



EST. 1955

SPRING VALLEY

V I L L A G E

**Planning & Zoning
Commission Meeting
November 15, 2023
7:00 p.m.**



AGENDA

City of Spring Valley Village
Planning & Zoning Commission Special Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Wednesday, November 15, 2023, at 7:00 P.M.

The meeting agenda and agenda packet are posted online at www.springvalleytx.com.

The video link to this meeting is <https://us02web.zoom.us/j/88062796283>

The public toll-free dial-in numbers to participate in the telephonic meeting are 1-346-248-7799 (Houston), 1-253-215-8782 (US), and 1-301-715-8592 (US); enter the Meeting ID: 880 6279 6283 and #.

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

An audio recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

- 1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT**
- 2. INTRODUCTION OF NEW REGULAR AND ALTERNATE PLANNING & ZONING COMMISSION MEMBERS**
- 3. APPROVAL OF MEETING MINUTES:** Special Meeting on May 16, 2023
- 4. CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Application From Cameron & Susan Kreager For A Variance From The City's Subdivision Regulations, Specifically Section 9.104(A)(3), Standards for Residential Subdivisions, Minimum Lot Depth, Of The Code Of Ordinances For Tract 14B, West ½ Lot 14 Holm Subdivision, Harris County, Texas, Bearing The Address Of 1322 Fries Road.
- 5. CONDUCT A PUBLIC HEARING CONCERNING:** Ordinance No. 2023-XX: AN ORDINANCE AMENDING EXHIBIT "A" OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, EXHIBIT "A" BEING THE CITY'S ZONING ORDINANCE BY AMENDING SECTION 05:01.01, ONE FAMILY DWELLING TO ADD REGULATIONS REGARDING LEASING; PROVIDING FOR SEVERABILITY;

PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

A. Presentation of Zoning Text Amendment

B. Those in Favor

C. Those Opposed

D. Adjourn Public Hearing

6. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance No. 2023-XX: AN ORDINANCE AMENDING EXHIBIT “A” OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, EXHIBIT “A” BEING THE CITY’S ZONING ORDINANCE BY AMENDING SECTION 05:01.01, ONE FAMILY DWELLING TO ADD REGULATIONS REGARDING LEASING; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

7. CONDUCT A PUBLIC HEARING CONCERNING: Ordinance No. 2023-XX: AN ORDINANCE AMENDING EXHIBIT “A” OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, EXHIBIT “A” BEING THE CITY’S ZONING ORDINANCE BY DELETING APPENDIX ONE, BOARD OF ADJUSTMENTS, AND AMENDING SECTION 01:03.02, BOARD OF ADJUSTMENT, OF SECTION ONE, PURPOSE AND ADMINISTRATION, TO INCORPORATE THE PROVISIONS FROM APPENDIX ONE AND ADD NEW GROUNDS TO DETERMINE THE GRANTING OF VARIANCES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

A. Presentation of Zoning Text Amendment

B. Those in Favor

C. Those Opposed

D. Adjourn Public Hearing

8. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Ordinance No. 2023-XX: AN ORDINANCE AMENDING EXHIBIT “A” OF CHAPTER 12, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS, EXHIBIT “A” BEING THE CITY’S ZONING

ORDINANCE BY DELETING APPENDIX ONE, BOARD OF ADJUSTMENTS, AND AMENDING SECTION 01:03.02, BOARD OF ADJUSTMENT, OF SECTION ONE, PURPOSE AND ADMINISTRATION, TO INCORPORATE THE PROVISIONS FROM APPENDIX ONE AND ADD NEW GROUNDS TO DETERMINE THE GRANTING OF VARIANCES; PROVIDING FOR SEVERABILITY; PROVIDING A SAVINGS CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

9. ADJOURNMENT

Note: Per Chairman Hoffman, if a quorum is not made at the Planning & Zoning Commission meeting, the members present will meet as a sub-committee strictly to discuss the agenda items.

Posted this the 9th day of November 2023 at 5:00 p.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:



Jasmin Torres, City Secretary



In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will provide reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made no less than 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or email jtorres@springvalleytx.com for further information.

Minutes

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, May 16, 2023

- 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
John Lisenby
Maryellen McGlothlin
Louise Richman (arrived at 7:37 p.m.)
Jim Autenreith
Jerry Kent

A quorum was present.

