

**CITY OF HEDWIG VILLAGE, TEXAS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, FEBRUARY 2, 2016  
7:00 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. CALL TO ORDER**

Chairperson Bucci called the meeting to order at 7:03 PM.

Present: Sylvie Bucci, Chairperson

Commission Members

Barbara Abrams  
Michael Brandt  
Pat Murphy  
Tom Roth  
Bitsy Searcy  
Rakesh Verma

Alan Petrov, City Attorney

**2. RESIDENT/VISITOR COMMENTS**

Resident Rebecca Church Gary Greene realtor stated that she is visiting Planning & Zoning to become more aware and involved in the community.

**3. APPROVAL OF MINUTES**

Member Roth moved, Member Abrams seconded, to approve the December 1, 2015 minutes.

Members, Brandt, Bucci, Murphy, Searcy and Verma voted "Aye", "Noes" none.

**4. REPORT ON CITY COUNCIL MEETING**

Council Liaison Wiener stated that Member Searcy had given an excellent presentation on Planning & Zoning update and as a representative for the Planning & Zoning Committee. City Council is currently considering a sign ordinance

5. **COMMENTS FROM CITY COUNCIL LIAISON**

Council Liaison Wiener stated that he would encourage Planning & Zoning to continue to be communicative and present at City Council meetings as City Council is receptive to new improvement concepts.

6. **REPORTS FROM SUBCOMMITTEES**

a. **COMPREHENSIVE PLAN SUBCOMITTEE**

Member Murphy stated that the comprehensive plan subcommittee was currently on pause until changes would actually be implementable and discernable.

b. **DESIGN GUIDELINE SUBCOMITTEE**

Member Searcy stated that she had been present to discuss the lighting ordinance regarding school signs with City Council and that Planning & Zoning had let them know they would like to meet for a joint workshop and City Council expressed that they would like Planning & Zoning to have the sign ordinance arranged for approval by the time they hold the joint meeting.

Chairperson Bucci stated that the new lighting ordinance had been renamed and verbiage would need to be changed to address the discernment between 'home art' versus 'home signage'.

Member Searcy stated that City Council would like Planning & Zoning to sum up the light ordinance and sign guidelines officially and vote on that.

7. **DISCUSSION AND ACTION REGARDING THE DRAFTING OF A DESIGN GUIDELINE**

None.

8. **OUTDOOR LIGHT ORDINANCE REVISIONS FOR DISCUSSION AND POSSIBLE ACTION**

Chairperson Bucci stated that the title had been changed from '*dark skies*' to lighting ordinance and also she had removed any dark skies initiative references. She stated that she clarified recommendations using full cut-off lens, kept diagrams for planning & zoning, perhaps limit images to the pertinent diagrams for presenting to City Council. She stated that she removed anything alluding to LED lighting, as City Council did not want that mandated. And that gas lamps are not included as they are not a light nuisance. Chairperson Bucci stated that section J mentions complaints being necessary for unorthodox home lighting to be considered for removal. She also stated that a phrase had been added about fixtures in residential areas that may become a lighting ordinance.

Member Searcy asked if seasonal décor had a part in the city light ordinance.

Chairperson Bucci stated that she was not sure if seasonal lighting is something that had been addressed previously. She asked whether it should be something added to the lighting ordinance.

Council Liaison Wiener stated that would be something for Planning & Zoning to consider.

Chairperson Bucci stated that perhaps it would be beneficial to add a residential use specification regarding possibly nuisance or distracting or hazardous lighting.

Member Murphy stated that they would not want to inhibit party or occasional lighting.

Attorney Petrov stated that you cannot put signage on a residence, however art lighting is not typically referenced in most city lighting ordinances but illuminated art or decorative lighting could be addressed.

Council Liaison Wiener asked if there was such a thing as an aesthetics ordinance.

Attorney Petrov stated that under Texas law you cannot zone for aesthetics. He said that would be different if the City of Hedwig were a deed restricted community. He stated that there are limits on what can be regulated under city ordinance.

Member Abrams stated that she felt the lighting ordinance should leave out the term 'permanent' as that could possibly allow a loophole.

Attorney Petrov stated that the ordinance would need to outline a time period such as 60-90 days for example.

Chairperson Bucci stated that the last paragraph deals with illuminated signs without scrolling or graphics added this to address both spring branch middle school and memorial high school. She also stated they would need to discern a lumens range.

Attorney Petrov stated that he had suggested a lumens range in the signage ordinance he had drafted. The document was drafted with the intent of limiting illuminated signage within the City of Hedwig Village. Noting that content, free speech and religious issues cannot be regulated as part of state legislature. Attorney Petrov stated that Mayor Muecke and he had discussed to tie it to a distance regulation so many feet from I-10 creating a corridor where that type of sign might be a little more accepted keeping it more commercial than residential allowing for the two schools and some churches but not all. As it is not limiting it based on type of organization but limiting illuminated signage in residential areas. A distance would need to be defined specifically for the ordinance creating a boundary. He stated that Planning & Zoning would need to discuss possibly grandfathering in the existing school and church pole signs as they can repurpose poles and change the facing of the sign.

Chairperson Bucci stated that her only concern is that some of the existing pole signs could possibly be repurposed.

Member Searcy stated she felt they should stick with the monument signs.

Chairperson Bucci stated the need for consistency amongst all signs to aid the future modernization and goal of branding the City of Hedwig Village. She stated that any changes would have to go down to a monument sign with an electronic sign facing permitted with one twenty-four hour change.

Attorney Petrov stated that he would like Planning & Zoning to provide feedback on the draft of the signage guideline and ordinance

**9. DISCUSS STATUS OF JOINT SESSION MEETING WITH MAYOR AND CITY COUNCIL**

Liaison Wiener stated that City Council does not want to be in an information discussion, they would want a joint meeting to be specifically to discuss action such a joint public hearing.

Murphy stated that previously there was not a real discussion or workshop.

Liaison Wiener stated that he understand that Planning and Zoning would like a work session, with some members of Council to devise what to do within the course of the year.

Attorney Petrov stated for Planning and Zoning to identify topics of discussion for feedback and discern how open City Council is to the topics, a workshop would be the perfect venue for a back-and-forth discussion.

Chairperson Bucci stated that a discussion of design guide and a PUD to discuss next steps on those topics for instance perhaps look to hold such a workshop for April and in the interim to possible meet with the mayor to get his feedback as well.

**10. DISCUSS NEW PROPOSED ITEMS**

Member Murphy suggested that Planning & Zoning readdress and discuss possibly allowing single family housing in place of typical one-acre lot housing.

**11. ADJOURN**

Member Searcy moved, Member Brandt seconded, to adjourn the meeting at 8:35 P.M.

Members, Abrams, Bucci, Murphy, Roth and Verma voted “Aye”, “Noes” none.

**MOTION CARRIED UNANIMOUSLY.**

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Sylvie Bucci  
Planning and Zoning Chairperson

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Brandy Jaramillo

Planning & Zoning Secretary