



**CITY OF HEDWIG VILLAGE, TEXAS
REGULAR PLANNING AND ZONING
COMMISSION REGULAR MEETING
JULY 26, 2022
5:30 P.M.
955 PINEY POINT ROAD
HEDWIG VILLAGE, TX 77024**

MINUTES

PRESENT:

Chair Peter Sanborn
Member Doug Bergen
Member Meagan Travis
Member Barbara Sanders

Zach Petrov, City Attorney
Evan DuVall, Deputy Building Official
Luzdenny Fernandez, P&Z Secretary
Wendy Baimbridge, City Administrator

ABSENT:

Council, Clay Trozzo
Richard Alexander
Brent Reed
Alan Ratterree

1. CALL TO ORDER

Chair Peter Sanborn called meeting to order at 5:30 p.m.

2. RESIDENT/VISITOR COMMENTS

Andrea Hermann, 930 Karos Lane, commented on the proposed promenade ordinance and asked for cooperation with the Parks and Beautification committee.

Shirley Rouse stated she is in favor of commercial redevelopment but addressed concerns regarding the proposed promenade ordinance and the changes to the Planning Unit Development (PUD) ordinance. Her concerns include improved land use, additional green space, retaining property values, traffic impacts, improved pedestrian safety, and reduce impacts to the City's infrastructure. She addressed questions, such as implementation of the changes in the Design Guide, how would this change improve traffic flow and pedestrian safety, how would this change interact with other ordinances regarding green space and impermeable coverage, protection of trees, would this change replace sidewalks, among other concerns.

3. DISCUSSION AND POSSIBLE ACTION ON:

- a. PARKING REGULATIONS - NO DISCUSSION**
- b. DRIVEWAY REQUIREMENTS - NO DISCUSSION**
- c. PLANNED UNIT DEVELOPMENT –**

Chair Peter Sanborn opened this subject as a refresher and mentioned the PUD has been passed by council for the joint public hearing. The PUD project is to incentivize private owners to develop their land to the benefits of the city. The P&Z commission's intent is to reduce the size of development from 3 acres to 1 acre in order to encompass more landowners that can have the ability to enter in the PUD process. Chair Peter Sanborn referenced several previous examples which includes the Moody project that fell in the 3 acre and with the current PUD restrictions. Chair said the benefits in reducing the size of the PUD is to open more commercial central development down the road. It will allow the city to have more control of where the plan developments end up. Also, P&Z is not intending to change the zoning regulations, height requirements, parking or reduce green space, but more along the lines to sensitizing developers to come in and develop their land and improve value to the city. Chair lastly mentioned that the walkability drives the city revenue. Chair Peter says the PUD recommendation puts the city in a strong position with costs involved at the same time.

BUILDING OFFICIAL RESPONSE COMMENTS-

Building official Evan Duvall continued to say the good thing about the PUD is a negotiation between the city and the property owner. Evan mentioned P&Z, in this case, would act as the main contact to plan development. Evan redirected in this case that the PUD doesn't have to be approved if the PUD doesn't benefit the city. City council will then decide in support or denial of the recommendation.

Chair Peter Sanborn followed up on what Evan said mentioning the PUD is a short-term fix to the city's desire to spur activity and create creativity to landowners.

- d. DESIGN GUIDELINES –**

Building official Evan Duvall mentioned the idea is getting a design consulting company to design a guide for the PUD development and request it in the city's budget in September. Evan says it's a way better option than their group can propose. With this design, for example, the promenade can be more tightly defined with street items and signs. It can also have lighting, walkways, and paths in a 3D dimensional way. On the response to the design consulting idea, Chair Peter confirmed he had a conversation with Mayor Jinks and Shirley Rouse on tackling this design idea and getting bids to propose budget number for proposals for budget in September.

- e. PROMENADE AND WALKABILITY WITHIN THE COMMERCIAL DISTRICTS**

Chair Peter addressed one of the citizen comments about how it would impact if this process was sustainable. Building official Evan says on the tree fees the city has had an impact on more the residential side then the commercial side. Evan mentioned if a PUD comes in, the idea is to look closely at the tree minimum and tree fees they need to have. Building official Evan will be working on the maps to make clearer on the promenade, sidewalks, street right of way and what the distance looks like in terms where those can go. Evan said if a PUD comes in that is the criteria they look for. Chair Peter replied to Shirley Rouse comments of the sidewalks and whether the city can remove the sidewalks. Chair Peter gave an example of the moody sidewalk and greenspace there. Chair mentioned resident Shirley Rouse comment on why not the city can remove the sidewalk that is next to Gaylord and to divert the High Schoolers foot traffic off the street for safety issues. Chair says the promenade and the 12ft paved space does not address the sidewalk specifically. Evan says there is sidewalk on the Northside and some on the south side as well. The thought to this is that promenade could replace the sidewalk and it must be on the Northside at least in a careful way because you must cross the street, hit the crosswalks and the traffic light areas. The intent is to direct people off the sidewalks and direct them to the commercial promenade. Evan confirmed that the sidewalk would not have to be removed in 25 years because the commercial Promenade will take care of that situation. In the future, as a requirement, the sidewalk on Gaylord, would be part of the design guide. P&Z member Meagan Travis mentioned her image about this promenade doesn't fully address the thought of a walkability or even riding a bike on it. Meagan gives the example of the Treebeards walkability space. Meagan also addresses to Shirley Rouse's comments that the project of the promenade and walkability is for 24ft of 12 ft promenade and 12ft. greenspace with landscaping. Chair Peter address Shirley Rouse's comments #8 and disagrees. Chair says the intent is to have a lot of people to walk around in the community and we don't want to limit to two people going head-to-head. Chair gives an example of a family with a baby stroller and not having space to walk. P&Z wants to encourage shade and greenspace as well.

f. ZONING ORDINANCE DEVELOPMENT STANDARDS

No discussion.

g. SUBDIVISION ORDINANCE DEVELOPMENT STANDARDS

No discussion.

**4. APPROVAL OF THE MINUTES- PLANNING AND ZONING REGULAR MEETING
05/03/2022**

Chair Peter Sanborn motioned, Doug Bergen seconded, to approve the minutes as presented. All members voted "Aye" in favor of the motion, "Nays" none.

5. ADJOURN

Chair Peter Sanborn motioned to adjourn the meeting, Member Meagan Travis and Doug Bergen seconded. All members voted "Aye" in favor of the motion, "Nays" none

MOTION CARRIED UNANIMOUSLY

The meeting adjourned at 6:50 p.m.

ATTEST:

Peter Sanborn, Chairperson

Luzdenny Fernandez, P&Z Secretary