



**CITY OF HEDWIG VILLAGE, TEXAS
CITY COUNCIL
PLANNING AND ZONING COMMISSION
JOINT PUBLIC HEARING
DECEMBER 9, 2021
6:00 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. CALL TO ORDER

Mayor Jinks called the meeting to order at 6:01 p.m.

Present: Mayor Tom Jinks

Councilmember Scott Davis
Councilmember Harry J. Folloder
(arrived at 6:06 p.m.)
Councilmember Dane Johnson
Councilmember Shirley Rouse
Councilmember Matt Woodruff

David Gott, Police Chief
Lisa Modisette, Asst. City Secretary
Alan Petrov, City Attorney
Evan DuVall, Asst. Building Official
Kevin Taylor, Building Official

Planning and Zoning Commission Members:

Clay Trozzo, Chairperson
Brent Reed
Meagan Travis

Barbara Abrams
Peter Sanborn

Absent: Kelly Johnson, City Admin./Secr.- Treas.

2. JOINT PUBLIC HEARING

To receive input and comments, either oral or written, for the purpose of considering amendments to Article II, Definitions and Interpretation, Section 202, Definitions; Article V, Zoning Regulations, Section 505, Residential District A and C, Subsection B.10, Fences, and Subsection B.17, Mechanical Equipment Screening; and Article V, Zoning Regulations, Section 506, Business District B, Subsection E.7, Fences of the Hedwig Village Planning and Zoning Code regarding the requirements related to fences and screening within the City.

Clay Trozzo, Planning and Zoning (P&Z) Chairperson, discussed the proposed changes to the fence ordinance:

- Increase the fence height to six and a half feet for fences from the side fence to the build line of the residence.
- Allow front yard fences for residential property along certain major roadways. The major roadways include Beinhorn, Brogden, Piney Point Road, Echo Lane, and Taylorcrest. The front yard fence along these roads must be eighty percent open and be a maximum height of four feet. Decorative lighting can be installed on front yard fencing at driveway entrances.

- Allow a solid four foot front yard fence for residential property along Bunker Hill Road. Decorative lighting can be installed on front yard fencing at driveway entrances.
- Increase height of rear and side yard fences to ten feet for residential properties that abut public use areas, such as churches and schools.
- Increase height of rear yard fence to fourteen feet for residential properties that abut properties in the commercial districts. These fence plans must be engineered.
- Require the finished side of the fence to face the roadway.
- Require screening of mechanical equipment from view from the street. This requirement would apply to new construction or when new mechanical equipment is installed. The screening can be either fencing or landscaping.
- Allow a maximum height of eight feet for commercial properties. A fence can be taller than eight feet if the fence will screen utilities, a dumpster, or if the property abuts a residential property.
- Commercial parking spaces must not be blocked by the placement of a fence and visibility must not be adversely impacted.
- Require temporary construction fencing for commercial properties with an active building permit. Permit temporary security fencing for vacant commercial properties if approved by the building official.
- Allow permitted materials for a commercial fence. These materials include finished masonry, stained or natural wood, wrought iron painted black, or a combination thereof. Chain link fencing is not allowed. Synthetic materials may be used as approved by the building official. Vine covered walls will be permitted. No barbed or razor wire will be allowed on any portion of a fence. No sharp points shall project from the top of a fence. No gate shall encroach the right of way. No vinyl or plastic slats may be used for screening materials.

Johnny Walker, 750 Echo Lane, stated gates for residential properties should not be allowed due to the possibility of impeding traffic on the roadway and could cause a delay for emergency vehicles in accessing the property.

Andrea Hermann, 930 Karos Lane, expressed concern over residential properties having a solid fence at the build line of a house. She stated the community will look boxed in. She asked what materials would be allowed for a ten or fourteen foot fence and a taller fence should be structurally sound. She stated trash cans should also be screened.

There were no other speakers.

3. ADJOURN

Motion was made by Councilmember Woodruff and seconded by Councilmember Rouse to adjourn the meeting at 6:16 p.m. Motion carried 5-0.

MOTION CARRIED UNANIMOUSLY

Motion was made by Planning and Zoning Member Trozzo and seconded by Planning and Zoning Member Abrams to adjourn at 6:16 p.m. Motion carried 5-0.

MOTION CARRIED UNANIMOUSLY

Approved and accepted on January 11, 2022.

ATTEST:

Clay Trozzo, Chairperson

Lisa Modisette, Asst. City Secretary