



**CITY OF HEDWIG VILLAGE, TEXAS
CITY COUNCIL AND THE
PLANNING AND ZONING COMMISSION
JOINT PUBLIC HEARING
FEBRUARY 8, 2024 – 6:00 P.M.
955 PINEY POINT ROAD**

MINUTES

1. CALL TO ORDER

Mayor Jinks called the meeting to order at 6:00 p.m.

Present: Mayor Tom Jinks

Councilmember Patrick J. Breckon
Councilmember Scott Davis
Councilmember Shirley Rouse
Councilmember Clay Trozzo
Councilmember Matt Woodruff

Wendy Baimbridge, City Administrator
David Gott, Police Chief
Lisa Modisette, City Secretary
Alan Petrov, City Attorney
Ian Knox, Building Official

Planning & Zoning Commission:

Peter Sanborn, Chair
Russell Abshire
Meagan Travis

Barbara Abrams
John Irwin

Absent: Doug Bergen, P&Z Member

Brent Reed, P&Z Member

PLEDGE OF ALLEGIANCE

Mayor Jinks led City Council Members, Planning & Zoning Members, City staff, and residents in the pledge of allegiance.

2. PUBLIC HEARING – The City Council will provide all citizens of the City of Hedwig Village, Texas, an opportunity to provide comments, either written or oral, and to ask questions concerning the items listed below.

- A. Discussion on a Proposed Design Guide
- B. Amending Article V, Zoning Regulations, Section 506, Business District B, Subsection E, Miscellaneous Provisions, of the Hedwig Village Planning and Zoning Code relating to lighting in the City's Business Districts.
- C. Amending Article V, Zoning Regulations, Section 506, Business District B, Subsection D, Parking, of the Hedwig Village Planning and Zoning Code relating to reducing certain parking requirements and to add standards for parking lot landscaping.
- D. Amending Article VIII, Variances, Appeals and Non-Conformities, Division II, Nonconformities in Business Districts, Section 810, Nonconforming Uses and Structures, Subsection F, Termination, of the Hedwig Village Planning and Zoning Code to clarify the applicability of the City' Development Standards to existing nonconforming structures after a casualty loss and to add an applicability table.
- E. Amending Article V, Zoning Regulations, Section 506, Business District B, Subsection E, Miscellaneous Provisions, of the Hedwig Village Planning and Zoning Code to address the location of refuse containers in the City's Business Districts.

- F. Amending Article V, Zoning Regulations, Section 506, Business District B, Subsection E, Miscellaneous Provisions, of the Hedwig Village Planning and Zoning Code to address parking garages in the City's Business Districts.
- G. Amending Article V, Zoning Regulations, Section 506, Business District B, Subsection E, Miscellaneous Provisions, of the Hedwig Village Planning and Zoning Code to address site planning and building orientation.
- H. Amending Article V, Zoning Regulations, Section 506, Business District B, Subsection E, Miscellaneous Provisions, of the Hedwig Village Planning and Zoning Code for the purpose of adding new definitions to the City's Planning and Zoning Code.

3. DISCUSSION BETWEEN CITY COUNCILMEMBERS AND PLANNING AND ZONING MEMBERS REGARDING THE ABOVE REFERENCED AGENDA ITEMS.

Allison Knight, 8901 Katy Freeway, stated she plans to open a restaurant on her property. She stated she is concerned about the current parking requirements and the lack of on-street parking. She requests the parking requirements for restaurants be reduced from the current level to 10 spaces per 1000 square footage.

Gordon Jones, 8901 Katy Freeway, agrees with reducing the parking requirements to allow more development.

Peter Sanborn, Planning & Zoning (P&Z) Chair, stated the current Planning & Zoning Code is confusing, over-lapping, and outdated. P&Z started the design guide process over a year ago with the assistance of Kendig Keast (Kendig). Multiple discussions between P&Z and Kendig led to proposed changes to several ordinances and the development of design standards.

The design guide topics and the proposed ordinance changes include:

- Site design – to promote active and attractive streetfronts free of large unbroken parking lots and visible service areas. (Guidelines and ordinance change)
- Building Orientation – to promote active, street-facing buildings and concealed loading and service areas. (Guidelines and ordinance change)
- Cross access easements – to reduce traffic-loading onto main roadway networks, ease pedestrian movement, and to encourage shared parking by requiring through-block access on large lots. (Guidelines)
- Landscaping – to create a unified tree canopy and “green screen” along Gaylord Drive and institute stronger interior-site landscaping throughout the commercial districts. The goal is to maintain minimum requirements to include a native tree canopy and a continuous understory along Gaylord Drive and other landscaping on sites other than Gaylord Drive. (Guidelines)
- Pedestrian accommodations – to improve pedestrian accessibility and the pedestrian experience on commercial sites and at the interface of commercial and residential zones. (Guidelines)
- Refuse containers – to provide adequate refuse services on a site, while reducing their visibility. (Ordinance change)

- Building entry orientation and design – to clearly establish a main building entry and offer a secondary entry point to connect pedestrians to the promenade. (Guidelines)
- Building modulation and design – to help reduce the apparent size and bulk of large buildings so that they do not overwhelm the Village’s predominant residential scale. (Guidelines)
- Parking structure design – to reduce the visual obtrusiveness and deadening effect of large parking structures. (Ordinance change)
- Lighting – to create a cohesive light plan across the commercial districts that contributes to safe and aesthetically pleasing lighting and prevents light from spilling onto adjacent properties. (Ordinance change)
- Surface parking location/placement – to break up and conceal parking areas to push buildings towards the street or edges of the site to give a stronger definition to surrounding streets. (Ordinance change and Guidelines)
- Parking ratios. (Ordinance change)
- Parking lot landscaping. (Ordinance change)
- Applicability – to clarify when the design standards are required. (Ordinance change)

Councilmembers and P&Z members discussed adding language that would limit the height for wall mounted lights in parking garages. Another concern was bright lights that would illuminate a commercial building being visible from the residential areas. Other topics discussed were the applicability of pole signs, the proposed reduction of parking requirements, a comparison of the proposed reduced parking requirements to other Houston area cities, the lack of available street parking, and the need to eliminate commercial and office building parking in the residential areas or in retail parking lots.

4. ADJOURN

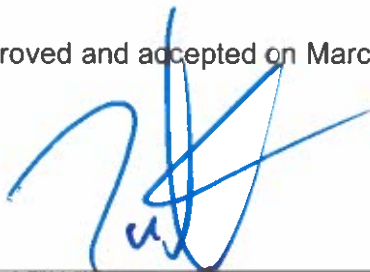
Motion was made by Councilmember Rouse and seconded by Councilmember Woodruff to adjourn the meeting at 7:02 p.m. Motion carried 5-0.

MOTION CARRIED UNANIMOUSLY

Motion was made by Chairperson Sanborn and seconded by Member Abshire to adjourn the meeting at 7:02 p.m. Motion carried 5-0.

MOTION CARRIED UNANIMOUSLY

Approved and accepted on March 7, 2024.



Tom Jinks, Mayor

ATTEST:


Lisa Modisette, City Secretary