

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING  
REGULAR CALLED MEETING  
TUESDAY, JANUARY 06, 2015  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Acting Chairperson Searcy called the meeting to order at 7:00 P.M.

Present: Bitsy Searcy, Acting Chairperson

**Commission Members**

Tom Roth  
Susan Mathews  
Barbara Abrams  
Pat Murphy  
Rakesh Verma  
Alan Petrov, City Attorney

Absent:

Commission Member Michael Brandt  
Commission Member Larry Opalka  
Commission Member Sylvie Bucci

**#2.RESIDENT/VISITOR COMMENTS**

None

**#3. APPROVAL OF MINUTES** - Dec 2, 2014 monthly meeting, December 11, 2014 Joint Workshop and December 11, 2014 Special Called Meeting.

Member Murphy motioned, Member Roth seconded to approve for the December 2, 2014 monthly meeting.

**MOTION CARRIED UNANIMOUSLY.**

Member Mathews motioned, Member Murphy seconded to approve for the December 11, 2014 Joint Workshop.

**MOTION CARRIED UNANIMOUSLY.**

Member Mathews motioned, Roth seconded to approve for the December 11, 2014 Special Called Planning & Zoning Meeting.

**MOTION CARRIED UNANIMOUSLY.**

**#4. REPORT ON CITY COUNCIL MEETING**

None

**#5. COMMENTS FROM CITY COUNCIL LIASION**

Council Liaison Wiener stated at the previous special called Joint Public Workshop there was an addition of the phrase "at the expense of applicant" to the language of the ordinance. A City Council meeting will be held Thursday January 8, 2015 and Liaison Wiener stated that he felt that a planning and zoning member should attend.

**#6. REPORTS FOR SUBCOMITTEES**

**a. PUD SUBCOMITTEE** - Acting Chairperson Searcy asked Member Mathews to present the details of the last meeting.

Member Mathews stated that the PUD subcommittee was formed four years ago, and that the PUD has gone through different drafts since that time.

Met mid-November. PUD ordinance currently using model from City of Carrollton should be drafted by January 2015. There would be a design guide drafted to accompany the document. The PUD Concept lacks building materials, building heights and other detailed items, which Mathews stated would be included in a Design Guide that was also being created by the Planning & Zoning Committee.

**#7. REVIEW AND DISCUSSION OF PUD SUBCOMITTEE REPORT**

Acting Chairperson Searcy proposed to approve sending the PUD before City Council for review. Member Murphy motioned to approve sending the PUD before City Council, Member Mathews seconded the motion.

**MOTION CARRIED UNANIMOUSLY  
THE ITEM WAS APPROVED.**

**#8. REVIEW, DISCUSSION, AND POSSIBLE ACTION ON NEW LIGHTING ORDINANCES FOR THE BUSINESSES AND RESIDENTIAL DISTRICTS**

Acting Chairperson Searcy recapped the previously provided documents discussing the concept for "Dark Skies" reducing amount of light going upwards which tends to affect flights and the light haze also affects wildlife.

Member Murphy asked to determine whether or not there had been any discussion to propose the ordinance for review to City Council.

Acting Chairperson Searcy stated that she felt it would be beneficial to move the proposed "Dark Skies" concept onto the City Council agenda for review. She felt that review and possible action to approve "Dark Skies" concept would benefit the design progression of Hedwig Village.

Member Murphy stated that he felt inactivity occurring on a city level was perpetuating a lack of progression within the City of Hedwig Village. He stated that neighboring cities are 'branded' with a distinct style, something that Hedwig Village lacks. He stated that the City of Hedwig Village would greatly benefit from creating a design standard and ordinance to maintain it thus.

Member Roth asked what sort of brand he had in mind.

Member Murphy stated that building and landscape elements such as glass, stone, the addition of pedestrian walk-ways as well as local fauna, similar to a development known as 'Mueller development' in Austin could be nice. Murphy also stated that he felt that Planning and Zoning should have its own improvement budget. Member Murphy suggested that a Design PUD Ordinance be created and enforced for future construction. He also stated a subcommittee to oversee this design ordinance would be beneficial.

Acting Chairperson Searcy stated that a design guide would need to be in the PUD as a detailed and comprehensive addition. She also stated that it would be necessary for all PUD to comply with design guidelines

Council Liaison Wiener stated that an ordinance would allow the City to at least have veto over design guidelines for future construction.

Member Mathews stated that the ordinance would need to be more comprehensive yet in short form.

Acting Chairperson Searcy suggested moving it as soon as possible to City Council for review. Also she asked whether the 'Dark Skies' ordinance should be sent to City Council for review.

Attorney Petrov stated yes, to approve "Dark Skies" concept to be moved to City Council for review.

#### **#9. PROPOSED AGENDA ITEMS FOR NEXT MEETING**

Acting Chairperson Searcy suggested an item previously proposed by Member Bucci, referred to as 'air B&B' that is short-term residential leases to be disallowed in the City of Hedwig Village.

Acting Chairperson Searcy suggested the addition of discussing the advantages and disadvantages of buried electric lines as a possible topic for next meeting. As well as the continuation of the topic and drafting of a comprehensive PUD Ordinance to go before City Council for review.

Member Mathews suggested the discussion and creation of a sub-committee for design guidelines possibly consisting of 3-4 members including Member Roth as well as Member Bucci.

Acting Chairperson Searcy suggested re-addressing "Dark Skies" as a topic in order to bring forth the concept before City Council for possible review.

#### **#10. ADJOURN**

Member Mathews motioned, Member Murphy seconded, to adjourn the meeting at 8:25 p.m.

**MOTION CARRIED UNANIMOUSLY**



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Bitsy Searcy  
Planning and Zoning Acting Chairperson



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Brandy Jaramillo  
Planning and Zoning Secretary