



**CITY OF HEDWIG VILLAGE, TEXAS  
SPECIAL PLANNING AND ZONING  
COMMISSION MEETING  
DECEMBER 17, 2020  
6:30 P.M. OR IMMEDIATELY  
AFTER THE JOINT PUBLIC HEARING  
- 955 PINEY POINT ROAD**

**MINUTES**

**1. CALL TO ORDER**

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

Present: Tom Roth, Chairperson

Barbara Abrams  
Andrea Hermann  
Robert Wiener  
Alan Petrov, City Attorney  
Kevin Taylor, Building Official (via Zoom)  
Evan DuVall, Asst. Building Official

Absent: Scott Davis

Alan Petrov, City Attorney, stated the discussions for this Special Meeting pertain to just the three items on the agenda, which were discussed during the Joint Public Hearing that just concluded.

**2. DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION FOR THE PROPOSED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEDWIG VILLAGE, TEXAS AMENDING ARTICLE V, ZONING REGULATIONS, SECTION 506, BUSINESS DISTRICT B, SUBSECTION D, PARKING, OF THE HEDWIG VILLAGE PLANNING AND ZONING CODE TO REQUIRE PARKING SPACES TO UTILIZE ROUND-ENDED DOUBLE STRIPING AND ALLOW FOR A REDUCTION IN THE REQUIRED NUMBER OF PARKING SPACES BY PROVIDING BICYCLE PARKING.**

Evan DuVall, Assistant Building Official, explained the purpose behind the proposed amendment to the Planning Code for the required parking in the commercial districts. Smaller commercial properties are having difficulties meeting the parking requirement as currently specified in the Code. He stated the proposed amendment would allow for the reduction of vehicle parking if the commercial property provided bicycle parking in the form of a bicycle rack. The amendment would reduce the vehicle parking up to twenty-four spaces, or ten percent of the total vehicle parking spaces, whichever is less, with the placement of bicycle parking racks. The reduction must be a one-to-one ratio (one vehicle parking spot reduced for one bicycle parking provided). The bicycle racks must include space for at least four bicycles. Additionally, the proposed amendment will require round-ended parking striping for any new commercial developments. The parking spots will remain at nine-foot widths.

Member Wiener is in favor of the parking striping. He is also in favor of the bicycle parking. He suggests the City could install bicycle racks throughout the City. He suggests recommending the minimum number of parking spaces reduced through bicycle parking due to the low number of residents who ride their bicycles around the City. He suggested bicycle parking at City Hall and the police station.

Chairperson Roth and Members Abrams and Hermann are in favor of the proposed parking amendments.

No further discussion on this agenda item.

Motion was made by Member Wiener and seconded by Member Abrams to recommend the amendments to the Planning Code for parking as stated. Motion carried 4-0.

**MOTION CARRIED UNANIMOUSLY**

- 3. DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION FOR THE PROPOSED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEDWIG VILLAGE, TEXAS AMENDING ARTICLE V, ZONING REGULATIONS, SECTION 507, SIGNS, SUBSECTION 507(C)(1), OF THE HEDWIG VILLAGE PLANNING AND ZONING CODE, TO DECREASE THE AMOUNT OF HIGHWAY I-10 FRONTAGE ROAD REQUIRED FOR A LARGE MONUMENT SIGN AND DECREASE THE AMOUNT OF ABUTTING ROAD REQUIRED FOR A SMALL MONUMENT SIGN WITHIN THE BUSINESS DISTRICT B ZONING DISTRICTS OF THE CITY.**

Evan DuVall explained the purpose behind the proposed amendment to the Planning Code for large and small monument signs. The amendment would reduce the required road frontage for large and small monument signs. The reduction for a large monument sign would be from four hundred feet to two hundred seventy-five feet. The reduction for a small monument sign would be from three hundred feet to two hundred feet. The amendment would affect approximately six commercial properties.

Chairperson Roth and Members Abrams, Hermann, and Wiener are in favor of the proposed amendment to the Planning Code for signs.

No further discussion on this agenda item.

Motion was made by Member Wiener and seconded by Member Abrams to recommend the amendments to the Planning Code for signs as stated. Motion carried 4-0.

**MOTION CARRIED UNANIMOUSLY**

- 4. DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION FOR THE PROPOSED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEDWIG VILLAGE, TEXAS AMENDING ARTICLE V, ZONING REGULATIONS, SECTION 506, BUSINESS DISTRICT B, SUBSECTION 506(A)(1), AND ARTICLE II, DEFINITIONS AND INTERPRETATION, SECTION 202, DEFINITIONS, OF THE HEDWIG VILLAGE PLANNING AND ZONING CODE, TO AMEND THE SQUARE FOOTAGE LIMITATION**

**FOR MEDICAL OFFICE IN BUILDINGS IN THE BUSINESS DISTRICT B ZONING DISTRICTS OF THE CITY; RESTRICT SOCIAL ASSISTANCE OFFICES AND HEALTHCARE FACILITIES FROM BEING ON THE FIRST FLOOR OF MULTISTORY BUILDINGS IN THE BUSINESS DISTRICT B ZONING DISTRICTS OF THE CITY; AND ADD DEFINITIONS FOR MEDICAL OFFICE AND HEALTHCARE FACILITY.**

Evan DuVall explained the purpose behind the proposed amendment to the Planning Code to amend the limitations for medical and healthcare offices and to add definitions for medical office and healthcare facility. The proposed amendment will not apply to Business District B1. The current requirements for retail on the ground floor of developments within the various business districts will not change. The proposed amendment includes a thirty percent limitation for social services for Business Districts B2, B3, and B4.

Member Wiener stated the ground floor of developments should have as high a percentage of sales tax generating retail as reasonable. He is in favor of amending the limitations for medical offices on the upper floors of a development. He stated Planning and Zoning should not be regulating who the developer can lease space to.

Chairperson Roth and Members Abrams and Wiener are in favor of the proposed amendment to the Planning Code for amending the limitations on medical and healthcare offices and adding definitions for medical office and healthcare facility.

Member Hermann did not feel comfortable voting on this agenda items. She stated she did not know the history of the topic.

No further discussion on this agenda item.

Motion was made by Member Wiener and seconded by Member Abrams to recommend the amendments to the Planning Code for building uses as stated. Member Hermann abstained. Motion carried 3-0.

**MOTION CARRIED UNANIMOUSLY**

Alan Petrov, City Attorney, will report to City Council on the recommendations.

**5. ADJOURN**

Motion was made by Member Abrams and seconded by Member Wiener to adjourn the meeting at 6:45 p.m. Motion carried 5-0.

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted on January 21, 2021.

ATTEST:

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Tom Roth, Chairperson

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Lisa Modisette, Asst. City Secretary