide number of plat (if recorded)
- ☒ Scale drawings, on 24" x 36" paper (1" = 100'), blue line/black line copies of plat, re-plat or amending plat, and a vicinity/key map
- ☒ A pdf of the entire packet submitted to secretary@springvalleytx.com

Subdivision / Development Name: Briar Branch Park

Geographical Location: 1045 Bingle Rd., West of Bingle; North of Briar Branch Creek; Adjacent to Dolphin's Cove Subdivision; Adjacent to Grace Chapel
(List specific address, major streets, bayous, creeks, and adjacent subdivisions)

Survey/Abstract No.: A.H. Osbourne Survey

Submittal Type:

- ☒ Preliminary Plat
- ☒ Final Plat
- ☐ Amending Plat
- ☐ Preliminary Replat
- ☐ Final Replat
- ☐ Specific Use Permit
- ☐ Specific Use Permit Amendment

Reason for Replat or Amending Plat:

original Plat

Type of Plat:

- ☐ Single Family Residential
- ☐ Zero Lot Line Patio Homes
- ☒ Planned Area Development District
- ☐ Planned Area Development
- ☐ Amendment to Planned Area Development

Plat/PADD Data:

Total Acreage: 1.695 Ac. Typical Lot Size: _____

Number Lots: 1 Number of Streets: _____

Numbers and Types of Reserves: _____ Total Acres in Reserve: 1.695 Ac.

Zoning District: Bingle West Planned Area Development District (BWPADD)

Applicant: Revive One, LLC

Contact Name: Bryan Danna

Address: 1044 Oxford Street, Houston, Texas 77008

Phone: 713.357.5800 Fax: 713.574.2670

Email: bryan@reviveco.com & design@reviveco.com

Owner: Wallace and Marie Dillard

Contact Name: Wallace Dillard

Address: 16060 Dillard Drive, Suite 200, Jersey Village, Texas 77040

Phone: 713.460.8292 Fax: _____

Email: wallace@wmdillard.com

Engineer or Planner: Sappington Engineering, LLC

Contact Name: J. Mark Sappington, P.E.

Address: 10603 W. Sam Houston Parkway North, Suite 125, Houston, Texas 77064

Phone: 713.429.5610 Fax: _____

Email: mark@sappingtonengineering.com

Authorization:

My signature below certifies that I am authorized to submit this application and that the information on the application is COMPLETE, TRUE, and CORRECT. Furthermore, I understand that, in accordance with Chapter 9, Article 9.303 of the Spring Valley Village Code of Ordinances, I am responsible for all engineering fees incurred by the City.



Applicant's Signature

11/28/18

Date

REVIVE ONE, LLC

1044 Oxford St., Houston, TX 77008

O: 713.357.5800 • F: 713.574.2670

November 27, 2018

City Council
Planning and Zoning Commission
City of Spring Valley Village
1025 Campbell Rd.
Houston, Texas 77055

Reference: Plat for Briar Branch Park Reserve

Dear City of Spring Valley Village Staff:

We, Revive One, LLC, represent Wallace and Marie Dillard, hereby referred to as Owners of a tract of land containing 1.695 acres of land out of C.H. Bingle Subdivision in the A.H. Osbourne Survey, Harris County, Texas, Recorded in Volume 998, Page 223 of Harris County Deed Records.

The Owners request to plat this tract to establish the Briar Branch Park Reserve. The purpose of this plat is to officially plat the property. The property is located in the Bingle West Planned Area Development District (BWPADD).

Please find the enclosed the Plat Application, Letter from Applicant, Letter from Property Owner, Metes and Bounds of the site, and Scale Drawing of Plat. If you have any question, please do not hesitate to contact me.

Thank you for your consideration.

Sincerely,

REVIVE ONE, LLC



Bryan J. Danna
Manager

Wallace and Marie Dillard
16060 Dillard Drive, Suite 200
Jersey Village, TX 77040-2082

November 27, 2018

City Council
Planning and Zoning Commission
City of Spring Valley Village
1025 Campbell Rd.
Houston, Texas 77055

Re: Original Plat of 1045 Bingle Rd., Houston, Texas 77055

Dear City of Spring Valley Village Staff:

We, Wallace and Marie Dillard, hereby referred to as Owners, of a tract of land containing 1.695 acres of land out of C.H. Bingle Subdivision in the A.H. Osbourne Survey, Harris County, Texas, Recorded in Volume 998, Page 223 of Harris County Deed Records.

