

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Monday, December 10, 2018

1. **The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:04 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
Louise Richman

A quorum was present.

City Officials present:

Marcus Vajdos, Councilmember
Loren Smith, City Attorney
Oscar Arevalo, Building Official

2. **Approval of meeting minutes for regular meeting November 12, 2018.**

Mr. Calderwood made the motion to approve the minutes. Mr. Johnson seconded the motion. The motion carried 4 to 0.

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.

Mr. Smith noted that since this pertains to the original plat, no public hearing is necessary. Mr. Arevalo said that this property needs to be platted if any permits are to be issued by the City.

Mr. Calderwood had several questions. He wanted to know why it is called "Reserve A?" Mr. Arevalo said this is a common practice to call it "Reserve A." He noted that this is the first step in the development process. Harris County will help the City to create access. For this plat, do not need to worry about utility easement and as Mr. Arevalo noted without a development, utility easements are not done. Mr. Johnson wanted to know which property in the Bingle West Pad District ("BWPD") still exists. Mr. Arevalo said that the Dillard property is still in the BWPD; the Chinese Church, the Dad's Club and the County's property are not in the BWPD. Mr. Arevalo said that the name of the plat, Briar Branch Park is not a legal designation. Councilmember Vajdos asked about the timing of a potential development. Mr. Arevalo said that it takes about six months for the development plans and it probably is retail.

Mr. Calderwood made the motion to approve. Ms. Richman seconded the motion. The motion passed 4 to 0.

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 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. Smith discussed this item and the revisions. He recommended removing 05:02.01.02.ii as the language is not needed. Councilmember Vajdos asked if a bathroom in a garage is okay for pool usage and it is. Mr. Calderwood asked about the 400 square foot minimum for garages. That is the minimum for two cars and includes wall thickness. Mr. Hoffman talked about detached garages with respect to narrow lots. Councilmember Vajdos asked about the 10 foot maximum. Mr. Arevalo said that for garages facing forward, 10 feet is not deep enough to serve as a carport.

Mr. Calderwood made the motion to approve the draft ordinance with 05:02.01.02.ii removed. Mr. Johnson seconded the motion. The motion carried 4 to 0.

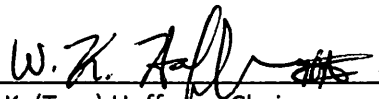
5. **Discussion and direction concerning:** The activities of the City Council during the November 13, 2018 meeting regarding Planning & Zoning Commission matters

City Council approved the Dolphin Cove PAD with several changes: right turn in and right turn out; sanitary sewer to be constructed without a lift station; drainage to be connected to Bingle Road and Briar Gully. The Dad's Club will not execute the plan but will have a third party do so.

6. **Adjournment**

Mr. Calderwood made a motion to adjourn. Mr. Johnson seconded the motion. The motion carried 4 to 0. The meeting was adjourned at 7:42 p.m.

Signed:


W. K. (Trey) Hoffman, Chairman

Attest:



Louise Richman, Secretary