

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, February 10, 2026

1. The Planning & Zoning Commission meeting was called to order by Chairman Trey Hoffman at 6:48 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.

Planning & Zoning Members present at City Hall:

- Trey Hoffman, Chairman
- Brad Jones, member
- Nathan Carroll, member
- Lucian Bukowski, alternate member
- Jarrad Bourger, secretary

A quorum was present.

City Officials present:

- Jasmin Torres, City Secretary
- John McDonald, City Administrator
- Jose Gomez, Development Services Manager
- Joseph Hays, City Attorney

2. Approval of meeting minutes for the regular Planning and Zoning meeting on December 9, 2025

Lucian Bukowski made the motion to approve the minutes. Nathan Carroll seconded the motion. The motion carried unanimously.

3. OLD BUSINESS

3.1 DISCUSSION CONCERNING: PROPOSED AMENDMENTS TO THE CITY OF SPRING VALLEY VILLAGE CODE OF ORDINANCES; CHAPTER 3 BUILDING AND CONSTRUCTION; ARTICLE 3.1000, BUILDING AND CONSTRUCTION, URBAN FOREST PRESERVATION AND PROTECTION.

The commission continued review of an updated draft ordinance. The commission agreed to standardize all tree measurements to circumference only, removing all diameter references throughout the document. This was seen as simpler and less


prone to homeowner disputes. No final resolution was reached on all sections. The ordinance will be brought back in votable form at the next meeting.

3.2 DISCUSSION CONCERNING: Possible Amendments to the City of Spring Valley Village Code of Ordinances; Chapter 12, Planning and Zoning:
Section 05:02.03.08 maximum lot coverage regarding clarification on artificial turf and allowable use.

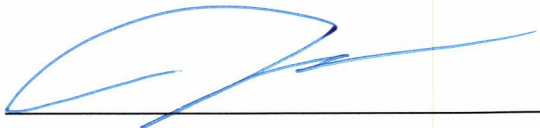
The commission discussed whether artificial turf should be classified as impervious cover. Key concerns raised included long-term permeability and maintenance challenges, the fact that drainage systems route water to the street rather than absorbing it into the ground, and fire and chemical risks associated with plastic-based turf materials. The consensus position was to keep the current policy as-is, treating artificial turf as impervious cover.

5. ADJOURNMENT

Brad Jones made a motion to adjourn. Nathan Carroll seconded the motion. The motion carried unanimously. The meeting was adjourned at 9:59 p.m.

Signed:  _____

Trey Hoffman, Chairman

Attest:  _____

Jarrad Bourger, Secretary