We wish to plat the Briar Branch Park Reserve and authorize Revive One, LLC to prepare, submit and record an original Plat of our subject tract.

If you have any questions, please feel free to contact Bryan Danna with REVIVE ONE, LLC.

Respectfully,



Wallace Dillard



Marie Dillard

PREAMBLE**LEGAL DESCRIPTION**

A TRACT OF LAND CONTAINING 1.695 ACRES OF LAND OUT OF C.H. BINGLE SUBDIVISION IN THE A.H. OSBURNE SURVEY, HARRIS COUNTY, TEXAS, RECORDED IN VOLUME 998, PAGE 223 OF HARRIS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTERLINE OF BRIAR BAYOU AND THE WEST RIGHT-OF-WAY OF OLD BINGLE ROAD;

THENCE NORTH 66 DEGREES 16 MINUTES 07 SECONDS WEST ALONG THE CENTER LINE OF BRIAR BAYOU DISTANCE OF 210.75 FEET TO AN ANGLE POINT;

THENCE ALONG A CURVE TO THE RIGHT ALONG THE CENTERLINE OF BRIAR BAYOU WITH A RADIUS OF 100.00 FEET A LENGTH OF 27.64 FEET A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 03 SECONDS TO AN ANGLE POINT;

THENCE NORTH 50 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 202.94 FEET ALONG THE CENTERLINE OF BRIAR BAYOU TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 24 MINUTES 53 SECONDS EAST AT A DISTANCE OF 34.83 FEET PASS A 5/8 INCH IRON ROD SET FOR REFERENCE, AND A TOTAL DISTANCE OF 70.26 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 49 MINUTES 07 SECONDS EAST A DISTANCE OF 363.13 FEET TO A FOUND ½ INCH IRON PIPE FOR CORNER, BEING ALSO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 25 MINUTES 01 SECONDS WEST A DISTANCE OF 300.15 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.695 ACRES OF LAND, MORE OR LESS.

DIVIDER PAGE

COUNTY OF HARRIS
W/o Wallace Dillard & M

Mr. Wallace D. & Marieillard (transcripter) referred to as Owners (with one exception) of the 1,895 acre tract described in the above and foregoing map of Black Point Park, do hereby make and establish this subdivision and development of said tract, and do hereby dedicate to the use of the public forever, all of said lots or lots, or all of said maps or plat, or hereby dedicate to the use of the public forever, all of those streets (except those streets designated as private streets, or permanent place streets), alleys, paths, water courses, drains, easements, and public places, easements, hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title of said land so dedicated.

[illegible][illegible][illegible]

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS our hand in the City of Spring Valley, Texas this ____ day of ____, 20__.

Wallace Dillard, Owner

Marie Dillard, Owner

**STATE OF TEXAS
COUNTY OF HARRIS**

COUNTY OF HARRIS

BEFORE ME the undersigned authority, on this day personally appeared Walter and Marie Billard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity of husband and wife, wherein and herein stated, and as the act and deed of said corporation.

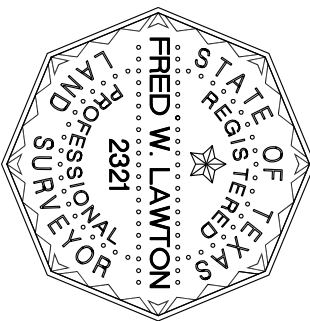
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__

Signature: _____
Notary Public in and for the State of Texas
Printed Name: _____

My Commission expires:

1. Fred W. Lott, an engineer under the laws of the State of Texas to practice the location of surveying and hereby certifying that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown all boundary corners, angles, points, points of curvature and other points of reference have been marked with iron pins, not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1933, south central zone.

Fred W. Lawton
Texas Registration No. 232



This is to certify that the Planning and Zoning Commission of the City of Spring Valley Village, Texas has approved this replat and subdivision of _____ as shown hereon.

In testimony whereof, witness this official signature of the Chairman of the Planning and Zoning Commission of the City of Spring Valley Village, Texas, this _____ day of _____, 20____.

