



**CITY OF HEDWIG VILLAGE, TEXAS
REGULAR PLANNING AND ZONING
COMMISSION MEETING
MARCH 2, 2021 - 6:30 P.M.
955 PINEY POINT ROAD
HEDWIG VILLAGE, TX 77024**

MINUTES

PRESENT:

Tom Roth, Chairperson
Scott Davis

Andrea Hermann
Bob Wiener

Evan DuVall, Deputy Building Official
Zach Petrov, City Attorney

Angie Ventura, P&Z Secretary

ABSENT:

Barbara Abrams

1. CALL TO ORDER

Chairperson Roth called the meeting to order at 6:35 p.m.

2. APPROVAL OF MINUTES – DECEMBER 17, 2020

Bob Wiener requested two minor corrections to the minutes.

Chairperson Roth motioned, Member Hermann seconded, to approve the minutes for December 17, 2020 with the corrections as stated. Motion carried 4-0.

MOTION CARRIED UNANIMOUSLY

3. PLANNING AND ZONING TRAINING WITH CITY ATTORNEY

Zach Petrov, City Attorney, provided training for the Planning and Zoning (P&Z) Commission Members. The training explained the purpose of P&Z and what the members' responsibilities are and what the members can expect. He stated the members are required to take the Open Meeting Act training offered by the Texas Attorney General's Office. The Commission's role is to advise the City Council on possible changes to the Planning and Zoning Code. P&Z also has final authority for approving plat/replat requests.

4. RESIDENT/VISITOR COMMENTS

Pat Murphy, 11510 Echo Hollow, spoke suggested each member of the Commission read the ordinance that created the Commission. The ordinance listed the responsibilities of the Commission. He opposes the reduction of the Commission to five members. He stated subcommittees are a way for the members to spend more time on a subject.

5. REPORT FROM CITY COUNCIL LIAISON

Susan Mathews, City Council Liaison, discussed the previous City Council Meeting held on February 18, 2021. She stated City Council discussed regulating the installation of solar

panels. City Council did not take action on this topic. City Council requested additional information from the Building Official. She stated City Council is possibly wanting to reduce the Commission membership from the current seven to five due to quite a few P&Z meetings being cancelled due to lack of quorum.

6. REPORT FROM BUILDING OFFICIALS

Evan DuVall, Deputy Building Official, stated Milk and Cookies has been approved for the issuance of a permit.

7. REPORT FROM CITY BEAUTIFICATION COMMITTEE

No report.

8. REPORTS FOR SUBCOMMITTEES

No discussion.

9. DISCUSSION AND POSSIBLE ACTION ON:

a. PRELIMINARY/FINAL PLAT OF MINNIE WOODS – a subdivision of 1.0 acres of land generally located at 824 Frandora Lane (HCAD #0410770000220)

Evan DuVall, Deputy Building Official, stated the property in question is approximately one acre in size. The plat request has met all the minimum requirements. The plat require clears up any confusion on lot size.

Member Wiener motioned, Member Hermann seconded, to accept the preliminary plat for 824 Frandora, as presented. Motion carried 4-0.

MOTION CARRIED UNANIMOUSLY

b. FENCES IN CERTAIN CIRCUMSTANCES ON RESIDENTIAL PROPERTIES

Patrick Breckon, 930 Deepwell Lane, spoke regarding light pollution from a rear adjacent new construction spilling over onto his property. He stated the fence that separates his property from the new construction is eight feet; however, there are eleven windows that are higher than the eight-foot fence. He has requested approval to raise the height of his fence to approximately nine-and one-half feet to block the light from the neighbor's house. He stated there appears to be several code violations with this new construction.

Member Wiener motioned, Member Hermann seconded, to recommend to City Council an amendment to the fence ordinance.

Member Wiener motioned, Member Hermann seconded, to withdraw the previous motion. Motion carried 4-0.

MOTION CARRIED UNANIMOUSLY

There was discussion on the definition for backyard and continued discussion for the possible language for the amendment to the fence ordinance.

The working language for the definition of a backyard would be “a rear yard or side yard that abuts a neighboring rear yard”.

The language for the fence ordinance amendment would read as “Notwithstanding the foregoing, a fence may be constructed in the rear yard or backyard not to exceed ten feet from the elevation and grade of the fence line providing that any fence bordering a street shall not exceed eight feet in height.”

Chairperson Roth motioned, Member Hermann seconded, to approve the language of a definition of backyard and the amendment to the fence ordinance and to request city Council to hold a public hearing on the matter. Motion carried 4-0.

MOTION CARRIED UNANIMOUSLY

c. FUTURE WORKSHOP TALKING POINTS WITH CITY COUNCIL

- **COMPREHENSIVE PLAN**
- **PRIORITIES FOR PLANNING AND ZONING COMMISSION**

No discussion on either topic.

d. FUTURE AGENDA TOPICS

Bob Wiener agreed public workshops are a good idea. He also suggested redevelopment of the commercial and pedestrian and bicycle mobility.

Andrea Rouse suggested discussion regarding public spaces.

10. ADJOURN

Member Davis motioned, Member Hermann seconded, to adjourn the meeting at 10:00 p.m. Motion carried 4-0.

MOTION CARRIED UNANIMOUSLY

ATTEST:

Tom Roth, Chairperson

Angie Ventura, PZ Secretary