Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, September 13, 2022

1. **The Planning & Zoning Commission meeting was called to order by Chair Trey Hoffman at 7:01 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
   Jim Autenreith
   Jerry Kent, Alternate (arrived 7:03 p.m.)
   Louise Richman

   A quorum was present.

   City Officials present:
   Zach Meadows, Director of Community Development
   Carie Anne Livengood, Assistant
   Loren Smith, City Attorney

2. **Approval of meeting minutes for regular meeting August 9, 2022**

   Ms. McMichael made the motion to approve the minutes. Mr. Autenreith seconded the motion. The motion carried 4 to 0.

3. **Conduct a public hearing concerning:** An ordinance of the City Council of 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 2020-25 amending 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 requiring construction on the development approved by Ordinance 2020-25 to commence no later than August 25, 2023; 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 with each day constituting a new violation.

   a. Presentation of PAD extension request
   b. Those in favor
   c. Those opposed
   d. Adjourn public hearing

   Mr. Hoffman opened the public hearing at 7:03 p.m.

   Mr. Meadows introduced and briefly explained the item. John Joubert, Executive Vice President of i3, 9230 Katy Freeway, Suite 500, Houston, TX 77055 further explained the reasons for the request. The facility will be used for elective surgery such as plastic surgery, dermatology, etc. During the pandemic such surgery was put on hold and many medical expansion plans were put on hold. Additionally, construction costs increased over 30%. Starting during the summer 2022, the market improved, and construction costs have stabilized. The time extension will be to commence construction no later than August 25, 2023.

   There were no speakers. Mr. Hoffman closed the public hearing at 7:09 p.m.

4. **Consideration and possible action concerning:** An ordinance of the City Council of 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 2020-25 amending 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 requiring construction on the development approved by Ordinance 2020-25 to commence no later than August 25, 2023; 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 with each day constituting a new violation.

   Mr. Kent made a motion to approve the ordinance. Ms. McMichael seconded the motion. The motion passed 5 to 0. This item will go next to City Council.

5. **Discussion and direction concerning**: An ordinance amending the Code of Ordinances of the City of Spring Valley Village, Texas to amend Subsection 02.01, garages and carports, of Section 5, Building and Use restrictions in Dwelling District "A"; of Exhibit A, Zoning Regulations of Chapter 12, Planning and Zoning to require a ten foot (10') space between the rearmost roofline of the porte-cochere and any other roofline of the residential structure, proving for severability, providing a penalty in an amount not to exceed $2000.00 per day with each day constituting a new violation.

   Mr. Smith and Mr. Meadows explained that this item is about a porte-cochere structure that will not look like (appear to be) a carport. Mr. Meadows read about porte-cocheres to the Commission members. The question is how to build in some clarity to the ordinance. There are two types of porte-cocheres: front and side. Mr. Hoffman mentioned that porte-cocheres are bound by the City side setbacks. The architecture, roof pitch have to match the house. Mr. Kent said that one is looking for separation. Mr. Smith will re-word taking into account if the garage is only on one side.

6. Ms. McMichael made a motion to adjourn. Mr. Kent seconded the motion. The motion carried 5 to 0. The meeting was adjourned at 7:40 p.m.

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

Attest: Louise Richman
Louise Richman, Secretary