

**CITY OF HEDWIG VILLAGE, TEXAS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, AUGUST 2, 2016  
7:00 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. CALL TO ORDER**

Chairperson Bucci called the meeting to order at 7:03 PM.

Present Commission Members:

Susan Mathews (7:06)

Pat Murphy

Larry Opalka

Tom Roth

Rakesh Verma

Absent:

Barbara Abrams, Member

Michael Brandt, Member

Alan Petrov, City Attorney

Bob Wiener Council Liaison

**2. RESIDENT/VISITOR COMMENTS**

None.

**3. APPROVAL OF MINUTES –**

Member Mathews motioned, Member Searcy seconded to approve the July 5<sup>th</sup>, 2016 monthly meeting minutes.

**4. REPORT ON CITY COUNCIL MEETING AND COMMENTS FROM CITY COUNCIL LIAISON**

Council Liaison Wiener stated that the main focus for City Council would be the 2017 budget. Gave report for Planning and Zoning in regards to the lighting guide. CC responded that they were looking forward to the lighting ordinance being completed.

Centerpoint or NRG had a rate increase; the City of Hedwig has joined with a number of small cities to automatically challenge their rate increase.

A quarter of a million dollars has been committed to drainage studies that will be taking place over the next two years. There is a statewide organization that may match funds; however he was not certain of that. City Council did not want to wait to start the study with the severity of the flooding in and around the city.

**5. REPORTS FROM SUBCOMMITTEES**

None.

6. **DISCUSSION AND ACTION REGARDING THE DRAFTING OF A DESIGN GUIDELINE**

Chairperson Bucci stated that discussion and action regarding the drafting of a design guideline would be tabled until the September Planning and Zoning regular meeting.

7. **DISCUSSION AND POSSIBLE ACTION ON PARKING RATIOS**

Member Searcy described the parking ratio comparison handout, and stated that shared parking appears to be an important role for some business. She stated that the Member Murphy and Member Mathews had created a spread sheet comparing, Hedwig, Sugarland and woodlands current parking ratios. Planning and Zoning had all pretty much agreed that the woodlands had the most middle of the road perspective on parking ratios and felt that was a good fit for the City of Hedwig Village.

Chairperson Bucci stated that she felt that a provision to require a certain percentage of landscaping for parking areas should be suggested as well as she would like to see shared parking encouraged. She also stated that she felt that a number of spaces per 1000 square footage would be a requirement.

Member Searcy stated that they would need to come up with a formula for that purpose.

8. **DISCUSSION AND POSSIBLE ACTION ON DESIGN GUIDE, BUSINESS USES, PUD, BUSINESS DISTRICT AND BUSINESS RESTRICTIONS**

Member Mathews stated that it would be beneficial to request Council Liaison Wiener to petition for the PUD which had previously been submitted to City Council, added an upcoming in order to get some final feedback and confirmation.

9. **DISCUSS ANY NEW PROPOSED ITEMS**

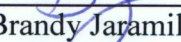
Prohibited business uses, Record keeping of communications and formal documents between City Council and Planning and Zoning.

10. **ADJOURN**

Member Searcy moved, Member Bucci seconded, to adjourn the meeting at 8: P.M. Members, Mathews, Murphy, Opalka, Roth, Searcy and Verma voted "Aye", "Noes" none.

**MOTION CARRIED UNANIMOUSLY.**

  
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Sylvie Bucci  
Planning and Zoning Chairperson

  
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Brandy Jaramillo  
Planning & Zoning Secretary