

W.K. (Trey) Hoffman, Chairman
Anne-Marie McMichael, Vice Chair
Jarrad Bourger, Secretary
Jim Autenreith



Nathan Carroll
Brad Jones
Jerry Kent
Lucian Bukowski, Alternate

Notice is Hereby Given of a Regular Meeting of the Planning and Zoning Commission of Spring Valley, Texas, 1025 Campbell Road, Spring Valley Village, Texas, in the Council Chambers, June 9, 2026, beginning at 6:30 PM. For the Purpose of Considering and Acting upon the Following Items of Business:

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/88432084642>

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: 884 3208 4642 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.

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT

2. APPROVAL OF MEETING MINUTES

2.1 Approval of Meeting Minutes for Regular Meeting of the Planning and Zoning Commission on April 14, 2026.

2.2 Approval of Meeting Minutes for Regular Meeting of the Planning and Zoning Commission on May 12, 2026.

3. NEW BUSINESS

3.1 **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, by amending Ordinance 2007-25, and creating The Aviary Planned Area Development ("PAD") containing approximately 1.695 acres of land located at 1045 Bingle Road by permitting two (2) two-story retail shell buildings with certain restrictions, regulations, and requirements subject to the provisions contained in this ordinance; providing for severability; providing a savings clause and an effective date; and providing; a penalty in an amount not to exceed \$2,000.00 for any violation hereof, with each day constituting a separate offense.

1. Presentation
2. Those In Favor

- 3. Those Opposed
- 4. Adjourn Public Hearing


3.2 CONSIDERATION AND POSSIBLE ACTION 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, by amending Ordinance 2007-25, and creating The Aviary Planned Area Development ("PAD") containing approximately 1.695 acers of land located at 1045 Bingle Road by permitting two (2) two-story retail shell buildings with certain restrictions, regulations, and requirements subject to the provisions contained in this ordinance; providing for severability; providing a savings clause and an effective date; and providing; a penalty in an amount not to exceed \$2,000.00 for any violation hereof, with each day constituting a separate offense.

3.3 CONSIDERATION AND POSSIBLE ACTION CONCERNING: Election of a Commission Secretary.

4. ADJOURNMENT

I certify that a copy of the June 9, 2026, agenda of items to be considered was posted on or before the 3rd day of June 2026, at 6:30 p.m. pursuant to the Open Meetings Act, Chapter 551 of the Local Government Code.

Attest:



Jasmin Torres, TRMC
City Secretary



In compliance with the Americans with Disabilities Act, this facility is wheelchair accessible and accessible parking spaces are available. To better serve attendees, requests for accommodations or interpretive services should be made 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308, Fax 713-461-7969, or Email Jasmin Torres for further information.