By: _____
W.K. (Trey) Hoffman, Chairman
Planning and Zoning Commission
City of Spring Valley Village, Texas

In testimony whereof, witness this official signature of the Public Works Director of the City of Spring Valley, Texas, this _____ day of _____, 20____.

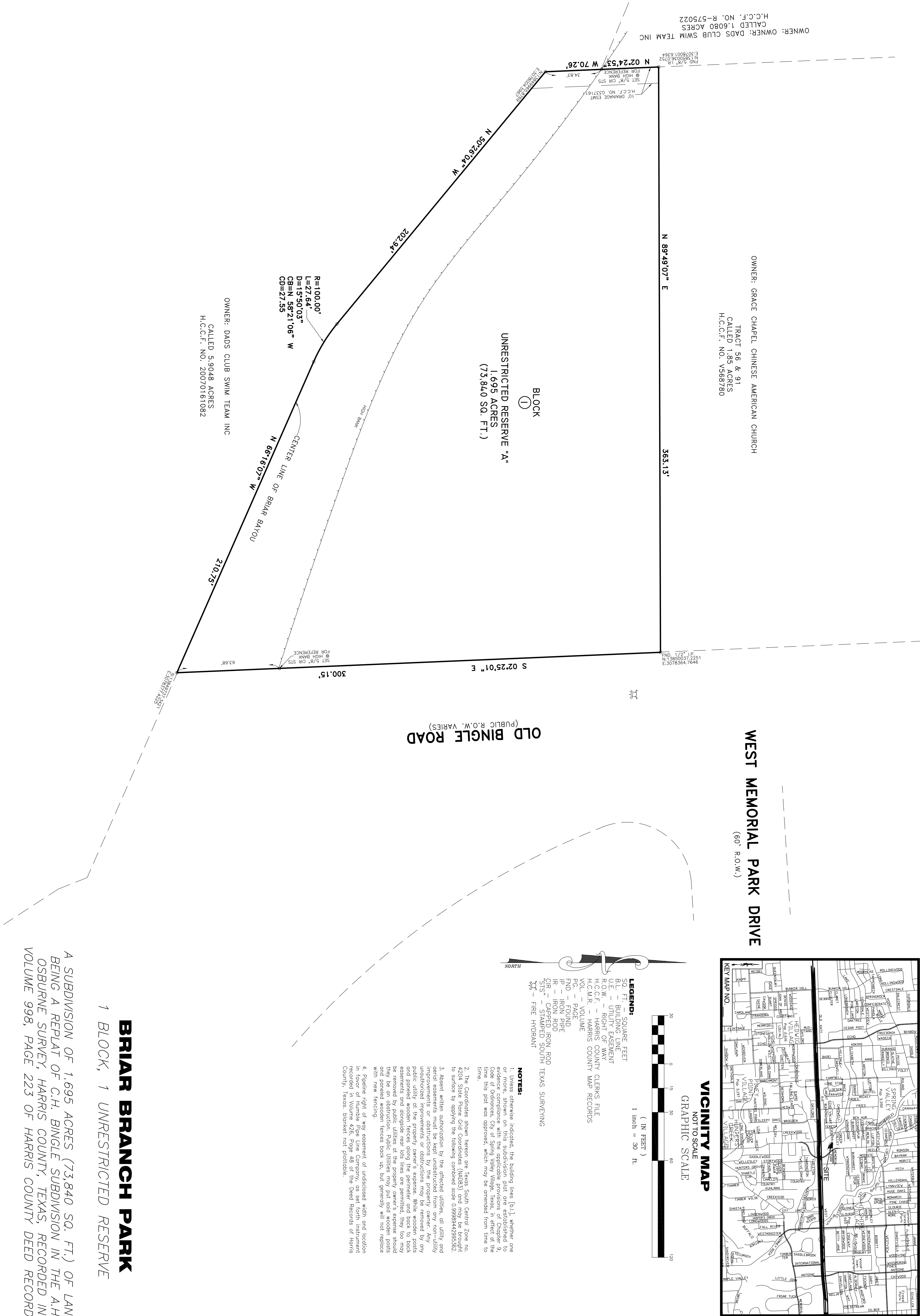
This is to certify that the City Council of the City of Spring Valley Village, Texas has approved this replat and subdivision of BRIAR BRANCH PARK as shown hereon

In testimony whereof, witness this official signature of the mayor of the City of Spring Valley Village, Texas, this _____ day of _____, 20____.

