

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, December 3, 2019

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
Charlie Calderwood
Amy Winstead
Louise Richman
John Lisenby, Alternate

A quorum was present.

City Officials present:

Marcus Vajdos, City Council Member
Julie Robinson, City Administrator
Loren Smith, City Attorney

2. **Approval of meeting minutes for regular meeting September 10, 2019**

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

3. **Conduct a public hearing concerning:** A preliminary and final re-plat of Wyngayle Oaks partial re-plat No. 2, a plot containing 0.6684 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the addresses of 8942 Croes Drive and 1303 Fries Road.

- 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 7:02 p.m. and briefly explained the item. Lot #3 is getting bigger. In August of 2018, the first re-plat was approved with lot #3 (8942 Croes) having 13,737 square feet and lot #6 (1303 Fries) having 15,739 square feet. Oscar G. Espinoza y Sanchez of Windrose was present to represent the owners. Mr. Hoffman closed the public hearing at 7:05 p.m.

4. **Consideration and possible action concerning:** A preliminary and final re-plat of Wyngayle Oaks partial re-plat No. 2, a plot containing 0.6684 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the addresses of 8942 Croes Drive and 1303 Fries Road.

Mr. Calderwood said that the pool would not fit into the current lot due to utility easement of ten feet. Ms. Winstead said that there was no aerial easement conflict. Ms. Robinson had several

comments/questions. The two square footages on the drawings do not add up and need to be corrected. And nowhere in the application does it show a shift in 15 feet. Mr. Vajdos asked if there was any conflict on the setbacks. Mr. Calderwood asked where the utility easement was on lot #6. Mr. Hoffman said the easement goes further back. Tony Collins, lot #6 owner said that the gas easement runs to Fries Road. Mr. Hoffman said that Mr. Collins will not be adversely affected. Mr. Calderwood made a motion to approve provided the square footage is corrected/clarified by the City Administer and that lot #6 has no adverse effects. Mr. Lisenby seconded the motion. The motion carried 5 to 0.

5. Briefing and discussion concerning; status of application for PADD amendment for Bingle West PADD.

Ms. Robinson updated the P&Z Commission on the status of the application. There were deficiencies in the application and the deadline to address those is passing. There is lack of access from Bingle to the Dillard tract. Mr. Hoffman said that the problem is in the developer's hands. Mr. Calderwood talked about the Chinese church, their oddly shaped lot, and their access. He said the church is zoned as residential. Harris County lease is for open land purposes at \$1 per year. Mr. Vajdos talked about the PADD and noted that there has been much discussion about the Dillard property. Ms. Robinson said the issue is access and only Harris County can give access. Ms. Richman noted these issues came about due to the IH-10 widening. Mr. Hoffman asked, how can Harris County deny access? Mr. Smith said these are prescriptive rights and one has to go to court to get right of access and this has not been done. The County owns only the road right of way. A question is who owns underlying property past about 1916. Value is \$3 million. Mr. Hoffman said that this deal is pretty much dead. Mr. Smith said it takes about six months to get prescriptive rights from the courts.

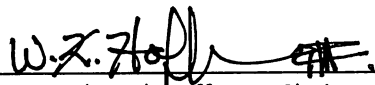
6. Discussion and direction concerning: the activities of the City Council during the November 19, 2019 meeting regarding Planning & Zoning Matters.

Mr. Smith said that there was nothing to report as the Planning & Zoning Commission did not meet during November 2019.

7. Adjournment

Mr. Calderwood made a motion to adjourn. Ms. Winstead seconded the motion. The motion carried 5-0. The meeting was adjourned at 7:43 p.m.

Signed:


W. K. (Trey) Hoffman, Chairman

Attest:


Louise Richman, Secretary