

Planning & Zoning Commission Meeting Minutes  
City of Spring Valley Village  
Tuesday, August 11, 2020

- 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 at City Hall:

Trey Hoffman, Chair  
Anne-Marie McMichael  
Charlie Calderwood  
John Lisenby

Planning & Zoning Members present via Zoom:

Louise Richman

A quorum was present.

City Officials present:

Julie Robinson, City Administrator - via phone/Zoom  
Zach Meadows, Director of Community Development  
Matt Hitt, Assistant to City Administer  
David Dominy, P&Z Liaison – via phone  
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting July 13, 2020**

Mr. Hoffman noted that there are no changes to the minutes based on citizen input. The minutes give a “flavor” and are not a legal document. There are recorded minutes. These were the longest minutes ever and the secretary is off site. Ms. McMichael made the motion to approve the minutes. Mr. Calderwood seconded the motion. The motion carried 5 to 0.

- 3. Conduct a public hearing concerning:** Ordinance Number 2020-XX an ordinance of the City of Spring Valley Village creating and approving a Planned Area Development (“PAD”) of approximately 1.17 acres of land just east of the north east intersection of Katy Freeway and Adkins Road, being out of Lot 17 and Lot 2 of the West Park Subdivision, in the Thomas A. Hoskins Survey, Abstract No. 342, Harris County, Texas, within the Freeway Planned Area Development District to allow construction of a three story professional building over a four level parking structure, with one level below ground, for a maximum height of eighty-five feet (85’), additional surface parking, and allowing professional, medical and surgical uses; providing for severability; and providing a penalty not to exceed \$2,000 for each day of violation of any provision hereof.
  - a. Presentation of requested PAD amendment by applicant
  - b. Those in favor
  - c. Those opposed
  - d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:05 p.m. Mr. Hitt gave instructions on how to speak via mobile, PC, etc. One can remove mask when speaking at the microphone. Mr. Hoffman noted that this is the third meeting with comments. Speakers on the item will be limited to three minutes and should address the plans based on their re-submittal. Please do not repeat each other. Comments sent via email have been distributed to the Planning & Zoning members. Mr. Hoffman said that the developers would present first and then the speakers.

The developer(s) said that they took “to heart” the comments from the last meeting. He spoke first about the impact of commercial development on home values. He looked at a seven block area around the proposed development and recorded every sale. Property values increased. He also took different commercial scenarios in affluent areas, Memorial City, Marathon Tower, and Hines developments around San Felipe, Shepherd, and Kirby.

Area	10 Years-% Growth	Annual % growth
River Oaks	71.9%	7.2%
Tanglewood	36%	3.6%
Memorial City	44%	4.4%
Spring Valley Village	74.3%	7.4%

The developers presented the slides.

1	Location – same look and materials
3	Back – removed fins and landscaping due to concerns over access to building & landscaping maintenance; frosted back windows up to five feet
4	Site rendering – same material
5	Site rendering – different view
6	Moved garage back 47 feet; 65 feet from sound wall; trash pickup will be a smooth, efficient flow
8	Same as before
9	100 feet from residents; comparison to other SVV buildings
11	Shows frosted glass
13, 14	Shows frosted glass comparisons
15	Talked about height changes. Ms. Robinson asked for clarification re: 85 feet to 78 feet.
17	Site lines from resident’s view
18	Cannot see the garage
19	No real changes
22	Parking count at 290 cars; as low as they feel comfortable going
27	Lighting is within city codes; SVV requires occupancy standard in offices. No one in office – no lights on
Remainder of slides	No changes

Mr. Hoffman proceeded to the speakers and called on the ones in City Hall first.

Rebecca Bloch tried to make a comment.

