



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 5, 2017
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. Call To Order

Chairperson Mathews called the meeting to order at 6:40 p.m.

Present:

Barbara Abrams
Minh Ly
Pat Murphy
Tom Roth

Diana Kopelman
Susan Mathews
Larry Opalka

Shirley Rouse, Council Liaison
Alan Petrov, City Attorney

Lisa Modisette, Assistant City Secretary
Angie Ventura, Permit Clerk

Absent:

None

2. Resident/Visitor Comments

None

**3. Approval of minutes – August 1, 2017 Regular Meeting
August 10, 2017 Joint Public Hearing
August 10, 2017 Special Meeting**

Member Murphy motioned, Member Roth seconded, to approve the minutes for the August 1, 2017 Regular Meeting.

Members Abrams, Kopelman, Ly, Mathews, Murphy, Opalka, and Roth voted “Ayes”.
“Noes” none.

Member Abrams motioned, Member Ly seconded, to approve the minutes for the August 10, 2017 Joint Public Hearing Meeting.

Members Abrams, Kopelman, Ly, Mathews, Murphy, Opalka, and Roth voted “Ayes”.
“Noes” none

The August 10, 2017 Special meeting minutes had minor corrections:

1. Member Murphy suggested adding the language “to reinstate prior” to the motion on agenda item #2 after the word “Council” and before the word “building”.
2. Member Murphy suggested adding the language “being reduced from nine to seven” to the motion on agenda item #3 after the word “members” and before the word “on”.

Member Ly motioned, Member Murphy seconded, to approve the minutes with the stated corrections for the August 10, 2017 Special Meeting.

Members Abrams, Kopelman, Ly, Mathews, Murphy, Opalka, and Roth voted “Ayes”. “Noes” none.

MOTIONS CARRIED UNANIMOUSLY

Member Kopelman asked if valet parking was included in the parking requirements for restaurants.

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

Shirley Rouse discussed the following:

- a. The tracker list of Planning & Zoning (P&Z) current agenda items and the status of each item. Council was given a copy of the list.
- b. City Council approved the building height amendment as recommended by P&Z.
- c. City Council approved the reduction of P&Z members from nine to seven as recommended by P&Z. there will be no penalty for missing meetings.
- d. City Council approved a Joint Public Hearing on parking for restaurants.

P&Z discussed possible dates and the necessary quorum for a Planned Unit Development (PUD) Workshop and a Joint Public Hearing. P&Z will have a quorum for the next Joint Public Hearing and a Special Meeting on September 14, 2017.

- e. City Council re-appointed Planning & Zoning members to one and two year terms.

5. Reports from Subcommittees

Chairperson Mathews suggested the sub-committee reports be discussed with agenda items 6a-6i.

6. Discussion and Possible Action on:

a. Proposed Ordinance Regarding Shared Parking

Member Ly reviewed shared parking, off-site parking, and valet parking. He updated the language in the ordinance based on comments from P&Z members during previous discussions.

Chairman Mathews stated the Hedwig Village parking in the Code of Ordinances is outdated. City Council approved the P&Z recommendation for restaurant parking. P&Z is currently discussing Phase II, parking for other uses. The valet parking discussion was tabled until a later meeting.

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

Member Murphy requested tabling this item until a later meeting.

c. Proposed Ordinance Amending Business Districts Reconfiguration

Chairperson Mathews reviewed previous P&Z discussions for the benefits of Member Kopelman. She stated council has not shown much of an interest in the reconfiguration so P&Z has not spent a lot of time discussing it.

d. Proposed Lighting Ordinance

Chairperson Mathews reviewed previous P&Z discussions for the benefits of Member Kopelman. She stated P&Z had spent quite a bit of time on this topic and a proposed ordinance was created by Alan Petrov to submit to Council. She suggested P&Z members review the lighting ordinance.

Further discussion was tabled until the next meeting.

Member Kopelman asked about property exclusions such as churches or schools in the lighting ordinance.

Tom Roth asked if the City could require the school district to abide by the lighting ordinance.

City Attorney Petrov stated the city could require the school district to follow the ordinance if the ordinance does not limit the district's ability to carry out their purpose. He stated the city could require lights facing only a certain direction, time limits for sporting events, or height of the light poles.

e. Comprehensive Plan

Member Murphy suggested waiting to discussion this topic until P&Z can get further direction from Council.

f. Landscaping Requirements for Business Districts

No discussion

g. Minimum Building Construction Standards of LEED Silver, Class “A” or Other Standards for the Business Districts

No discussion

h. 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. Member Murphy stated burying the power lines is more expensive. He stated there are options on different types of poles. The main transmission lines are on the poles but the service lines to the structure are buried. In case of repair, electric company will need to dig up the lines to fix issues. Maintenance costs on buried powerlines are also higher.

Chairperson Mathews asked if Member Murphy wanted to recommend adding this topic to the PUD.

Member Opalka stated he believes it should be part of the PUD as well as in a separate ordinance.

Member Murphy stated electric service is not the only service on the poles. Telecommunications also share the pole. If the city were to require burying the power lines, there would need to be coordination between all service providers.

i. Design Guide

No discussion

7. Adjourn

Member Ly moved, Member Abrams seconded, to adjourn the meeting at 8:00 p.m.

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

MOTION CARRIED UNANIMOUSLY

Approved and accepted on February 6, 2018.