City Officials present:

Zach Meadows, Acting City Administer / Director of Community Development
Carianne Riley, Assistant
Tommy Ramsey, City Attorney

- 2. Approval of meeting minutes for regular meeting December 6, 2022**

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

- 3. Conduct a public hearing concerning:** an Ordinance of the City of Spring Valley Village, Texas, amending Exhibit A of Chapter 12, Planning and Zoning, of the Code of Ordinances of the City, Exhibit A being the zoning ordinance of the City, by amending Ordinance 2018-28 providing for a Planned Area Development (“PAD”) of approximately 2.5511 acres of land at the northwest intersection of I-10 and Campbell Road within the Freeway Planned Area Development District by permitting the construction of an additional monument sign; providing for severability; providing a savings clause and an effective date and providing a penalty in an amount not to exceed \$2,000.00 per day with each day of violation of any provision hereof.
 - a. Presentation of PAD amendment
 - b. Those in favor
 - c. Those opposed
 - d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:04 p.m. There were no speakers. Mr. Hoffman adjourned the public hearing at 7:07 p.m.

- 4. Consideration and possible action concerning:** an Ordinances of the City of Spring Valley Village, Texas, amending Exhibit A of Chapter 12, Planning and Zoning, of the Code of Ordinances of the

City, Exhibit A being the zoning ordinance of the City, by amending Ordinance 2018-28 providing for a Planned Area Development (“PAD”) of approximately 2.5511 acres of land at the northwest intersection of I-10 and Campbell Road within the Freeway Planned Area Development District by permitting the construction of an additional monument sign; providing for severability; providing a savings clause and an effective date and providing a penalty in an amount not to exceed \$2,000.00 per day with each day of violation of any provision hereof.

There are traffic concerns from patients trying to enter the Kelsey-Seybold property. Kelsey-Seybold considers that an additional sign showing the garage parking location near its entrance of the frontage road of I-10 will help to alleviate those concerns.

Mr. Kent is in favor of the sign.

Mr. Lisenby said the clinic has a Campbell Road address on Google and Waze so patients make a U-turn on Campbell to get to the garage. Proposes an illuminated sign and make it larger. He proposes to require an address change to 9100 Katy Freeway. Kelsey-Seybold employees must use the Katy Freeway address.

Ms. McGlothlin said to move the sign further east.

Ms. McMichael said to illuminate the sign, change the address and have two signs.

Mr. Autenreith asked what size and color the sign should be.

Mr. Hoffman said to make a list of the requirements.

List of Requirements

- Sign should be located in a position to exit the parking garage safely.
- Sign to be illuminated.
- Sign to be same size as current monument sign. Include Katy Freeway address. Work with 911 to get the correct address.
- If the address change does not update app then Kelsey-Seybold needs to get correct geo-point on Google and Waze.
- Kelsey-Seybold needs to update its website on parking / traffic changes and provide copies to the City.

Ms. McMichael made the motion to approve the ordinance with the list of requirements. Mr. Kent seconded the motion. The motion carried 7 to 0.

5. **Discussion and possible direction concerning:** amendments to Subsection 11.01, Fences, of Section 11, Supplemental District Regulations. of Chapter 12, Planning & Zoning, of Code of Ordinances of the City of Spring Valley Village

Mr. Meadows introduced this item. P&Z member Mr. Johnson is a key to this as a resident of Green Valley. The Joshua subdivision backs up to Green Valley and one of the residences has a backyard gate through which there is additional pedestrian traffic to their parked cars on Green Valley. Staff is looking for direction regarding potential changes to the fencing ordinances. There is no ordinance that prohibits the backyard gate. There could be safety issues if there is a pool. The gate does not have to be locked though there is required fencing around pools. Ms. McMichael has a back gate to Beutel. There have not been parties though balls do get in her yard. There are a lot of weeds on the Green Valley right of way. It is allowed to landscape on the City right of way. Mr. Meadows has tried to talk to this Joshua resident. Mr. Hoffman pointed out that there are a lot of cul-de-sacs in Spring Valley. Mr. Lisenby said there could be a fence agreement among “good neighbors.” Ms. Richman asked who would “police” this. Mr. Ramsey

said using a permit procedure would be okay. Mr. Lisenby brought up additional suggestions such a backyard fence with a side gate. Ms. McMichael said something is needed to protect the right of way. It is a public safety issue. If there are existing conditions, allow a 90 day right to cure or grandfather. Do not allow back gates to the right of way. Mr. Meadows will propose verbiage and bring that back to the Commission.

Mr. Lisenby asked for a moment before the adjournment. Mr. Lisenby is now on City Council, and this is his last Planning and Zoning meeting. David Dominy will still be the P&Z liaison. Mr. Hoffman and Ms. McMichael said that Mr. Lisenby served with excellence, and they will miss his expertise.

- 6. Adjournment:** Ms. McGlothlin made a motion to adjourn. Mr. Lisenby seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 8:12 p.m.

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

Attest: _____
Louise Richman, Secretary