M. Meyer, 9166 Cardwell

- Too bad amendments to minutes not accepted
- Anyone taller than Margey can look down at homes
- 47 feet is not a lot of space; 100 feet makes sense
- How can we trust the developers; talked to appraiser and said value will be lost
- Generator will be noisy
- Light ordinance – only covers exterior lights, not interior

Valerie Spears, 9208 Cardwell

- Lights always on, light pollution
- Generator noise
- Hear every noise, amplified
- Abate generator noise
- All of the above will affect property values

Sheila Hamilton, 1108 Bade

- Does not believe property values statistics
- Agrees with everything people have said

Laura Peachee, 1200 Anne

- Build up lot three to five feet and that adds to the 78 foot height
- Two suburbans away and that is too close
- Crape myrtle – lose leaves
- Generator – move someplace else
- Property values – misleading; tear downs are to the west of Campbell not to the east; east has not seen the teardowns

Rebecca Bloch, 9205 Cardwell

- Two corrections on slides – 21 feet to her garage; crape myrtle trees
- Developer did not do the 100 foot setback from the sound wall
- Zoning map of Adkins and Campbell have 85 feet
- Green area is 39 feet
- Why are there two standards?
- Does not want height exception from 39 feet

Mr. Hoffman noted that her time was up.

- Ms. Bloch continued to ask how you would like to live behind such a building. Act and protect residents and not developers.

Don Crumpler

- Used to be on Planning & Zoning under Mayor Tate
- Has lived in and had a business in Spring Valley Village since 1955
- The 39 foot height and 100 foot setback should be taken into consideration
- Can look down into his home

Mark Berry, 9120 Hilldale

- Not really affected by this but feels for those residents who are affected
- Asking for a variance, why is it reasonable

Zack Raffoul, 9209 Cardwell

- Concerns: noise, dumpster, generator, decrease of property values, and changes to zoning
- No one will make an offer on his house
- Favors 100 foot setback, 39 foot height

Chris McInturff, 12 Inverness Park Circle

- Doctors are moving to neighborhood
- Nice building
- Some positive value
- Stoeller building seems taller

Christopher Evers, 1133 Bade

- Concerns are lights, height, setback

Denise Wellborn, 8818 Westview

- Thanked everyone
- Uniformity of buildings along IH-10
- Height, distance to sound wall are concerns
- Once precedent is set, then others will want the same

Lili Mahvash, 1018 Bade

- Has lived in Penn Manor since 1978
- Does not approve of the variance; will set a precedent
- Concerns: trash pickup, noise, property values, frosted windows not sufficient
- Agrees with women who spoke previously
- Not fair to take developer's side, take side of residents

Mr. Hoffman noted that the comments were starting to be repetitious.

Iraq Mahvash, 1018 Bade

- Why is Spring Valley Village trying to be different from the other Memorial villages?
- Opening a "can of worms."
- Wants 100 foot setback and 39 foot height

Mike Sternesky, 1121 Traweek

- Raised questions about lights
- Has no idea how to interpret lighting fixture schedule on page 28
- Study is page 27. Developer said lighting is within city codes
- Wants a comparative study of lumens generated by Peli Peli building

Richard Evers, 1133 Bade

- Agrees with everyone else
- Houston is not pedestrian friendly
- Nothing on first level, thought there was a regulation regarding retail. Can't building get retail?

Mr. Hoffman noted changes in retail.

Resident

- Does not like building
- Why is P&Z having meeting again, total waste of time
- People in area do not want building

Joe Lopez, 9205 Cardwell

- On the third proposal, still have many concerns but no real changes
- There should be no exceptions to ordinances
- Third round, waste of time
- Time for P&Z to issue clear directives

4. **Consideration and possible action concerning:** Ordinance Number 2020-XX - an ordinance of the City of Spring Valley Village creating and approving a Planned Area Development ("PAD") of approximately 1.17 acres of land just east of the north east intersection of Katy Freeway and Adkins Road, being out of Lot 17 and Lot 2 of the West Park Subdivision, in the Thomas A. Hoskins Survey, Abstract No. 342, Harris County, Texas within the Freeway Planned Area Development District to allow construction of a three story professional building over a four level parking structure with one level below ground, for a maximum height of eighty-five feet (85'), additional surface parking, and allowing professional, medical and surgical uses; providing for severability; and providing a penalty not to exceed \$2,000 for each day of violation of any provision hereof.

