



**CITY OF HEDWIG VILLAGE, TEXAS
CITY COUNCIL
PLANNING AND ZONING COMMISSION
JOINT PUBLIC HEARING
THURSDAY, MAY 16, 2019
6:00 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. CALL TO ORDER

Mayor Muecke called the Joint Public Hearing to order at 6:07 p.m.

Planning & Zoning Commission Chairperson Mathews called the Joint Public Hearing to order at 6:07 p.m.

Present: Mayor Brian Muecke

| | |
|-------------------------------|---|
| Councilmember Harry Folloder | Kelly Johnson, City Admin./Sec.-Treasurer |
| Councilmember Dane Johnson | Paul Warner, Police Captain |
| Councilmember Barry Putterman | Kevin Taylor, Building Official |
| Councilmember Shirley Rouse | Alan Petrov, City Attorney |
| Councilmember Matt Woodruff | Evan DuVall, Assistant Building Official |
| | Lisa Modisette, Assistant City Secretary |

Planning and Zoning Commission (P&Z) Members:

| | |
|----------------------------|--------------|
| Susan Mathews, Chairperson | Pat Murphy |
| Tom Roth | Bitsy Searcy |

Absent: P&Z Member Barbara Abrams
P&Z Member Diana Kopelman
P&Z Member Minh Ly
Angie Ventura, P&Z Secretary

2. JOINT PUBLIC HEARING

To receive input and comments, either oral or written, for the purpose of considering an amendment to Article V, Zoning Regulations, Section 509, Planned Unit Developments, of the Planning and Zoning Code of the City of Hedwig Village, Texas to allow for Planned Unit Developments for school uses in the Residential A Zoning District.

Susan Mathews, Chairperson of the Planning & Zoning (P&Z) Commission explained the purpose of the proposed Planned Unit Development (PUD) Ordinance. She stated the school district is proposing a major renovation to Memorial High School. The high school is located in a residential district within the City. A PUD would be the only option for the school district to move forward with their proposed renovations.

Dr. Jennifer Blaine, Associate Superintendent for Talent and Operations for Spring Branch I.S.D., introduced Jennifer Hendrickson and Mark Jackson, with Stantec, Design and Architecture firm.

Jennifer Hendrickson discussed an overview of the school project. She stated the school property is very tight and landlocked. She stated that approximately forty two percent of the campus area is devoted to athletic fields while twenty two percent of the campus is green space. The buildings on the campus cover about nineteen percent and parking covers about seventeen percent of the property. Stantec created a master plan for the high school that included current and future phases. Phase 1 is currently funded through the 2017 Capital Improvement Bond. Future phases are not yet funded. The proposed renovations include constructing new buildings and renovating existing buildings. The proposed buildings will be multi-storied. The new buildings will have twenty one science classrooms, twenty eight general classrooms, and will have a new dining area and kitchen with a serving area. The new building was designed with the space requirements as set forth by the Texas Education Agency as well as the Spring Branch Educational Specifications. The placements of the new buildings were designed to lessen the impact on the campus. Most of the trees will remain. The tennis courts will be relocated next to Piney Point Road. Additional parking will be added next to the field house on Echo Lane. The proposed project includes separate driveways for buses, parents, students, and visitors to the campus. A new student driveway for cars only will be built on the west side of the campus with the entrance on Gaylord. The new bus driveway will also have an entrance on Gaylord. The parent and visitor driveway entrances will both be on Echo Lane. The project includes improvements to underground and surface storm water conveyance on the west side of the campus. Future phases include renovating existing classrooms and administration and support buildings to meet education standards in place at the time.

Mark Jackson discussed the placement of the Phase I and future Phase II buildings. He discussed the building heights in relation to the closest residential lot. He stated the proposed building will be seventy five feet in height and will be over three hundred feet from the residential area on the south side of the campus.

Mark Jackson discussed the proposed PUD ordinance and the recommendations from the school district for the PUD.

- The proposed PUD ordinance would allow buildings to be up to fifty feet in height with the exception of gymnasiums, auditoriums, theaters, athletic facilities, and parking garages. The school district recommends including gymnasiums, theaters, and auditoriums in the allowable building height but continue to exclude parking garages and athletic facilities. The gymnasiums, theater, and auditorium could never be rebuilt or renovated under the terms of the current proposed PUD.
- The proposed PUD allows a maximum building height of fifty feet measured from natural grade and must be three hundred seventy five feet from the nearest residential

lot. The school district recommends a maximum building height of seventy five feet, which would include the mechanical enclosure on the roof of the building, measured from the ground floor slab and must be three hundred seventy five feet from the nearest residential lot. The proposed PUD would adversely impact the project by allowing a maximum building height of three stories, a larger footprint for any new buildings, loss of trees and green space, displaced students during construction, less ability to positively affect traffic and parking, and would negatively impact Phase II.

