



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
TUESDAY, JULY 13, 2017
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. CALL TO ORDER

Member Mathews called the meeting to order at 6:30 p.m.

Present:

Barbara Abrams
Minh Ly
Susan Mathews

Pat Murphy
Tom Roth

Shirley Rouse, Council Liaison
Alan Petrov, City Attorney

Absent:

Sylvie Bucci
Larry Opalka

Rakesh Verma

2. Discussion and Action for the Purpose of Considering an Amendment to Article II, Definitions and Interpretation, Section 202, Definitions, and Article V, Zoning Regulations, Section 506, Business District B, Subsection D, Parking of the Hedwig Village Planning and Zoning Code Relating to the Regulation of Parking Requirements for Restaurants Within the City.

A Motion was made by Member Roth and seconded by Member Abrams to approve Planning and Zoning (P&Z)'s recommendation to Hedwig Village City Council concerning parking requirements for restaurants within the city.

All P&Z members voted in favor of the recommendation to the city council. None opposed.

MOTION CARRIED UNANIMOUSLY

Alan Petrov, City Attorney, reviewed the procedures for PZ to hold a public hearing regarding a change in the Hedwig Village Building Code. The city has in the past held joint public hearings with City Council and PZ. City Council cannot make any decision on any change to the Code without first holding a public hearing and then receiving a final recommendation from PZ.

3. Discussion and Action on Line-of-Sight Building Heights Regulations and Guidelines within District B.

Chairman Mathews, Alan Petrov, and Member Murphy reviewed the previous discussions PZ has had in regards to building heights that led up to City Council's enactment of the current ordinance.

Chairman Mathews led a discussion on building heights for the business districts.

Member Murphy moved, Member Roth seconded, to request to City Council to hold a Joint Public Hearing with City Council regarding the preliminary Planning and Zoning recommendation concerning building height in Business District B.

Member Abrams, Ly, Mathews, Murphy, and Roth voted “Ayes”. “Noes” none.

MOTION CARRIED UNANIMOUSLY

4. Survey for Date of Possible Joint Public Hearing

PZ was unable to get a firm quorum for the suggested date and time of August 10 at 6 p.m. August 10 at 9 a.m. is a better date and time for PZ members. Third option would be August 11.

Brandy Worthington was to poll the members to verify availability for these three dates and times.

5. Reports from Subcommittees

Chairperson Mathews stated the parking subcommittee had been active and completed Phase I. The next meeting by the subcommittee would focus on Phase II and Phase III which will cover shared parking and drive-thru queues as well as other parking uses. She asked if any members were interested in serving on the subcommittee. Member Ly offered to serve on the parking subcommittee.

6. Discussion and Possible Action on:

a. Design Guide

Chairman Mathews indicated there was no further update and recommended it be discuss at a future meeting.

b. Business Uses in the Business Districts Taking Either an Inclusive or Exclusive Approach

Member Murphy led a discussion on business uses. He provided members with a copy of the Spring Valley ordinance regulating business uses and discussed the City having an approved list of allowable businesses with the option for businesses to apply to be included on the list. Previous discussions focused on encouraging sales tax generating businesses.

Members Murphy and Roth will work on the accuracy of the city’s map of the business districts.

c. Possible Business District Reconfiguration

Member Murphy led a discussion on business district reconfiguration using maps of the business districts provide by Member Murphy. The discussion included reducing the number of business districts from four to three.

Alan Petrov suggested getting input and direction from Council.

d. PUD (Planned Unit Development)

Chairman Mathews noted that a proposed PUD Ordinance was approved by PZ in February 2015, but no action had been taken by City Council. Alan Petrov suggested PZ request a joint workshop with Council to discuss the PUD and to get direction from Council on several topics.

Chairperson Mathews suggested adding agenda items 6a – 6j to the joint workshop agenda in order to receive input and direction from Council.

e. Lighting Ordinance/Dark Skies Initiative

Chairperson Mathews suggested submitting the Lighting Ordinance to Alan Petrov for his review and revision prior to taking a final vote and recommendation to Council.

f. Comprehensive Plan

Chairperson Mathews indicated there was no further update and recommended it be discussed at a future meeting.

g. Landscaping

Chairperson Mathews indicated there was no further update and recommended it be discussed at a future meeting.

h. Minimum Building Construction Standards of LEED Silver, Class “A” or Other Standards for the Business Districts

Chairperson Mathews indicated there was no further update and recommended it be discussed at a future meeting.

i. Buried Power Lines in the Commercial Business Districts

Members Murphy and Ly will work together to get a cost on burying the power lines in the business districts.

j. Modernize the Hedwig Village Ordinances and Codes

There was discussion among Committee member to have a central repository at City Hall for all PZ documents.

7. Adjourn

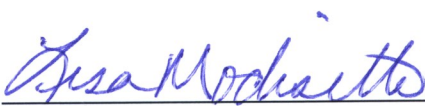
Member Abrams moved, Member Roth seconded, to adjourn the meeting at 8:30 p.m.

Member Abrams, Ly, Mathews, Murphy, and Roth voted “Ayes”. “Noes” none.

MOTION CARRIED UNANIMOUSLY



Member Mathews
Planning and Zoning Commission



Lisa Modisette, Interim Secretary
Planning and Zoning Commission