



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
WEDNESDAY, AUGUST 15, 2018
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. Call To Order

Chairperson Mathews called the meeting to order at 6:37 p.m.

Present:

Minh Ly

Susan Mathews

Pat Murphy

Tom Roth

Bitsy Searcy

Lisa Modisette, Assistant City Secretary

Absent:

Barbara Abrams

Diana Kopelman

Angie Ventura, Permit Clerk

Shirley Rouse, Council Liaison

Alan Petrov, City Attorney

2. Reports from Subcommittees

Member Bitsy Searcy discussed changes made to the Business Uses by the subcommittee. Several of the changes were requested by Councilmember Barry Putterman.

Changes included the following:

1. Allowing residential in B2, with garages at the rear of the property accessible by an alley.
2. Allowing certain exterior construction, such as raw wood and stucco among other materials.
3. Allowing half an acre of green space for every four acres of development.
4. Minimum size of 1,800 square feet and maximum size of 2,500 square feet for the residence.
5. Additional changes to the allowable Business Uses list.

3. Discussion and Possible Action on:

a. Amendment to §1-2. – Definition; Rules of Construction, Code of Ordinance, City of Hedwig Village, Texas

Planning & Zoning (P&Z) members and Keven Taylor and Evan DuVall with BBG Consulting discussed definitions on townhomes, condominium, and zero lot line homes.

There is no standard definition of “density” in order to determine mid-density or high-density. P&Z should consider creating a definition that would fit the city’s needs.

b. Amendment to Business Uses

See the discussion under agenda item 2 – Subcommittee Report.

c. Design Guide and Related Ordinances

P&Z members and Keven Taylor and Evan DuVall with BBG Consulting discussed language for requiring green space, site amenities and signage.

d. Minimum Building construction Standards of LEED Silver, Class “A” or Other Standards for the Business District

P&Z members and Keven Taylor and Evan DuVall with BBG Consulting discussed language for construction standards in lieu of Class “A” or LEED Silver standards.

e. Buried Power Lines in the Business District

P&Z members and Keven Taylor and Evan DuVall with BBG Consulting discussed the proposed requirement to bury the power lines in the business district.

f. Proposed Lighting Ordinance

P&Z members and Keven Taylor and Evan DuVall with BBG Consulting discussed language for allowable and prohibited types of lighting.

g. Landscaping Requirements for Business Districts

P&Z members and Keven Taylor and Evan DuVall with BBG Consulting discussed landscaping requirements, possibly using the terms green space and or site amenities in lieu of the term landscaping.

h. Engagement of Consultant to update and Prepare New Ordinances

Chairperson Mathews stated she would speak with Mayor Muecke regarding engaging BBG Consulting to review, update, and prepare new ordinances.

i. Future Agenda Items

No discussion.

P&Z members asked Kevin Taylor and Evan DuVall with BBG Consulting to review the lighting, business uses, design guide, building standards, definitions in the P&Z Code, and the signage as discussed at this meeting.

4. Adjourn

Member Searcy moved, Member Roth seconded, to adjourn the meeting at 8:57 p.m.
Member Ly, Mathews, Murphy, Roth, and Searcy voted “Ayes”. “Noes” none.

MOTION CARRIED UNANIMOUSLY

Approved and accepted September 4, 2018

Susan Mathews , Chair
Planning and Zoning Commission

Lisa Modisette
Assistant City Secretary