

Planning & Zoning Commission Meeting Minutes  
City of Spring Valley Village  
Tuesday, April 14, 2020

- 1. The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:02 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present at City Hall:

Trey Hoffman, Chair  
Charlie Calderwood  
John Lisenby, Alternate

Planning & Zoning Members present via Zoom:

Patrick Johnson  
Anne-Marie McMichael  
Amy Winstead  
Louise Richman

A quorum was present.

City Officials present at City Hall:

Zach Meadows, Director of Community Development  
Matthew Hitt, Assistant to City Administrator  
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting March 10, 2020**

Ms. McMichael made the motion to approve the minutes. Mr. Lisenby seconded the motion. The motion carried 7 to 0.

- 3. Conduct a public hearing concerning:** A preliminary and final re-plat of SVMP II, a plot containing 1.170 acres of land, situated in Dwelling District 'A', City of Spring Valley Village, Harris County, Texas bearing the address of 9210 Old Katy 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 7:07 p.m. Mr. Meadows introduced the item. Stephen Freeman with Kimley-Horn and Associates, Inc. spoke on the telephone regarding the re-plat request. The property owner TLM-SVMP II LLC wants to clean up the property lines where the carport structure currently is. The development proposed is a medical office. Rebecca Bloch-Lopez, 9205 Cardwell Street spoke via telephone and asked how tall the building would be and is there enough room to build it. Mr. Smith pointed out that the questions are not germane to a re-plat and that there would be two more steps in this process at which Ms. Bloch-Lopez can speak. There being no more speakers, Mr. Hoffman closed the public hearing at 7:20 p.m.

4. **Consideration and possible action concerning:** A preliminary and final re-plat of Old Katy Rd. C.O. Reserve, a plot containing 1.182 acres of land, situated in Dwelling District 'A' City of Spring Valley Village, Harris County, Texas Bearing the address of 9210 Old Katy Road.

There is a typo in the heading for this item; the acreage is 1.107 acres rather than 1.182 acres. Mr. Meadows explained that there are no setbacks yet as those will change. Ms. McMichael asked about ingress and egress and if that had been approved by TXDOT. Mr. Freeman said they have approval by right but will have to submit to TXDOT for "taking documents" from the IH-10 widening. Mr. Calderwood commented that the current building was very good and they were just here to clean up a couple of items for the re-plat. There was agreement on that comment. Ms. McMichael made the motion. Mr. Lisenby seconded the motion. The motion carried 7 to 0.

5. **Conduct a public hearing concerning:** Ordinance Number 2020-XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas amending the City's official zoning map to add a 1.170 acre tract of land being out of Lot 17 and Lot 2 of West Park Subdivision, located on the north side of Interstate Highway 10 between Adkins Road and Bade Street to the Freeway Planned Area Development District ("FPADD") and providing a severability clause, a savings clause and an effective date.

- a. Presentation by applicant
- b. Those in favor
- c. Those opposed
- d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:28 p.m. Mr. Meadows spoke regarding this item. The property owner, TLM-SVMP II, LLC wants to rezone that portion of the property Lot 17 that runs the width of the property and is zoned Dwelling District 'A' so that it matches the rest of the property and that it be included in the Freeway Planned Area Development ("FPADD"). Mr. Smith mentioned to Ms. Bloch-Lopez that this is the second step in the development process. Mr. Lisenby noted that south of the sound wall, developments are all trying to be in compliance. Mr. Hoffman closed the public hearing at 7:32 p.m.

6. **Consideration and possible action concerning:** Ordinance Number 2020 – XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas amending the City's Official Zoning map to add a 1.170 acre tract of land being out of Lot 17 and Lot 2 of the West Park Subdivision, located on the north side of Interstate Highway 10 between Adkins Road and Bade Street to the Freeway Planned Area Development District ("FPADD") and providing a severability clause, a savings clause and an effective date.

Mr. Calderwood commented that this was an unrestricted reserve and AT&T probably bought this land, Lot 17, for storage. Mr. Meadows agreed. Ms. McMichael made a motion to approve the ordinance. Mr. Lisenby seconded the motion. The motion carried 7 to 0.

7. **Briefing, discussion and direction concerning:** Ordinance Number 2020 – XX – an ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas Article 3.100, Urban Forest Preservation and Protection, of Chapter 3, Building and Construction, to amend Exhibit A, approved tree list and Exhibit B, approved understory tree list; providing for the incorporation of

preamble; providing for a penalty in an amount not to exceed \$2,000.00 for each violation hereof, with each day constituting a separate violation; and providing for a repealer clause, a severability clause, a saving s clause, and an effective date.

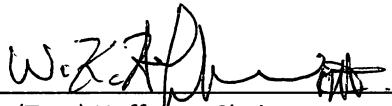
Mr. Hoffman and Mr. Hitt spoke about this item. P& Z member Ms. Winstead was part of an *informal* committee to develop proposed revisions to the current approved tree and understory tree lists. They enlisted help from Cary Moran, Piney Point Village forester and Craig Koehl, City of West University forester. Ms. Winstead noted that she trusted them and was pleased with the work that they did. Mr. Meadows said they looked at having native trees. Mr. Smith said this item came to P&Z as a courtesy and does not require P&Z action.

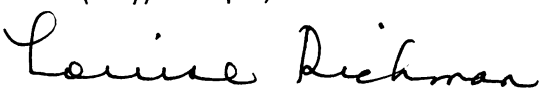
**8. Discussion and direction concerning:** the activities of the City Council during the March 24, 2020 meeting regarding Planning & Zoning matters.

Mr. Smith said that the building materials item that became a law during the last legislative session was approved by City Council. He noted that the governor has received many unfavorable comments about this piece of legislation so there may be potential for a change in the law at the next session.

**9. Adjournment**

Mr. Calderwood made a motion to adjourn. Ms. McMichael seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 7:45p.m.

Signed:  7-0  
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W. K. (Trey) Hoffman, Chairman

Attest:   
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Louise Richman, Secretary