

**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 1, 2016
7:00 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. CALL TO ORDER

Chairperson Bucci called the meeting to order at 7:00 PM

Present: Sylvie Bucci, Chairperson

Commission Members

Barbara Abrams
Pat Murphy (7:03pm)
Larry Opalka
Tom Roth
Bitsy Searcy
Rakesh Verma

Alan Petrov, City Attorney

2. RESIDENT/VISITOR COMMENTS

Resident David Holland requested to speak and stated that he would like to address outdoor lighting issues. In particular what he felt was an issue on Hedwig circle. He stated that a new construction of a home on Hedwig Circle that the lighting from south side of home is ‘blinding’ and bothersome. He suggested that the City of Hedwig Village reference current lighting ordinances of neighboring cities such as Bunker Hill Village, Piney Point Village and Spring Valley. He stated that he would like to see the issue of boulder and stumps placed in along streets in order to prevent yard parking being addressed which is something that he felt may be a fire truck issue in the incident of an emergency.

City Council Liaison Wiener stated that said street parking ‘issues’ was in fact a city right-of-way issue, and advised that it please be taken to the City admin or mayor.

3. APPROVAL OF MINUTES – February 2, 2016 Monthly Meeting

Member Murphy stated that discussed new proposed items referred to allowing single family homes within business district two and should be corrected as such.

Member Searcy Motioned, Member Verma seconded, to approve meeting minutes with corrections.

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

4. REPORT ON CITY COUNCIL MEETING

Council Liaison Wiener stated that the primary interaction between City Council and Planning and Zoning had been to discuss that Mayor Muecke had received documents from Chairperson Bucci describing the goal for the signage change is the LED type sign for schools council was going through number for school and public buildings. School administration building may be a separate building City Council eagerly awaiting doc from Planning & Zoning to go forward.

Chairperson Bucci stated that Attorney Petrov would provide the necessary documents with revisions as he had drafted the illuminated signage ordinance document.

5. COMMENTS FROM CITY COUNCIL LIAISON

Council Liaison Wiener stated that as pertaining to illuminated art as previously spoken about, that red LED had the least interference with night vision.

Chairperson Bucci asked if that would still be applicable for signage.

Council Liaison Wiener stated that is was applicable to signage as less interference with red and even amber.

Attorney Petrov stated that the City of Hedwig currently has fairly substantial signage ordinance restrictions and that the ordinance is already quite detailed. Attorney Petrov suggested visiting with the building official Lane Standley to see if placement is currently adequately restricted or whether it would be necessary to add additional distance requirements.

Member Searcy asked if signs on school property were currently required to be certain distance from freeway.

Attorney Petrov stated distance from freeway past shopping plaza is roughly 300-500 ft.

Member Murphy asked if new district could be created for churches and schools specifically.

Attorney Petrov stated that would be slightly odd, as it would then be necessary to rezone the area. He stated that the city could restrict to a use without redefining an actual zone. Which is what was in essence currently being created through the signage ordinance for specific use of school/church signage.

6. REPORTS FROM SUBCOMMITTEES

NONE.

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

NONE.

8. OUTDOOR LIGHT ORDINANCE REVISIONS FOR DISCUSSION AND ACTION

Member Roth stated that he had spoken to John Lisenby a home builder working in the city who would like to have Planning and Zoning look at the current light ordinances for city of Bunker Hill, Hunters Creek, Piney Point and Spring Valley.

Chairperson Bucci stated that she felt a consultant such as a lighting vendor would be necessary in order to detail specifically the ordinance regarding actual quantity of light output allowed.

Member Murphy stated that he felt the light ordinance should somehow be tied to a technical provision as the policy of complaint could be too subjective and not necessarily warranted.

Chairperson Bucci stated that perhaps a complaint could lead to the City of Hedwig Village Building Official conducting an investigation to see if it is technically warranted.

Member Abrams stated that having everything in writing was not possible she felt that the ordinance should be more general and allow for complaints and investigation.

Member Murphy stated that he felt a time limit should be instituted, as he felt that they should plan for the possibility of organizations taking advantage and bending restrictions.

Attorney Petrov stated that consideration needed to be given as to what is a reasonable time frame.

Chairperson Bucci stated that visibility at intersections which Hedwig Village doesn't currently address was something to consider she stated that Planning and Zoning should also consider complaint process followed by investigation and then enforcement.

Chairperson Bucci asked if a subcommittee could possibly be formed for this document preparation and finalization.

Member Murphy stated that he, Member Verma, Member Abrams and Member Opalka would then make up the subcommittee for the lighting ordinance document

Chairperson Bucci stated that she would reach out to a lighting expert to consult the finalization and details technical aspect of the lighting ordinance.

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

Chairperson Bucci stated that she would reach out to Mayor Muecke and request any direction/new ideas that he may have had for Planning & Zoning and also pinpoint a date for joint session meeting.

10. DISCUSS POSSIBLE ALLOWANCES SINGLE FAMILY HOUSING IN PLACE OF TYPICAL HOUSING (*Possible ordinance to allow for individual family owned residence in business District 2.*)

Member Murphy stated that he had previously discussed with Mayor Muecke the possibilities of adding residential into business district two to allow for zero lot sizing brown stones or something similar. He stated that this issue had been discussed through the years but has not made it to City Council thus far.

Liaison Wiener stated that he thought Planning Zoning had forwarded a similar concept to former Mayor Speck and that perhaps it would now be seriously revisited.

Member Murphy stated that long term focus of Planning & Zoning should be on a future vision of the City of Hedwig Village. He stated that the City of Hedwig Village was unique due to the commercial district and that the PUD could improve and help to further develop the city he proposed that Planning & Zoning revise the PUD and bring to the Mayor.

11. DISCUSS NEW PROPOSED ITEMS

None.

12. PROPOSED AGENDA ITEMS FOR NEXT MEETING

None.

13. ADJOURN

Member Searcy moved, Member Roth seconded, to adjourn the meeting at 8:17 P.M.

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

MOTION CARRIED UNANIMOUSLY.

Sylvie Bucci
Planning and Zoning Chairperson

Brandy Jaramillo