



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
THURSDAY, OCTOBER 12, 2017
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. Call To Order

Vice-Chair Murphy called the meeting to order at 7:05 p.m.

Present:

Barbara Abrams

Minh Ly

Pat Murphy

Larry Opalka

Tom Roth

Alan Petrov, City Attorney
Angie Ventura, Permit Clerk

Lisa Modisette, Assistant City Secretary

Absent:

Diana Kopelman

Susan Mathews

Shirley Rouse, Council Liaison

2. Discussion and possible action to recommend to City Council of the City of Hedwig Village, Texas to amend Article V, Zoning Regulations, Section 506, Business District B, Subsection D, Parking of the Hedwig Village Planning and Zoning Code relating to new parking requirements for establishments within Business District B of the City.

Vice-Chair Murphy stated the purpose of updating the parking requirements was to create additional categories as defines by other municipalities and the Urban Land Institute. Planning & Zoning (P&Z) created a sub-committee to work on this topic. P&Z had experts give input in crafting this ordinance. The sub-committee made a recommendation to P&Z.

Member Opalka stated there were no comments at the public hearing to cause P&Z to change the proposed Parking Ordinance.

Members Abrams, Ly, and Roth agreed the proposed ordinance should be recommended to Council as written.

Member Opalka moved, Member Ly seconded, to recommend to Council the proposed Parking Ordinance as written.

Member Abrams, Ly, Murphy, Opalka, and Roth voted "Ayes". "Noes" none.

MOTION CARRIED UNANIMOUSLY

Alan Petrov, City Attorney, stated the discussion P&Z will have concerning shared parking could address parking garages.

3. Discussion and possible action to recommend to City Council of the City of Hedwig Village, Texas to add Article V, Zoning Regulations, Section 509, Planned Unit Developments to the Hedwig Village Planning and Zoning Code to allow Planned Unit Developments within the Business Districts of the City.

Vice-Chair Murphy stated P&Z held a special meeting on October 9, 2017 and implemented changes to the proposed Planned Unit Development (PUD) Ordinance.

Members discussed the changes including:

1. Limiting the number of PUDs per district
2. The size of the PUD
3. Required retail percentage
4. The difference between a PUD and a variance, a variance is based on hardship

Member Murphy stated Councilmember Wiener is in favor of the PUD being 1.5 acres and 96 feet building height if the building is at least 400 feet away from residential and adjacent to the I-10 right-of-way.

Member Murphy stated the city should control commercial district redevelopment. Member Ly stated previous P&Z discussions were in favor of a unified look. He stated smaller PUD sizes may not have a unified look.

Members Ly, Murphy, and Opalka voted in favor of four acres for a PUD. Members Abrams and Roth are in favor of 1.5 acres for a PUD.

Members Ly and Opalka voted in favor of no more than two PUDs per business district.

Members Abrams, Murphy, and Roth voted in favor of not having a maximum number of PUDs per district.

Members Abrams, Ly, Murphy, Opalka, and Roth voted in favor of a 50% retail requirement.

Member Ly stated P&Z and Council could increase the number of allowable PUDs at a later date.

All members voted to include a "Purpose" paragraph as written by Chairman Mathews with no corrections.

Members discussed the wording concerning the Pre-Application Conference. Member Opalka suggested changing the wording from "drawings or documents" to "drawings and documents".

Members Abrams, Ly, and Roth agree with the current wording.

Member Murphy suggested changing the language from “Project rendering or project description...” to “Project rendering, project description and/or...”. All members voted to accept this correction.

Member Ly moved, Member Opalka seconded, to approve the updated Planned Unit Development as corrected by P&Z on this date.

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

MOTION CARRIED UNANIMOUSLY

4. Adjourn

Member Roth moved, Member Abrams seconded, to adjourn the meeting at 7:52 p.m.

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

MOTION CARRIED UNANIMOUSLY

Approved and accepted February 6, 2018

Pat Murphy, Vice-Chair
Planning and Zoning Commission

Lisa Modisette, Interim Secretary
Planning and Zoning Commission