

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, FEBRUARY 5, 2008
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:00 P.M

Members present: Robert Wiener, Chairman
 Bitsy Searcy, Member
 Frank White, Member
 Barbara Abrams, Member
 Pat Murphy, Member
 Alan Petrov, City Attorney

Absent were: Mark Tidwell, Vice Chairman
 Joel Moore, Member
 Michael Schultea, Member
 Sylvie Bucci, Member
 Bob Dixon, City Council Member Liaison
 Lane Standley, Building Official

#2. APPROVAL OF MINUTES

Member White motioned, Member Searcy seconded, for the approval of the minutes for the January 8, 2008 meeting.

MOTION CARRIED UNANIMOUSLY

**#3. DISCUSSION AND REVIEW OF THE PLANNING AND ZONING PROCESS
AND SUMMARY REPORT OF THE LONG RANGE PLANNING COMMITTEE**

Chairman Wiener stated each Member of the Commission received a packet explaining the Planning and Zoning process and a packet of the Long Range Planning Committee. Chairman Wiener suggested the new Members would benefit from reading the packets and the returning Members would be able to read the packets at their own pace.

Chairman Wiener asked if there were any questions or comments from any Member.

There were no questions or comments regarding the packets.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, FEBRUARY 5, 2008**

MINUTES – PAGE 2

#4. DISCUSSION AND POSSIBLE ACTION REGARDING REVIEW AND POSSIBLE CHANGE FOR USES PERMITTED SECTION 506 A.1 (Business Districts B1, B2, B3, and B4)

#5. DISCUSSION AND POSSIBLE ACTION REGARDING THE CONSOLIDATION OF THE BUSINESS DISTRICTS

Member Tidwell had made the necessary corrections to the Code in regards to previous Commission discussions, as of the January 2008 meeting. The revised Code was sent to Lisa Modisette, Planning and Zoning Secretary, as an email attachment. A copy of the revised Code was given to each Member for review and discussion. Member Tidwell included five (5) discussion items.

Member Murphy suggested tabling Items #4 and #5 until the next meeting to give the Members time to review the revised Code.

Member White moved, Member Searcy seconded, for Agenda Items #4 and #5 to be tabled until the next meeting.

Chairman Wiener suggested reviewing the discussion items included in Member Tidwell's email.

Chairman Wiener stated Discussion Item #1 of the email was directed to Alan Petrov, City Attorney, concerning providing correct legal descriptions for the new Business Districts B1, B2 and B3.

Alan Petrov, City Attorney, stated the City Engineer would need to check the boundary descriptions because the City would have a new zoning map, if City Council approved of the revised Code. He stated that for discussion purposes, the Commission could use street names and not the legal description.

Chairman Wiener stated the correct legal descriptions would be added at a later time.

Chairman Wiener stated the boundary of the current B1 and B3, combined in to the new B1, extended to Corbindale. B2 would remain the same. B3 would be Corbindale to Old Voss.

Discussion Item #2 refers to business usage which Member Searcy will discuss later in the meeting.

Discussion Item #3 refers to Member Tidwell's opinion of the necessity of an Overlay District. Member Tidwell states in the discussion item that he would possibly endorse an

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, FEBRUARY 5, 2008**

MINUTES – PAGE 3

Overlay District if the west boundary would be east of Echo Lane to preclude a 100 foot building in the Echo Lane Shopping Center.

Member Murphy stated the boundaries of the Overlay District were still under discussion.

Chairman Wiener stated the west boundary of the Overlay District, as discussed by the Commission so far, would be Mustang Lane or Echo Lane to Campbell Road.

Discussion Item #4 concerns the Buffer Zone and Setbacks.

Member Murphy suggested the Commission provide a Forward or a Preamble to explain the changes and why the changes were made for the revised Code. He suggested the Forward or Preamble be included in the rewrite.

Member White asked City Attorney Alan Petrov if a Forward or Preamble was allowed or proper.

City Attorney Alan Petrov stated yes, that would be allowed.