- Mr. Lisenby gave clarification on generators. There are three generators. Test once per week for 30 minutes. Natural gas is quieter than diesel. There is noise abatement. Test during 10 a.m. and noon. Just paper waste goes into the dumpster. Medical waste is separate. Frosted windows are just on the north side. He noted there is privacy; need to go to 5'6". For screening on the north side, no planting planned but could put in three mature live oaks. Developer open to that.
- Mr. Hoffman addressed the PAD ordinance. Residents sent emails and those were disbursed to P&Z members. The Freeway PAD overlay talks about height and the limitation of 85 feet. Developers did not "sneak" in an 85 foot height. Mr. Hoffman talked about the oaks that Mr. Lisenby mentioned.
- Ms. McMichael noted that she and Mr. Hoffman have been serving on P&Z for over 25 years. They have a responsibility to the residents but also need to look at the entirety: commercial and residents. Hours have been spent by P&Z reviewing this. Building lights need to go off when it is dark. No variances have been requested. City staff needs to make sure that ordinances are being compiled with. Have there been any noise complaints made at City Hall? Likes suggestion of taking the frosted up higher. Put trees in back and give up those parking spaces.
- Ms. Richman asked about HVAC on roof. Mr. Smith said equipment would be within 85 foot height.
- Mr. Calderwood asked about what is the current side setback. They are at ten feet, should be 15 feet and are asking for a variance. He is slightly concerned about the first floor; it is a drop off and cars can get pushed out to service road. He has concerns that this was made a PAD and is uncomfortable that it is over 39 feet in height. If it is a PAD, should have 100 foot setback. Developers have rights but residents have rights since building is coming after and not before. This part of Spring Valley Village has not kept up with the rest of the city.
- Mr. Hoffman noted that there an ordinance on the books for the PAD
- Mr. Smith mentioned if it does not comply with the photometric study, there are lighting ordinances
- Ms. McMichael said lighting is checked with the ordinances; trying to protect residents.
- Mr. Hoffman thanked developers for moving building back, but should measure from sound wall and not house. Should focus on setbacks from sound wall. Developers are right on the edge of the parking requirements. There is a better opportunity for the trees; look at West Tex as trees are doing well there. What can be done to mitigate? Moved top floor of parking back. Wants developers to look at the following about setting back the floors from the sound wall:
  - Floor 4 – move back ten feet – 75 feet setback
  - Floor 5 – move back <sup>20</sup>ten feet – 85 feet setback
  - Floor 6 – move back <sup>30</sup>ten feet – 95 feet setback

Glass frosted to 5'6". Losing rental area and gross square footage would be 81,622, parking ratio is okay, site line improved, and natural light to trees.

- Mr. Calderwood said that the 50 feet to the freeway cannot be changed.
- Ms. McMichael noted that the changes were good but do they work with the columns and stairwells.
- Mr. Calderwood mentioned a split level basement.
- Mr. Lisenby likes the idea of the floors being moved back and asks about making a recommendation.
- Ms. McMichael agreed but would like to ask audience for comments.
- Ms. Meyer has a generator installed and it has to be tested at night. Mr. Lisenby said that commercial generators can be tested anytime. Ms. Peachee talked about flooding. Mr. Meadows said that flood mitigation is checked by the City Engineer. Mr. Lisenby noted that the impervious area of the office probably will not increase. Ms. McMichael noted that the traffic is from the feeder and not Adkins. Mr. Calderwood has concerns with the buildings being so close. The developers said that the side setbacks have been worked out with the fire marshal. There are three spots for the fire apparatus.
  
- Mr. Lisenby made a motion to approve as submitted with the following changes:
  - #1 - level 4 – move back 10 feet to 75 feet setback from sound wall; level 5 – move back 20 feet to 85 feet setback from sound wall; level 6 – move back 30 feet to 95 feet setback from sound wall
  - #2 - On north side windows, frosted glass to 5'6" measured from floor
  - #3 - On east side – translucent glass for windows
  - #4 - Three live oaks on north border – field dug; fully irrigated
  - #5 - Parking – 3.5 spaces minimum per 1000 square feet

Ms. McMichael seconded the motion. Motion carried 5 to 0.

- 5. Discussion and direction concerning:** the activities of the City Council during the July 14, 2020 meeting regarding Planning & Zoning Commission matters.

Mr. Smith reported that City Council approved the preliminary and final re-plat of Echo Valley Estates.

## 6. Adjournment

Ms. McMichael made a motion to adjourn. Mr. Calderwood seconded the motion. The motion carried 5 to 0. The meeting was adjourned at 9:36 p.m.

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

Attest: Louise Richman  
Louise Richman, Secretary