



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
THURSDAY, JANUARY 17, 2019
6:30 P.M. OR IMMEDIATELY AFTER THE
JOINT PUBLIC HEARING
- 955 PINEY POINT ROAD**

MINUTES

1. Call to Order

Chairperson Mathews called the meeting to order at 6:17 p.m.

Present: Chairperson Susan Mathews

Planning and Zoning Commission (P&Z) Members:

Barbara Abrams

Minh Ly

Tom Roth

Diana Kopelman

Pat Murphy

Alan Petrov, City Attorney

(arrived 6:27 p.m., left 6:30 p.m.)

Evan DuVall, Building Official

Lisa Modisette, Assistant City Secretary

Absent: P&Z Member Bitsy Searcy
Angie Ventura, P&Z Secretary

Shirley Rouse, Council Liaison

2. Resident/Visitor Comments

None

3. Discussion and Possible Action Regarding an Ordinance for Amendments to Article V, Zoning Regulations, Section 502, Permitted Uses, and Article V, Zoning Regulations, Section 505, Residential Districts A and C, of the Hedwig Village Planning and Zoning Code Relating to Nonconformity of Residential Properties

Chairperson Mathews stated certain properties within the city allow for variances from the Code of Ordinances based on deed restrictions filed with the county prior to April 29, 1955. The proposed ordinance would change the deed restriction exception date to July 13, 1955 to bring a few nonconforming houses into compliance.

Member Ly asked for clarification on the proposed ordinance. The proposed ordinance would bring nonconforming houses for certain areas in the city into compliance so permits could be issued for repairs and renovations.

Evan DuVall, Building Official, stated there are several houses on one street that are considered “legally nonconforming” due to when the houses were built and when the deed restrictions for the neighborhood were filed with the county. Nonconforming properties cannot have any repair work, remodeling, or additions permitted until the property is brought into conforming status. Some houses cannot be brought in conforming status. This ordinance would correct this oversight for these houses. The proposed ordinance would bring these few houses on one street into conforming status.

Member Kopelman moved, Member Roth seconded, to recommend to City Council to approve the proposed ordinance.

Planning and Zoning Members Abrams, Kopelman, Ly, Mathews, Murphy, and Roth voted “Aye”, “Noes” none.

MOTION CARRIED UNANIMOUSLY

4. Discussion Regarding Small Nodes within the City of Hedwig Village

Mandy Derr, Government Affairs Manager, and Kathryn Smith, Government Relation Specialist, with Crown Castle spoke in regards to the small nodes their company wants to install in Hedwig Village. He stated small nodes adds capacity and service reliability for cell and internet users and will enable 5G internet speeds. Crown Castle allows multiple providers on one small node pole. Crown Castle currently has a contract with AT&T.

Evan DuVall, Building Official, stated the city will work with Crown Castle in order to control aesthetics when allowing small nodes in the City.

Mandy Derr stated the small nodes would be placed closer to denser areas in the city, such as schools and the commercial districts. He stated the city would receive right-of-way (ROW) payments for the use of the ROW. Crown Castle will maintain and pay for the street light if the city decides the small node pole must be a street light.

Evan DuVall stated the street lights will meet the lumens requirements as outlined in the proposed lighting ordinance that Planning & Zoning is currently working on.

Mandy Derr stated the city does not need a contract with Crown Castle due to state and federal law. The law allows small node companies to use the public ROW. However, Crown Castle will work with the city to install small node poles the city wants.

Evan DuVall stated Crown Castle will need to work within the design guide the city has in place. He stated that if the city is not pro-active on this topic the telecommunication carriers can place the small nodes anywhere in the city.

Member Murphy stated all the residents of Hedwig Village should benefit from the placement of the small node poles not just a few areas.

Member Kopelman objects to the placement of small node poles on Joan of Arc and Denise near St. Cecilia Catholic Church. She stated Denise does not currently have street light poles and placing poles in the ROW would disrupt the look and feel of her street.

5. Adjourn

Planning & Zoning Member Abrams moved, Planning & Zoning Member Kopelman seconded, to adjourn the meeting at 7:14 p.m.

Planning and Zoning Members Abrams, Kopelman, Ly, Mathews, Murphy, and Roth voted “Aye”, “Noes” none.

MOTION CARRIED UNANIMOUSLY

Approved and accepted on February 5, 2019.

Susan Mathews, Chairperson

ATTEST:

Lisa Modisette, Asst. City Secretary