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

I, Stan Starograd, County Clerk of Harris County, do hereby certify that the within and foregoing is a true and correct copy of the original instrument with its certificate of authentication was filed for registration in my office on _____, 20____ at _____ o'clock _____ M., and duly recorded on _____, 20____ at _____ o'clock _____ M., and the same is duly indexed in the _____ of the Map Records of Harris County for said _____ community.

Witness my hand and seal of office, at Houston, the day and date last above written.



BRIAR BRANCH PARK

1 BLOCK, 1 UNRESTRICTED RESERVE

A SUBDIVISION OF 1.695 ACRES (73,840 SQ. FT.) OF LAND BEING A REPLAT OF C.H. BINGLE SUBDIVISION IN THE A.H. OSBURNE SURVEY, HARRIS COUNTY, TEXAS, RECORDED IN VOLUME 998, PAGE 223 OF HARRIS COUNTY DEED RECORDS.

REASON FOR REPLAT:

TO CREATE 1 UNRESTRICTED RESERVE
SCALE: 1"= 30' DATE: 11/28/2018

OWNER: WALLACE & MARIE DILLARD
ADDRESS: P.O. BOX 7600
HOUSTON, TEXAS 77270

JOB: 2061-18

DIVIDER PAGE



December 5, 2018

Mr. Oscar Arevalo
Building Official
City of Spring Valley Village
1025 Campbell Road
Spring Valley Village, Texas 77055

Re: Preliminary Plat Review – Briar Branch Park
1045 Bingle Road
City of Spring Valley Village, Texas

Dear Mr. Arevalo,

We have reviewed the above referenced Preliminary Plat, dated November 28, 2018, for conformance with the City's Ordinance Section 9.100, Subdivision Regulations, and we offer the following comments:

1. Revise name of "Briar Bayou" to "Briar Branch."
2. As indicated in the attached e-mail dated November 29, 2018 by Mr. Mike Vandewater, P.E. of the Harris County Flood Control District (HCFCD), there are no existing recorded easements for Briar Branch on the subject property. However, as development plans for the property are prepared, "No structures should be allowed to be constructed in the *erosion failure zone* of the channel" as stated by Mr. Vandewater.

We recommend the City approves the Plat. Please note that any proposed development plans and/or subsequent re-plats shall be submitted to HCFCD for their review and approval. I hope this information is helpful. Please call me if you have any questions.

Sincerely,

ARKK Engineers, LLC

A handwritten signature in blue ink, appearing to read 'Doug Bradford', is written over the printed name.

Doug Bradford, P.E.

Doug Bradford

From: Oscar Arevalo <OArevalo@springvalleytx.com>
Sent: Friday, November 30, 2018 10:00 AM
To: Doug Bradford
Subject: FW :Bingle Road Plat review

Doug,



This is Mike's latest comment after he saw the resubmittal showing the high bank.

Oscar Arevalo, CBO | Building Official
713-465-8308 | Direct: 832-910-8577
1025 Campbell Road | Houston, Texas 77055

From: Vandewater, Mike (Flood Control) [mailto:Mike.Vandewater@hcfcd.org]
Sent: Thursday, November 29, 2018 9:06 AM
To: Oscar Arevalo <OArevalo@springvalleytx.com>
Subject: RE: Bingle Road Plat review

Oscar,

Thanks for the update. I do still have a comment. There are no easements for the channel or building setbacks along the channel bank to prevent construction too close to the bank. We have coordinated with the City on this issue with a previous project for the adjacent property. No structures should be allowed to be constructed in the "erosion failure zone" of the channel. That zone is on a plane from the toe of the channel at a 2:1 slope or the slope that a geotechnical evaluation determines.

Regards,

Mike Vandewater, P.E.

