



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
WEDNESDAY, JUNE 20, 2018
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. Call To Order

Chairperson Mathews called the meeting to order at 6:42 p.m.

Present:

Barbara Abrams
Minh Ly
Pat Murphy
Bitsy Searcy

Diana Kopelman (left at 7:58p.m.)
Susan Mathews
Tom Roth (arrived at 7:08 p.m., left at 7:26 p.m.,
returned at 7:40 p.m.)

Alan Petrov, City Attorney

Absent:

Shirley Rouse, Council Liaison
Angie Ventura, Permit Clerk

2. Resident/Visitor Comments

None

3. Discussion and Possible Action on:

- A. To recommend to City Council an amendment to Article V, Zoning Regulations, Section 509, Planned Unit Developments, of the Hedwig Village Planning and Zoning Code relating to the approval and regulations of Planned Unit Developments within the Business Districts of the City.

Planning & Zoning (P&Z) members discussed possibly increasing the size of a Planned Unit Development (PUD) from 1.5 acres to 4 acres. P&Z voted previously for the PUD size to be 4 acres but was reduced to 1.5 acres by City Council. 1.5 acres for a PUD does not allow for adequate green space at the PUD site.

P&Z also discussed increasing the percentage of retail on the ground floor of any building in a PUD from 30% to 85%.

P&Z discussed adding a requirement to the PUD enabling ordinance for a minimum amount of green space and adding pedestrian friendly site amenities such as bench, tables, and chairs.

Alan Petrov, City Attorney, stated P&Z cannot make additional substantial changes to the proposed amendment to the PUD ordinance without having to go through the public hearing process again.

Member Diana Kopelman moved, Member Pat Murphy seconded to approve all corrections as presented and add the correction to increase the retail requirement in a PUD to 85%.

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

- B. To recommend to City Council amendments to Article V, Zoning Regulations, Section 506, Business District B, Subsection A, Uses of Property, of the Hedwig Village Planning and Zoning Code relating to uses of property within the Business Districts of the City.

P&Z members discussed the changes to the Business Uses as presented with additional minor corrections.

Member Bitsy Searcy moved, Member Tom Roth seconded, to approve the amendment to the Business Uses with additional corrections.

4. Adjourn

Member Searcy moved, Member Roth seconded, to adjourn the meeting at 8:11 p.m.

Member Abrams, Ly, Mathew, Murphy, Roth and Searcy voted “Ayes”. “Noes” none.

MOTION CARRIED UNANIMOUSLY

Chairperson Mathews re-opened the meeting at 8:38.

Chairperson Mathews stated the meeting was re-opened for further discussion by members relating to business uses within the Business District B1. The members discovered the proposed combined allowable business uses in B1 would open the door for a developer to possibly build an office building. Chairperson Mathews stated B1 is the only remaining true retail shopping center area in the city and to allow a possible office building would change the look of the city.

Alan Petrov, City Attorney, recommended Planning & Zoning postpone their Business Uses recommendation to City Council for further discussion and possible additional minor changes.

Barbara Abrams moved, Tom Roth seconded, to reconsider the prior vote on Business Uses.

Member Abrams, Ly, Mathew, Murphy, Roth and Searcy voted “Ayes”. “Noes” none.

MOTION CARRIED UNANIMOUSLY

Barbara Abrams moved, Bitsy Searcy seconded, to postpone further discussion on Business Uses until the next Planning & Zoning meeting.

Member Abrams, Ly, Mathew, Murphy, Roth, and Searcy voted "Ayes". "Noes" none.

MOTION CARRIED UNANIMOUSLY

The July meeting was rescheduled for June 26, 2018.

Adjourn

Barbara Abrams moved, Bitsy Searcy seconded, to adjourn the meeting at 9:03 p.m.

Member Abrams, Ly, Mathew, Murphy, Roth, and Searcy voted "Ayes". "Noes" none.

MOTION CARRIED UNANIMOUSLY

Susan Mathews , Chair
Planning and Zoning Commission

Angie Ventura, Interim Secretary
Planning and Zoning Commission