



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
REGULAR CALLED MEETING
TUESDAY, MARCH 7, 2017
6:30 P.M. – 955 PINEY POINT ROAD**

MINUTES

1. CALL TO ORDER

Vice-Chairperson Murphy called the Regular Planning and Zoning meeting to order at 6:35pm

Present:

Chairperson Bucci (6:45pm)
Member Abrams (6:36)
Member Opalka
Member Mathews
Member Roth
Member Rouse
Member Verma

Attorney Petrov

Council Liaison Wiener

Absent:

Member Brandt

2. RESIDENT/VISITOR COMMENTS

None.

**3. APPROVAL OF MINUTES – JANUARY 10, 2017 SPECIAL MEETING AND
FEBRUARY 28, 2017 SPECIAL MEETING**

Member Murphy moved to approve minutes with one correction to February 28, 2017 Meeting Minutes, Member Mathews seconded.

Members Abrams, Bucci, Mathews, Opalka, Roth, Rouse and Verma voted "Aye", no "Noes".

MOTION CARRIED UNANIMOUSLY.

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

Council Liaison Wiener stated that the upcoming for Joint Public Hearing between City Council and Planning & Zoning regarding the school electronic sign request and permit would be taking place on May 9, 2017 at 6:00PM. He also stated that City Council will have the option to change the wording of the ordinance as presented by the Planning & Zoning Commission.

A survey was taken to see which members of the Planning & Zoning Commission would be able to attend the upcoming Joint Public Hearing.

5. REPORTS FROM SUBCOMMITTEES

See item 6.

6. DISCUSSION AND POSSIBLE ACTION ON:

a. A PROPOSAL TO MODIFY THE CITY REGULATIONS RELATED TO PARKING IN THE BUSINESS DISTRICT

Member Mathews stated that the Parking Ratio Subcommittee had felt that the business's in particular at most need for updating parking ratios at the moment is restaurants. She stated that the subcommittee would focus on the restaurants in the area in order to adjust the parking ratios properly and according to need.

Member Rouse stated that they decided it would be most beneficial to define and differentiate types of restaurants in order to gauge time and need for longer time periods of parking. In particular defining food establishments with five basic definitions as coffee, bakery and dessert, and then also non-alcohol serving and then alcohol serving restaurants.

Chairperson Bucci said that she did a quick cursory look at fine dining and that she didn't feel that is was necessary to have that as a category, as it was vague and not necessarily helpful.

Member Rouse mentioned that the Parking Ratio Subcommittee had used the ULI book as guidance from the library as well as the City of Houston guidelines even though there are more categories for them. She stated that the definitions were important because while some of these restaurants have drive thru lines, coffee shops for instance people can tend to linger longer than say at a McDonalds.

Attorney Petrov said that que length may be something they would want to address in the next phase of developing the updated parking ratios as it is an important factor.

Member Rouse stated that the fast food definition came from a definition found in the ULI, and the parking ratio subcommittee is considering twelve, as this is a fair medium between City of Houston's ten and the ULI's fifteen recommendation. Alcohol serving restaurants, they also found a medium between the two of being thirteen, and that they were trying to keep it simple, which led them to the 10 parking spaces per every 1000 sq. ft. GFA. She stated that the subcommittee's research would need some cleaning up but it serves as a solid outline.

Member Opalka stated that if the 'in excess of 15%' sentence is to be kept it needs to be made consistent with the rest of the parking ratio ordinance.

Member Mathews said that perhaps she could define that better and more clearly.


Member Opalka recommended doing the parking in three phases and then submitting as phases to City Council.

Chairperson Bucci agreed that was a good idea and would help acquire some momentum and give City Council something to go on as Planning and Zoning completed final revisions.


7. ADJOURNMENT

Chairperson Bucci requested a motion to adjourn the Planning and Zoning Meeting. Member Mathews moved, Member Rouse seconded, to adjourn the meeting at 8:24 P.M. Members Bucci, Mathews, Murphy, Opalka, Roth, Rouse and Verma voted "Aye", no "Noes"

MOTION CARRIED UNANIMOUSLY.



Sylvie Bucci
Planning and Zoning Chairperson



Brandy Worthington
Planning & Zoning Secretary

This facility is wheelchair accessible and accessible parking is available. Requests for accommodations or interpretive services must be made at least forty-eight (48) hours prior to this meeting. Please contact the City Secretary's office at (713) 465-6009 or FAX (713) 465-6807 or bworthington@hedwigtx.gov for further information.