Watershed Management Department
Harris County Flood Control District
10555 Northwest Freeway, Suite 170 | Houston, Texas 77092
(713) 316-4866 (main) | (713) 316-3764 (direct)
Mike.Vandewater@hcfcd.org | www.hcfcd.org

From: Oscar Arevalo [mailto:OArevalo@springvalleytx.com]
Sent: Thursday, November 29, 2018 8:16 AM
To: Vandewater, Mike (Flood Control)
Subject: Fwd: Bingle Road Plat review

FYI

Sent from my iPhone

**City of Spring Valley Village
Planning and Zoning Commission
Agenda Item Data Sheet**

MEETING DATE: December 10, 2018

TOPIC:	DISCUSSION AND DIRECTION CONCERNING: The Provisions of Section 05:02.01, Garages and Carports, of Section 5, Building and Use Restrictions in Dwelling District "A," of Chapter 12, Planning and Zoning, of the City of Spring Valley Village Code of Ordinances and Possible Direction to the City Attorney Concerning Amendment to the Language Thereof to Clarify the Intent of the Regulations
BACKGROUND:	This item was discussed during the November Planning and Zoning meeting. The City Attorney provided a draft of the revised wording. Direction by the Commission included the addition of and revision of definitions, a requirement for a door into the residence from the porte-cochere, height limit of 10 feet overhang for a recessed garage, and clarification of the front wall of the home. The City Attorney added the recommended changes which are included in the attached draft ordinance. In the event that the Commission has no further revisions, a public hearing and action item on the proposed zoning text amendment will be on the Commission's January 8, 2019 agenda.
RECOMMENDATION:	The City Attorney and City Staff request additional feedback from the Commission concerning any further revisions to the proposed zoning text amendment.
ATTACHMENTS:	Draft Ordinance for Proposed Zoning Text Amendment
FUNDING ISSUES:	☒ Not applicable – no dollars are being spent or received. ☐ Full amount already budgeted in Acct/Project# _____ ☐ Not budgeted, if approved, the following will be included in the next Budget Amendment: ☐ \$ _____ from Acct/Project# _____ will be transferred to Acct/Project# _____ ☐ \$ _____ from unassigned fund balance will be used and added to Acct/Project# _____ ☐ \$ _____ will be added to Revenue Acct# ____-____ and \$ _____ added to Expenditure Acct/Project# _____
FINANCE VERIFICATION OF FUNDING:	
SUBMITTING COMMISSION MEMBER: Chairman Trey Hoffman	CHIEF BUILDING/ZONING OFFICIAL APPROVAL:

ACTIONS TAKEN

APPROVAL ☐ YES ☐ NO	READING PASSED	OTHER
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ORDINANCE NO. 2019-XX

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, AMENDING EXHIBIT "A" OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY, BY AMENDING SECTION THREE - DEFINITIONS TO AMEND SECTION 03:C-01, CARPORT, ADD A NEW SECTION 03:F-04, FRONT WALL LINE, AND DELETE SECTION 03:G-02, GARAGE, PRIVATE, AND AMENDING SECTION 05:02.01, GARAGES CARPORTS AND PORTE-COCHERES; PROVIDING FOR THE INCORPORATION OF PREAMBLE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Spring Valley Village, Texas (the "Commission") and the City Council have conducted, in the time and manner required by law, a public hearing on the proposed amendments to Exhibit "A" of Chapter 12 of the City's Code of Ordinances (the "Zoning Ordinance"); and

WHEREAS, the City Council has considered the report and recommendation of the Commission; and

WHEREAS, the City Council now deems it appropriate to adopt the amendments to the City's Zoning Ordinance as provided herein;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, THAT:

Section 1. The facts and matters contained in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein.

Section 2. Section 03:C-01, "Carport," of Section Three: - Definitions of Exhibit "A" of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, is hereby amended by deleting the language struck through below and adding the language underscored as follows:

"03:C-01

Carport: A covered structure open on two or more sides, whether attached to a dwelling or freestanding. ~~The portion of a dwelling, open on two or more sides, which is a component part of and a continuation of a dwelling, used or allowing designed for the routine storage of one or more the occupants' vehicles, and also utilized for storage by the occupants of the dwelling. A carport is not included within the definition of detached garage. See also "Garage, private."~~ A structure that

complies with all requirements for a porte-cochere shall not be considered a carport under this ordinance."

