

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

- 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

Planning & Zoning Members present via Zoom:

Louise Richman

Patrick Johnson

Charlie Calderwood

A quorum was present.

City Officials present:

Julie Robinson, City Administrator - via Zoom

Zach Meadows, Director of Community Development

Matt Hitt, Assistant to City Administrator

Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting December 8, 2020**

Mr. Calderwood made the motion to approve the minutes. Mr. Johnson seconded the motion. The motion carried 4 to 0.

- 3. Conduct a public hearing concerning:** Ordinance Number 2021-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 3, Definitions to amend the definitions 03: A-02 – Accessory Use, 03: A-03 – residential accessory building, 03: G-03, garage attached and to add definitions 03: P-05 – primary structure, and 03: P-06 – primary use: amending Section 05:02-01, garages and carports, of 05:02, limitations and restrictions, of Section Five: building and use restrictions in Dwelling District “A” of Exhibit “A” to change the term dwelling to primary structure; 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 proposed ordinance by City Attorney
 - b. Those in favor
 - c. Those opposed
 - d. Adjourn public hearing

Mr. Hoffman opened the public hearing at 7:05 p.m.

Mr. Smith and Mr. Meadows spoke about the item. The City is being sensitive to those working from home due to COVID-19 and where those home offices are located. Need to clarify intent and definitions for accessory and primary structures. Mr. Hoffman took a telephone call from Mr. B. Thomeer who did not have any comments or questions but just wanted to listen.

Mr. Hoffman closed the public hearing at 7:11 p.m.

4. **Consideration and possible action concerning:** Ordinance Number 2021-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 3, Definitions, to amend the definitions 03: A-02 – Accessory Use, 03: A-03 – residential accessory building, 03: G-03, garage attached and to add definitions 03: P-05 – primary structure, and 03: P-06 – primary use: amending Section 05:02-01, garages and carports, of 05:02, limitations and restrictions, of Section Five: building and use restrictions in Dwelling District “A” of Exhibit “A” to change the term dwelling to primary structure; 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.

Mr. Hoffman said that this ordinance is basically making a change in terms. Mr. Smith noted that a definition for primary structure and primary use has been added which includes that all portions of the primary structure shall be accessed from all portions of that structure without going outside and that the structure is heated and cooled. The fence, garage and porte-cochere ordinances have been revised accordingly to change “dwelling” to “primary structure.” Mr. Meadows said that “principle” and “primary” are equal and often used interchangeably. Ms. Robinson searched the entire code to check on this and agrees. Mr. Hoffman said the ordinance syncs with the fence ordinance. Mr. Johnson was absent for the October 2020 meeting and asked about the fence. Mr. Hoffman said storage sheds are not attached to the home. Mr. Meadows commented that a loophole was found which, was not the original intent of the ordinance. Mr. Johnson noted there was nothing about the definitional changes that would make it easier about the building sheds. Ms. Robinson said if Planning and Zoning wishes to move forward with the ordinance, would definition be added to the ordinance. Mr. Smith said that the definition is not material, it is more clerical but should include the definition in the ordinance.


Mr. Johnson made the motion to say that “principle” and “primary” are interchangeable and will be included. Ms. Richman seconded the motion. The motion carried 4 to 0.

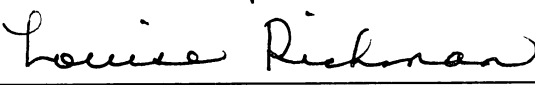
5. **Discussion and possible direction concerning:** The activities of the City Council during the December 15, 2020 meeting regarding Planning & Zoning Commission matters.

City Council approved the outdoor dining request from Jonathan’s the Rub and approved the extension of the PAD for 18 months to commence construction.

6. **Adjournment**

Mr. Calderwood made a motion to adjourn. Mr. Johnson seconded the motion. The motion carried 4 to 0. The meeting was adjourned at 7:27 p.m.

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

Attest: 
Louise Richman, Secretary