Chairman Wiener thanked Member Tidwell for the effort involved in rewriting the Code.

Chairman Wiener asked the Members if there were any comments or questions concerning the Discussion Items included in Member Tidwell's email.

There were no questions or comments from the Members.

#6. DISCUSSION OF USES CATEGORIES IN BUSINESS DISTRICTS B1, B2, B3 AND B4.

Member Searcy reviewed the spreadsheet to include the changes the Commission discussed at the previous meeting. The changes include combining B1 and B3 into the new B1. B2 to remain the same as a medium density residential. The east portion of B4 will be included in B3.

Chairman Wiener stated Member Murphy suggested the retail businesses on the south eastern corner of Brogden and Gaylord should be included in new B3.

Member Searcy continued with the changes to the spreadsheet from the last meeting. She stated B4 would be the new B3.

Member Searcy stated the boundaries for B3 were not included on the spreadsheet, but would be from Corbindale to Old Voss.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, FEBRUARY 5, 2008**

MINUTES – PAGE 4

Member Searcy stated the definitions for residential for B1 were left open for discussion.

Member Searcy stated the height restrictions of 100 feet for B1 were included on the corrected spreadsheet.

Member Searcy stated B2 was labeled as a medium density residential with building height of 35 feet.

Member Murphy asked if a 35 foot building would allow for a third floor.

City Attorney Alan Petrov stated 35 feet probably would not allow for a third floor.

Member Murphy stated the purpose of the question was to be able to allow developers the opportunity to maximize the potential of the property.

Chairman Wiener stated that in the area of B2 there would be enough space between commercial and residential to allow for a 3 story building.

Member Abrams proposed allowing a 40 foot building with restrictions for B2.

Member Murphy stated that in allowing taller buildings in B2, the Commission should mandate elevators in taller residential buildings for the elderly residents.

Member Searcy stated the spreadsheet labels single family and medium density residential with dwellings no more than 2 or 3 stories in height. The high density residential dwellings would be no more than 5 stories in height.

The spreadsheet includes an Overlay District, with boundaries from Mustang Lane to Campbell.

Member Wiener stated the Overlay District would be in B1.

Member Murphy stated the boundaries for the Overlay District were still under discussion.

Chairman Wiener suggested a correction to the spreadsheet in regards to building height for the Overlay District. The building height in the Overlay District would be no taller than 100 feet.

Member Searcy stated the spreadsheet labeled B3 as a mid-density family with boundaries of Corbindale to Old Voss. Maximum height would be 100 feet.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING COMMISSION
REGULAR MONTHLY MEETING
TUESDAY, FEBRUARY 5, 2008**

MINUTES – PAGE 5

Member Murphy stated the discussions from previous meetings would be to have a less restrictive B3, meaning B3 would allow mid and high density residential with no retail percentage requirement.

Chairman Wiener stated the Urban Planner stated that B3 would be ideally suited for restaurants.

Member Murphy stated the developer should be allowed to put in whatever type of building the Code would allow. He stated the previous discussions the Commission had in regards to the business districts were retail for B1, multi family residential for B2 and B3 would be the least restrictive of the business districts.

Member Searcy stated she would remove the percentage requirement for B3 and would leave the building height restriction in place.

Member Searcy stated Member Bucci and herself wrote a master plan of how they envisioned Hedwig Village.

Chairman Wiener stated the master plan written by Members Bucci and Searcy would be a good preamble for this portion of the Code.

Member Murphy asked if the City was provided with plans for the TxDOT Right of Way.

Lisa Modisette, Planning and Zoning Secretary, stated she would check with Lane Standley, Building Official, and provide copies if available.

Chairman Wiener asked the Members for any comments and questions concerning the business uses.

Member Murphy asked about the possibility of an overhead projector being available for the next meeting so the Commission would be able to make any changes and see those changes in real time.

#7. ADJOURN

Member Searcy moved, Member White seconded, to adjourn the meeting at 8:00 P.M.

MOTION CARRIED UNANIMOUSLY



Lisa Modisette
Secretary, Planning and Zoning