Section 3. Section Three: - Definitions of Exhibit "A" of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, is hereby amended by adding a new Section 03:F-04 to be entitled "Front Wall Line" and that shall read as follows:

"03:F-04

Front Wall Line: The front wall line shall be a line located at the most forward exterior wall or glass of the gross building area of the main dwelling, parallel to the front building line."

Section 4. Section 03:G-02 "Garage, private," of Section Three: - Definitions, of Exhibit "A" of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, is hereby deleted in its entirety.

Section 5. Section 5:02.01, "Garages and Carports," of Section Five: - Building and Use Restrictions in Dwelling District "A" of Exhibit "A" of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City of Spring Valley Village, Texas, is hereby amended by deleting the language struck through below and adding the language underscored as follows:

"05:02.01 ***Garages and Carports:***

.01 *Required.* Each dwelling in Dwelling District "A" shall have an attached or detached garage. A garage shall have a minimum floor space of four hundred (400) square feet and shall be constructed and configured in such a manner that the garage is capable of storing a minimum of two (2) standard-sized four-wheeled vehicles side by side. Carports are prohibited.

.02 *Detached.* A detached garage: (i) shall not exceed one story, and (ii) above the ground floor the detached garage shall neither have, nor have provisions for, sanitation, bath, or kitchen facilities.

.03 *Second story.* Access to the second story of an attached garage shall be enclosed and through the dwelling to which it is accessory.

.04 *Entrance or Exit.* No vehicle door(s) or vehicle entrance or exit of a garage constructed forward of the front wall line of the main dwelling ~~slab or the structure of a dwelling~~ shall face the street address: said door(s) or entrance or exit shall be located on a side of the garage that, in plan view, shall be at a 90-degree angle or greater to the street of address. No vehicle door(s) or vehicle entrance or exit of a garage shall face the street address unless the door, entrance or exit is set back five (5) feet or more from the front wall line of the main dwelling. No roof overhang or other extension of the garage roof attached to a garage at the

vehicle door(s) or vehicle entrance shall extend more than ten (10) feet, and no extension or support structure for an extension shall be located past the front wall line unless it complies with section 05:02.01.06. The front line shall be determined by drawing a line parallel to the front building line from the point the dwelling's slab or structure, excluding any area of the garage, that is nearest the front property line.

.05 *Other Front Facing Garage Rules.* A front facing garage may not be more than fifty (50) percent of the width of the dwelling.

.06 *Certain Porte-Cocheres Permitted.* A porte-cochere is a permanent roofed structure attached to a dwelling to accommodate the passage of a vehicle; that is open on at least two (2) sides, and that is located at a building entrance into an inner courtyard or driveway, or through a circle driveway in front of the dwelling, open on at least two (2) sides, and shall not to be used for the routine storage of one or more vehicles. A porte-cochere is permitted subject to all the following requirements:

1. Porte-cocheres shall comply with the same required setbacks as those applicable to the main dwelling. In addition, no porte-cochere shall be located forward of the front wall line of the main dwelling, except where such porte-cochere extends over a circle driveway in front of the dwelling.

2. The maximum total square footage of the porte-cochere shall be less than four hundred (400) square feet.

3. The roof pitch of the porte-cochere shall not exceed the predominate shall be proportional to the roof pitch of the main residential structure dwelling. No porte-cochere shall be located forward of the front line of the dwelling slab or the structure of a dwelling unless the porte-cochere is situated parallel to the front building line. A porte-cochere shall be architecturally-integrated with the main dwelling and shall be constructed of brick, stone, and other non-metal materials or a combination thereof in proportions similar to those of the principal building main dwelling and garage.

4. A porte-cochere shall be located at an entrance to the main dwelling. For purposes of this section, an entrance to the garage shall not be considered an entrance to the main dwelling."

Section 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 7. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part or provision hereof declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 8. All rights and remedies of the City of Spring Valley Village are expressly saved as to any and all violations of the provisions of any Ordinances affecting and which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 9. This Ordinance shall become effective upon passage, in accordance with law.

DULY PASSED, ADOPTED AND ORDAINED this _____ day of _____, 2019.

Tom S. Ramsey, Mayor
City of Spring Valley Village, Texas

ATTEST:

Roxanne Benitez, City Secretary
City of Spring Valley Village, Texas