

**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 7, 2016
7:00 P.M. - 955 PINEY POINT ROAD**

Minutes

1. CALL TO ORDER

Chairperson Bucci called the meeting to order at 7:04 PM.

Present: Sylvie Bucci, Chairperson

Commission Members:

Barbara Abrams

Sylvie Bucci

Susan Mathews (arrived at 7:04 PM)

Pat Murphy

Larry Opalka

Tom Roth

Bitsy Searcy

Alan Petrov, City Attorney

Bob Wiener Council Liaison

2. RESIDENT/VISITOR COMMENTS

None.

3. APPROVAL OF MINUTES – May 3rd, 2016 Monthly Meeting

4. REPORT ON CITY COUNCIL MEETING AND COMMENTS FROM CITY COUNCIL LIAISON

Council Liaison Wiener stated that the prior Joint Public Hearing between Planning & Zoning and City Council to discuss the sign ordinance which had been presented by the Planning & Zoning Commission. He also stated that a good part of the meeting had dealt with drainage as it seems that for the foreseeable future drainage would be the prime issue. Liaison Wiener stated that a drainage committee had been formed and that Council Member McGinnis would chair the committee.

Member Roth stated that he had spoken to Council Member McGinnis and he had informed Member Roth that the committee had been filled and there were presently no openings.

Council Liaison Wiener stated that the Memorial villages were going to try to provide a unified front to the Harris County flood control, and that a \$100,000.00 had been put specifically toward flood studies.

Member Searcy asked if they were going to compare the new study to the previous that had been done by the Memorial villages in the 1990's.

Council Liaison Wiener stated that they would be using the 1990 flood study of the villages as a baseline and integrating the City of Hedwig Village into the new flood study.

He summarized that the commercial 'West End development' and Le Renaissance apartment complex is now being owned by Moody's, and even the possibility of the Toys R' Us building changing hands in the near future, he felt it would be the right timing for a PUD document and a design guide.

Chairperson Bucci and Member Mathews stated that these documents exist and to their knowledge were in the hands of City Council and that the Planning & Zoning Commission has worked for a considerable amount of time on these two documents.

5. REPORTS FROM SUBCOMMITTEES

None.

6. DISCUSSION AND ACTION REGARDING THE DRAFTING OF A DESIGN GUIDELINE

Member Searcy stated that the commission would need to discuss and review previous documents which had been compiled for purpose of a design guide some as far back as 2011.

Member Murphy stated that one thing to consider would be how often an ordinance should be updated as technology and appearance changes with the times, perhaps a time frame of at least 5-10 years should be set to revisit guidelines and ordinances.

7. DISCUSSION OF PARKING RATIOS

The Planning & Zoning Commission discussed that previously Mayor Muecke had expressed to the commission that he would like the parking ratios to be a bit more lenient.

Member Murphy stated that Member Searcy had presented several differing cities and there was a breakdown by usage, Houston had maybe 48 for the city of Houston and Hedwig was 20. The commission felt that maybe those requirements are a bit too strict; most restaurants in area are quick paced to fit the city life.

Member Searcy stated also that she was surprised to find that in our parking city of Hedwig does not provide a formula at all on how our ratios were determined.

Member Murphy stated that it would be good to get something together soon as possible regarding parking ratios.

The Commission concluded that a parking ratio Subcommittee would consist of Abrams, Mathews and Murphy and Searcy.

8. DISCUSS ANY NEW PROPOSED ITEMS

Member Murphy stated that it would be beneficial to add the following items to the next agenda; business districts, PUD, business usage,

9. ADJOURN

Member Searcy moved, Member Murphy seconded, to adjourn the meeting at 8:45 P.M.

Members, Abrams, Bucci, Mathews, Murphy, Opalka, Roth, and Searcy voted "Aye", "Noes" none.

MOTION CARRIED UNANIMOUSLY.

Sylvie Bucci
Planning and Zoning Chairperson

Brandy Jaramillo

Planning & Zoning Secretary