



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 1, 2017
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. Call To Order

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

Present:

Minh Ly

Susan Mathews

Larry Opalka

Pat Murphy

Tom Roth

Rakesh Verma

Shirley Rouse, Council Liaison

Alan Petrov, City Attorney

Lisa Modisette, Assistant City Secretary

Absent:

Barbara Abrams

Sylvie Bucci

2. Resident/Visitor Comments

None

3. Approval of minutes – July 13, 2017 Joint Public Hearing and Special Planning & Zoning Meeting

The July 13, 2017 Special meeting minutes had minor corrections:

Member Roth made the motion and Member Abrams seconded to approve the P&Z recommendation to City Council concerning parking for restaurants.

Member Murphy motioned, Member Roth seconded, to approve the minutes with the stated corrections for the July 13, 2017 Special Meeting.

Member Ly, Mathews, Murphy, Opalka, Roth, and Verma voted “Ayes”. “Noes” none.

Member Murphy motioned, Member Roth seconded, to approve the minutes of the July 13, 2017 Joint Public Hearing.

Member Ly, Mathews, Murphy, Opalka, Roth, and Verma voted “Ayes”. “Noes” none.

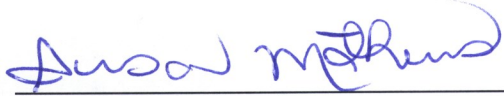
MOTION CARRIED UNANIMOUSLY

4. Report on City Council Meeting and Comments from City Council Liaison

Member Opalka moved, Member Verma seconded, to adjourn the meeting at 8:40 p.m.

Member Ly, Mathews, Murphy, Opalka, Roth, and Verma voted "Ayes". "Noes" none.

MOTION CARRIED UNANIMOUSLY



Susan Mathews, Chair
Planning and Zoning Commission



Lisa Modisette, Interim Secretary
Planning and Zoning Commission

Shirley Rouse stated that City Council approved the Ordinance for the parking requirements for restaurants.

City Council also approved the Ordinance calling for a Joint Public Hearing between City Council and the Planning and Zoning Commission for August 10th at 9 a.m. The topics are:

1. Lowering the number of Planning and Zoning (P&Z) members from nine to seven and attendance of P&Z members and
2. Building heights in Business District B4.

Shirley Rouse and PZ members discussed several topics including the possibility of a joint workshop with City Council, the recommendation by P&Z to City Council concerning the Planned Unit Development (PUD), and the removal of P&Z governance from the Planning and Zoning Code.

5. Reports from Subcommittees

Parking ratio sub-committee – P&Z approved the parking ratios for uses other than restaurants at the June meeting. There was discussion on language changes to the ratio chart and language changes to the inclusion of the size of a parking space.

Shared parking sub-committee – Member Ly discussed shared parking and provided a handout for members to review. Shared parking is when two or more businesses share parking spaces within the same parking lot. Off-site parking is when two or more businesses have an agreement to share parking spaces in different parking lots.

Committee members discussed language changes to a possible section on shared parking in the parking ordinance. Members Ly and Murphy will incorporate suggestions and changes to the draft they are currently working on.

6. Discussion and Possible Action on:

a. Proposed Ordinance Amending Parking Ratios for Uses Other Than Restaurants

Member Opalka motioned, Member Roth seconded, to approve the preliminary recommendation to City Council on parking requirements for uses other than restaurants.

Member Ly, Mathews, Murphy, Opalka, Roth, and Verma voted “Ayes”. “Noes” none.

MOTION CARRIED UNANIMOUSLY

b. Proposed Ordinance Regarding Shared Parking

No action was taken.

c. Proposed Ordinance Amending Business Uses in the Business Districts Taking Either the Inclusive or Exclusive Approach

Member Murphy discussed the current Hedwig Village allowable business uses within the business districts. He shared City of Spring Valley Village's current allowable business uses as reference. He suggested tax-generating businesses on the ground floor of mixed use buildings. He reviewed previous P&Z discussions concerning PUD's and where in the business districts a PUD would be allowed. He also reviewed previous P&Z discussions to allow single family home developments in order for Hedwig Village residents to remain in the city but not have the overhead a house would generate.

Member Murphy suggested P&Z members review the documents handed out at the meeting regarding mandating the percentage of retail, building heights, and PUD placement.

d. Proposed Ordinance Amending Business Districts Reconfiguration

Member Murphy reviewed previous P&Z discussion concerning the consolidation of the business districts. Possible consolidation of the business districts would include B1 and B3 becoming B1, B2 would remain the same, and B4 would be renamed B3.

Shirley Rouse suggested consolidating the business districts might create confusion with residents, city staff, property owners, and developers. She suggested not consolidating Business Districts B1 and B3 but making the two districts similar.

e. Lighting Ordinance/Dark Skies Initiative

No discussion

f. Comprehensive Plan

No discussion

g. Landscaping Requirements for Business Districts

No discussion

h. Minimum Building Construction Standards of LEED Silver, Class "A" or Other Standards for the Business Districts

No discussion

i. Buried Power Lines in the Commercial Business Districts

Members Murphy and Ly held a meeting with Lane Standley, Building Official, and representatives from Reliant concerning burying the power lines in the business districts. Further discussion at the next meeting.

j. Design Guide

No discussion

7. Adjourn