

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, July 13, 2021

- 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
Charlie Calderwood
Maryellen McGlothlin
Jim Autenreith, Alternate
Louise Richman

Planning & Zoning Members present via Zoom:

John Lisenby
Anne-Marie McMichael, arrived at approximately 7:24 p.m.

A quorum was present.

City Officials present:

Julie Robinson, City Administrator via Zoom
Zach Meadows, Director of Community Development
Jasmin Torres, Community Development Coordinator
Loren Smith, City Attorney

- 2. Approval of meeting minutes for regular meeting March 9, 2021**

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

- 3. Conduct a public hearing concerning: Ordinance No. 2021-XX: an ordinance of the City of Spring Valley Village, Texas granting a Specific Use Permit for property located at 1010 Bade Street within the corporate limits of the City of Spring Valley Village for use of the property for sports and recreation instruction; providing for severability; providing a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation; and providing a severability clause and an effective date.**

- 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. Mr. Autenreith recused himself as he is a broker.

Mr. Meadows spoke about the item. The property is located at 1010 Bade Street. Frost Murphy of Elite MMA spoke giving his history with martial arts. He said that the usage falls under recreational use, specifically martial and noted that arts and he is requesting that this usage be allowed at this particular building. The property / building is under contract. Parking is an issue. The "business" is usually at night and there are 30 to 40 people in a class. Mr. Murphy said he visited with about half of the neighbors regarding parking and the building usage. Mr. Hoffman asked for speakers.

John Joseph, 1010 Bade – former owner of building for 30 years. He worked until 7 p.m. and said that the parking lot emptied about 5 p.m.

Mr. Hoffman closed the public hearing at 7:10 p.m.

- 4. Consideration and possible action concerning:** Ordinance No. 2021-XX: an ordinance of the City of Spring Valley Village, Texas granting a Specific Use Permit for property located at 1010 Bade Street within the corporate limits of the City of Spring Valley Village for use of the property for sports and recreation instruction; providing for severability; providing a penalty in an amount not to exceed \$2,000.00 per day with each day constituting a new violation; and providing a severability clause and an effective date.

Mr. Calderwood: Property is in the Freeway PAD and he is in favor.

Mr. Lisenby – Parking requirements to be included.

Mr. Smith – Yes, parking to be included.

Mr. Calderwood – 72 parking spaces may be too high.

Mr. Meadows – Parking number is based on ordinance.

Mr. Murphy – He was going to talk to everyone regarding parking. Wants to do it by the book. He will close on the property in November and potentially opening in February 2022.

Mr. Smith – Shared parking requirement.

Mr. Hoffman – 60 day timeline to get new parking requirements. Talked about parking items. Number of spaces needs to be a calculated number.

Ms. Robinson – 72 spaces is the worst case at 15k sq ft. Useable space in the building is 9k which is about 50 parking spaces. City Council could approve less than 72 spaces.

Mr. Hoffman – Asked about parking lot lighting.

Ms. McGlothlin – Since there is a sound wall, lighting is not a concern.

Mr. Murphy – Yes, there is exterior lighting.

Mr. Calderwood – What does staff propose on the lighting?

Mr. Meadows – Deal with spaces on a case by case basis. Can work with Mr. Murphy.

Mr. Hoffman – lighting behind AT&T; could be too dark. This is not going through the PAD process, this is a SUP.

Ms. McMichael – Business owner has the liability.

Mr. Hoffman – shared parking agreements, need to have adequate lighting for safety.

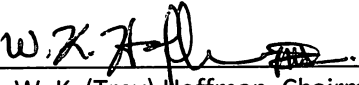
Mr. Calderwood made a motion to approve as written with sufficient lighting on first day of operation, parking requirements and operating hours will be 6:30 a.m. to 10 p.m. Ms. McGlothlin seconded the motion. The motion carried 6 to 0 with one abstention.

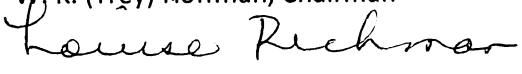
- 5. Discussion and possible direction concerning:** The activities of the City Council during the June 22, 2021, meeting regarding Planning & Zoning Commission matters.

Mr. Smith reported that there were no Planning and Zoning matters on the agenda.

6. Adjournment

Mr. Calderwood made a motion to adjourn. Ms. McGlothlin seconded the motion. The motion carried 7 to 0. The meeting was adjourned at 7:40 p.m.

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

Attest: 
Louise Richman, Secretary