- The proposed PUD ordinance would prohibit windows above thirty five feet in any building facing a residential area. The proposed PUD ordinance would affect the south and west facades of the new building. The school district recommends allowing a stepped back approach which would only allow windows above thirty five feet in buildings that are more than three hundred seventy five feet from a residential area.
- The proposed PUD allows for a maximum ten percent lot coverage for building over thirty five feet in height. The current proposed PUD ordinance would not allow the school district to replace the current buildings on the site in the future, the footprint of any future phases would increase and therefore reduce the number of trees, green space, and site amenities, and several buildings on the site are already over thirty five feet. The school district recommends a twenty percent lot coverage for buildings over thirty five feet.
- The proposed PUD requires no reduction in the number of parking spaces and would require one parking space per three occupants of the buildings. The current proposed PUD ordinance and parking requirements would reduce the educational space, temporarily relocate students, and reduce the number of trees and green space. The school district recommends allowing for an exception for the existing campus. The proposed project would increase the number of parking spaces but the required number of parking spaces would not be met until completion of Phase II.

Councilmembers asked if sight line studies were done regarding the new building placement, use of reflective materials for the buildings, and water conveyance and drainage.

Mark Jackson stated sight line studies were completed and the placement on any new buildings would take the studies into account. He stated the new buildings will not use any reflective materials. He stated engineers are working on a drainage study.

Planning and Zoning Chairperson Mathews asked about a traffic study and for an explanation for building height.

Mark Jackson stated the traffic study suggested separate driveways for students, buses, parents, and visitors. The Traffic Impact Analysis is currently being reviewed. He stated the proposed buildings would be sixty feet in height with extra footage at the roof to hide mechanical, electric, and elevator over-runs.

Planning and Zoning Member Murphy asked why the lot coverage should increase from ten percent to twenty percent.

Mark Jackson stated the recommended lot coverage of twenty percent would include the ability to rebuild any building in the future.

Residents Madeline Damash, Andrea Hermann, Carrol McGinnis, Rich Carlson, Tom Dickinson, and Harry Craig spoke regarding their concerns about drainage.

Resident Brad DeLuca spoke regarding the proposed new road to be built on the west side of the campus. He presented a Statement of Opposition to Spring Branch I.S.D. Proposed Renovations to Memorial High School to P&Z Chairperson Susan Mathews. The statement has been signed by forty six residents. He asked about the platting process.

Evan DuVall, Building Official, explained the platting process as set out in the City of Hedwig Village Code of Ordinances. The platting process could reasonably take several months.

Residents Fredrica Lake, Rich Carlson, and Harry Craig spoke regarding their concerns about the trees and the green belt on the west side of the campus.

Resident Tom Speck spoke regarding the lack of communication from the City regarding the proposed project.

Mark Jackson stated the drainage on the west side of the campus will be greatly improved with larger underground pipes to convey water north to Gaylord. He stated the site does not have the space for aboveground detention but the new pipes will be large enough to detain water if needed.

Evan DuVall, Building Official, explained the approval process for the PUD for the school district project. He stated the City will publish a notice in the paper, mail a notice to all residents, and hold a public hearing prior to the City's approval of the project.

Councilmember Woodruff stated the drainage must be addressed by the school district in regards to the proposed project.

3. ADJOURN

Councilmember Woodruff moved, Councilmember Folloder seconded, to adjourn the Joint Public Hearing at 7:34 p.m.

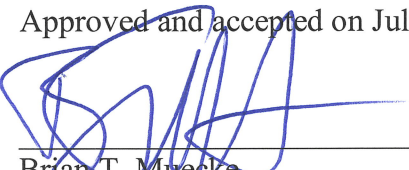
Councilmembers Folloder, Johnson, Putterman, Rouse, and Woodruff voted "Aye", "Noes" none.

Planning & Zoning Member Searcy moved, Planning & Zoning Member Roth seconded, to adjourn the meeting at 7:34 p.m.

Planning and Zoning Members Mathews, Murphy, Roth and Searcy voted "Aye", "Noes" none.

MOTION CARRIED UNANIMOUSLY

Approved and accepted on July 18, 2019.



Brian T. Muecke
Mayor

ATTEST:



Lisa Modisette, Asst. City Secretary