

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, JUNE 4, 2013
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairperson Bucci called the meeting to order at 7:06 p.m.

Present: Sylvie Bucci, Chairperson
Pat Murphy
Bitsy Searcy
Bob Wiener
Larry Opalka
Barbara Abrams
Alan Petrov, City Attorney

Absent: Susan Mathews
Michael Schultea
Brooks Howell
Bob Dixon, Council Liaison

#2. RESIDENT/VISITOR COMMENTS

Michael Poujol, president of the Memorial High School Booster Club, Carolyn Bronson, president of the Memorial High School P.T.A., and Lisa Olsson, president of the Spring Branch Middle School P.T.A., presented photos of the current and proposed signs at both schools.

Mr. Poujol stated that they want to modernize the current signs, they have raised the money for the new signs and that the new signs would beautify the community.

#3. APPROVAL OF MINUTES – Regular Monthly Meeting on May 07, 2013

Member Searcy motioned, Member Opalka seconded, to approve the minutes for the Regular Monthly Meeting held on May 07, 2013.

MOTION CARRIED UNANIMOUSLY

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**#5. DISCUSSION AND POSSIBLE ACTION ON ZONING MECHANISMS TO
ENCOURAGE CONTINUED REVITALIZATION IN THE CITY'S BUSINESS
DISTRICTS**

Chairperson Bucci spoke regarding the list that was submitted at May's meeting. She stated that she would like the buildings to be a minimum of LEED silver.

Member Wiener motioned, Member Opalka seconded, that the Commission accept the concept that new buildings, at a minimum, be constructed to LEED silver certification.

Chairperson Bucci stated that the next topic was burying power lines. She stated that in the case of disasters, such as hurricanes and storms, burying power lines will help the City recover much faster. She also stated that buried power lines are more aesthetic and eliminate visual clutter.

Member Wiener stated that he is in favor of power lines being buried.

Member Opalka motioned, Member Wiener seconded, to bury power lines for new construction in the commercial district for submittal to City Council.

Chairperson Bucci read the definitions of class A and B buildings. She stated that class A buildings attract better tenants and higher rents.

Member Wiener asked if a LEED building is a class A building.

Chairperson Bucci stated that some LEED buildings are class A buildings, but not all of them are.

Member Murphy stated that he met with several developers who all said that there were no class A buildings in Hedwig Village.

Member Opalka motioned, Member Murphy seconded, that they include class A buildings as a minimum standard.

Chairperson Bucci stated that the next action item was line of sight. Chairperson Bucci stated that buildings closer to residential would be shorter and get larger and taller as they approached I-10.

Member Opalka motioned, Member Wiener seconded, to include line of sight rules and definitions on the proposal to City Council.

Chairperson Bucci stated that she would like to add points to the current ordinance regarding landscaping for new construction, which were:

- Native plants that are hearty such as hard wood trees, not palms or pines

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- Established substantial trees as well as shade trees

Member Wiener suggested adding what is currently listed in the ordinances under the title “Replacement Trees” to the list of trees that may be planted for new construction.

Member Opalka motioned, Member Searcy seconded, that landscaping for new construction in business districts be required to have native plants and native hard wood trees with a six inch diameter minimum.

Chairperson Bucci stated that steps should be made so that the sports lighting is not a nuisance to residents. She also recommended that lighting have full cut off lenses to where the light is directed to the field only and does not spread to the neighbors, be a type of lighting and/or fixture that is energy efficient and also be part of the Dark Skies Initiative. Chairperson Bucci stated that the lights in the evening are distracting to airplanes and animals. She also stated that lighting changes will help residents not have light in their backyards and also minimize light trespass.

Member Wiener asked if contractors, planners, and developers would know what the Dark Skies Initiative is.

Chairperson Bucci stated that the Dark Skies Initiative is common knowledge and many cities such as Sugar Land already have it in their ordinances. She also stated that a lot of items in the Dark Skies Initiative are stated in the LEED requirements.

Member Murphy read a passage that stated the purpose of the Dark Skies Initiative is to cut off lighting pollution toward the sky.

Member Murphy motioned, Member Abrams seconded, that the Commission give a direct initiative to City Council to incorporate more definition towards lighting in the ordinances, especially for new construction and redevelopment in the business districts to include Dark Skies Initiative, to have full cut off lenses to prevent light trespass, or lighting for intended purposes, parking garages with no visible headlights from structures and incorporating L.E.D. strategies.

ALL MOTIONS CARRIED UNANIMOUSLY

**#4. DISCUSSION AND POSSIBLE ACTION ON P.U.D. DEVELOPMENT
PROPOSED REGULATIONS AND PRESENTATION TO CITY COUNCIL**

Chairperson Bucci and Member Wiener stated that they would present something, which would redefine the business districts from four to three, at next week’s City Council meeting.

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ITEM WAS TABLED

**#6. DISCUSSION OF ZONING REGULATIONS THAT MAY RESTRICT
DEVELOPMENT IN THE CITY'S BUSINESS DISTRICTS**

Chairperson Bucci stated that this agenda item refers to the request City Council made in December 2012 at the Joint Public Meeting. In response, the Commission submitted a list to City Council in March 2013.


Chairperson Bucci stated that the sub-committee has met with some developers, over the past two or three years, who have given input, which helped assist in the creation of the list of urban decay.

ITEM WAS TABLED

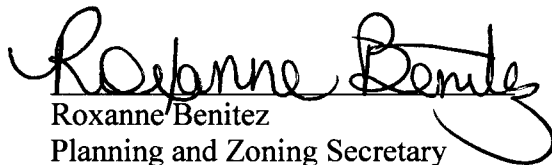
#7. ADJOURN

Member Wiener motioned, Member Searcy seconded, to adjourn the meeting at 8:58 p.m.

MOTION CARRIED UNANIMOUSLY



Sylvie Bucci
Planning and Zoning Chairperson



Roxanne Benitez
Planning and Zoning Secretary