

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, October 12, 2021

- 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 at City Hall:

Trey Hoffman, Chair
John Lisenby
Maryellen McGlothlin
Anne-Marie McMichael
Louise Richman
Jerry Kent, Alternate

A quorum was present.

City Officials present:

Zach Meadows, Director of Community Development
Jasmin Torres, Community Development Coordinator
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting July 13, 2021**

Mr. Lisenby made the motion to approve the minutes. Ms. McGlothlin seconded the motion. The motion carried 6 to 0.

- 3. Conduct a public hearing concerning:** A preliminary and final re-plat of Martin Estates. A plot containing 0.621 acres of land, situated in Dwelling District 'A,' City of Spring Valley Village, Harris County, Texas bearing the address of 8415 Burkhart and 8421 Burkhart Road.

- a. Presentation of preliminary and final plat by applicant
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:03 p.m.

Ms. Karen Rogers, M2L Associates, Inc., 8955 Katy Freeway, Suite 300, Houston, TX is representing the applicants. Mr. Meadows spoke about the item. Mr. Martin is building a new home at 8415 Burkhart Road with a side-loading garage and found that the turn radius into the garage is quite difficult to maneuver. Mr. Martin approached his neighbor, Mr. Weaver to ask if he would be willing to sell a small portion of his lot to accommodate additional width and allow for an easier turn into the new garage. Mr. Weaver agreed to the purchase.

Mr. Hoffman asked for speakers.

Patrick McDaniel, 8489 Burkhart – lives next door to the Weaver's and asked about the "weave."

Mr. Hoffman closed the public hearing at 7:07 p.m.

4. **Consideration and possible action concerning:** A preliminary and final re-plat of Martin Estates. A plot containing 0.621 acres of land, situated in Dwelling District 'A,' City of Spring Valley Village, Harris County, Texas bearing the address of 8415 Burkhart and 8421 Burkhart Road.

Mr. Hoffman asked about the jog. Ms. Rogers said it was to maintain the distances. Mr. Smith said the lots were designed to be rectangular. Ms. McMichael asked why not make it "even." The Martin house is close to being completed.

Mr. Hoffman said that during the plan review he caught that two cars could not fit into the garage; it was too tight. Mr. Meadows said that it would be a tight turn.

Mr. Lisenby said that the resident had created the problem for himself. The line has to be straight. Mr. Smith noted that it has to be practical. Mr. Lisenby said the line needs to be straight to meet the ordinance with ingress, egress and the easement.

Mr. Kent asked if the property line could be paved over. Mr. Smith said that it could be but one could not build on that pavement.

Ms. McMichael said that if it is made to be at 5.64 feet, an addition of 4.37 feet to the proposed 1.27 feet would be a straight line. Ms. McMichael asked if there were a fence between the properties. Ms. Rogers said there was. Mr. Smith said the item could be approved contingently with the increase in feet.

Ms. McMichael made the motion to approve with the contingency. Mr. Kent seconded the motion. The motion carried 6 to 0.

5. **Conduct a public hearing concerning:** A preliminary and final re-plat of Bonnie Oaks Section 2, partial re-plat No. 3, a plot containing 0.3485 acres of land, situated in Dwelling District 'A,' City of Spring Valley Village, Harris County, Texas bearing the address of 1122 Traweek 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 7:26 p.m.

Mr. Meadows introduced and explained the item saying it was a combining of two lots into one lot.

Mr. Will Neuhaus, 8925 Bace, asked if the side setbacks would change. Mr. Meadows said, no change.

Mr. Hoffman closed the public hearing at 7:29 p.m.

6. **Consideration and possible action concerning:** A preliminary and final re-plat of Bonnie Oaks Section 2, partial re-plat No. 3, a plot containing 0.3485 acres of land, situated in Dwelling District 'A,' City of Spring Valley Village, Harris County, Texas bearing the address of 1122 Traweek Drive.

Mr. Meadows said that the set back cannot change. They are combining two lots into one lot and they cannot build a second home.

Ms. McMichael said it looks like one lot.

Mr. Lisenby said this is just a cleanup.

Mr. Lisenby made a motion to approve the item. Ms. McMichael seconded the motion. The motion carried 6 to 0.

- 7. Conduct a public hearing concerning:** Ordinance Number 2021-XX – an Ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas to amend Subsection 02.19, Solar Panels, of Section 5, Building and Use restrictions in Dwelling District 'A,' of Exhibit A, zoning regulations, of Chapter 12, Planning and Zoning, to alter the regulations of both roof mounted and ground mounted solar panels to comply with the provisions of Senate Bill 398 regarding municipal regulation solar panels, providing for incorporation of preamble; proving a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation, and providing a repealer clause, a savings clause, a severability clause, and an effective date.

- a. Presentation of proposed ordinance by city staff
- b. Those in Favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:34 p.m.

Mr. Meadows said that the state told cities that they cannot regulate against state laws. This was a cleanup to the city's ordinance to match the state property code language. The biggest change is that one can now see the solar panels from the street.

There being no speakers, Mr. Hoffman closed the public hearing at 7:36 p.m.

- 8. Consideration and possible action concerning:** Ordinance Number 2021-XX – an Ordinance amending the Code of Ordinances of at the City of Spring Valley Village, Texas to amend Subsection 02.19, Solar Panels, of Section 5, Building and Use restrictions in Dwelling District 'A,' of Exhibit A, zoning regulations, of Chapter 12, Planning and Zoning, to alter the regulations of both roof mounted and ground mounted solar panels to comply with the provisions of Senate Bill 398 regarding municipal regulation solar panels, providing for incorporation of preamble; proving a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation, and providing a repealer clause, a savings clause, a severability clause, and an effective date.

Mr. Lisenby asked if there if there were any solar panel applicants in the queue. Mr. Meadows replied that there were none. He mentioned that not allowing front yard fences has saved the city with having solar panels there.

Mr. Kent made a motion to approve the item. Ms. McGlothlin seconded the motion. The motion carried 6 to 0.

- 9. Discussion and direction concerning:** Changes to the open meeting requirements related to participation by Planning & Zoning members via videoconference or teleconference as of September 1, 2021.

Mr. Smith informed the members of the three items with respect to the changes: Planning & Zoning Commission must comply with state law, there has to be a quorum physically at City Hall and the video and audio must be on full time during the meeting. Mr. Smith said that there be standard language on the agenda regarding these items.

- 10. Discussion and possible direction concerning:** The activities of the City Council during the September 28, 2021, meeting regarding Planning & Zoning Commission matters.

Mr. Smith reported that there were no Planning and Zoning matters on the agenda. Mr. Meadows said that City Council approved the sports and recreation request at 1010 Bade at its July 27, 2021, meeting.

- 11. Adjournment**

Ms. McGlothlin made a motion to adjourn. Mr. Kent seconded the motion. The motion carried 6 to 0. The meeting was adjourned at 7:43 p.m.

Signed: _____

Anne-Marie McMichael

Anne-Marie McMichael, Vice-Chairman

Attest: _____

Louise Richman

Louise Richman, Secretary