



**CITY OF HEDWIG VILLAGE, TEXAS  
CITY COUNCIL  
PLANNING AND ZONING COMMISSION  
JOINT PUBLIC HEARING  
MONDAY, OCTOBER 7, 2019  
6:00 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. CALL TO ORDER**

Mayor Muecke called the Joint Public Hearing to order at 6:00 p.m.

Planning & Zoning Commission Chairperson Murphy called the Joint Public Hearing to order at 6:00 p.m.

Present: Mayor Brian Muecke

Councilmember Harry Folloder  
Councilmember Dane Johnson  
Councilmember Susan Mathews  
Councilmember Shirley Rouse  
Councilmember Matt Woodruff  
(left at 7:50 p.m.)

Kelly Johnson, City Admin./Secr.-Treasurer  
David Gott, Police Chief  
Kevin Taylor, Building Official  
Zach Petrov, City Attorney  
Evan DuVall, Assistant Building Official  
Lisa Modisette, Assistant City Secretary

Planning and Zoning Commission (P&Z) Members:

Pat Murphy, Chairperson  
Barbara Abrams  
Scott Davis

Diana Kopelman (arrived at 6:08 p.m.)  
Tom Roth  
Bitsy Searcy

Absent: None

**2. JOINT PUBLIC HEARING**

**To receive input and comments, either oral or written, for the purpose of considering an application for a Planned Unit Development for the redevelopment of the existing Memorial High School Campus, consisting of an approximately 31.56 acre tract located at the southwest corner of Gaylord Drive and Echo Lane, Hedwig Village, Texas commonly referred to as Memorial High School West Campus, and an approximately 13.43 acre tract located at the northwest corner of Gaylord Drive and Echo Lane, Hedwig Village, Texas, commonly referred to as Memorial High School East Campus, in Residential District A zoning.**

Dr. Jennifer Blaine, Superintendent of Spring Branch I.S.D. (SBISD) appreciates the cooperation from city staff, Planning & Zoning (P&Z) and City Council. She stated the school district is excited about the redevelopment of the high school.

Jennifer Hendrickson, with Stantec Architecture, Inc., introduced Mark Jackson, with Stantec Architecture, Inc., as well as Minda Caesar and Pam Goodson, SBISD Trustees, and Travis Stanford, SBISD Planning and Construction Department.

Mark Jackson stated the school district is requesting four variances for the redevelopment of the high school.

- Building height – the district is requesting a building height of sixty-two feet above the finished floor, not including a mechanical enclosure on the roof, providing setback distances are met. The proposed new school building is four hundred and eight feet from the closest residential lot from the south and seven hundred thirty-nine feet from the closest residential lot from the west. The mechanical enclosure on the roof is ten feet in height and is set back from the building façade.
- Windows – the district is requesting windows above thirty-five feet on the proposed new building on all sides. The code does not allow windows above thirty-five feet unless facing a public street in the residential district.
- Driveways – The district is requesting a curb cut for a new driveway for student use on the west side of the campus. Additional proposed driveways will be for the bus drop-off and staff parking, a service driveway between the proposed building and the existing track, and a new curb cut at the south intersection of Echo Lane and Gaylord Drive at the existing traffic light.
- Parking – The district’s parking plan will not meet the Parking Ordinance requirements for school parking until after the completion of Phase II. The total number of parking spaces the school property currently has will not be reduced. The proposed parking plan will increase the number of parking spots by ninety-two.

The proposed site plan shows an ornamental fence added in several locations on the school campus, such as on Gaylord Drive. A six-foot fence will be added adjacent to the resident’s fences between the school property and residential property. Protective netting will be added to the sports field for safety concerns.

There will be several trees removed to allow for the construction of the new building, the new driveways, the new courtyard, and the new sports field on the east campus. The school property currently has approximately five hundred and eighty-one trees. Approximately fifty-one trees will need to be removed for the renovation project. The school district has submitted a tree replacement plan.

The City has requested an easement along the west school property line for a storm water drainage pipe. The City has also requested the school district upgrade the existing storm water pipe currently along the west property line from a twenty-four-inch pipe to a forty-eight-inch pipe.

The school district proposes to have underground storm detention under the existing football field on Gaylord Drive and under the new parking lot to be located on Gaylord Drive at Mustang Alley, where the new bus drop-off will be. There will also be underground storm detention on the east campus under the new practice field to be located at Piney Point Road and Gaylord Drive.

The school district parking plan will add approximately ninety-two parking spots to the school property for a new parking total of nine hundred and fifty-four spots. This parking plan includes the church parking the students currently use daily.

The parking and traffic flow include the following drop-off locations:

- Two on-campus parent drop-off locations. The two new drop-off locations will enter the school property from Echo Lane and will be larger than the current parent drop-off, allowing more traffic on-campus as opposed to queuing up on the street. The unauthorized drop-off locations currently used on Gaylord Drive will be discouraged.
- A student driveway will be installed on the west side of the campus, leading to a student only parking lot.
- A bus drop-off (bus loop) to be located on Gaylord Drive at Mustang Alley. The entrance to and exit from the bus loop will be on Gaylord Drive.

Ryan Eurek, Traffic Engineer with Kimley-Horn and Associates, Inc., recommends restriping the roadways in several locations around the high school as follows:

- There will not be any new striping along the section of Gaylord Drive by the proposed new student driveway.
- A dedicated left turn lane for Mustang Lane for east bound traffic on Gaylord Drive as well as adding a crosswalk.
- The west “entrance only” to the bus loop will also have a dedicated left turn lane for west bound traffic on Gaylord Drive.
- A dedicated left turn lane for west bound traffic on Gaylord Drive into the staff parking lot on Gaylord Drive.
- Adding a new curb-cut and driveway entrance on Echo Lane at the current traffic light located at the south intersection of Echo Lane and Gaylord Drive.
- A dedicated left turn lane for south bound traffic on Echo Lane into the new entrance of the parking lot and parent drop-off.
- Dedicated left and right turn lanes for north and south bound traffic on Echo Lane into the second parent drop-off.

The school district proposes installing ornamental fencing in multiple locations within the school property, including between the two parking lots at the front of the existing school

building. The fencing at this location will direct the students to use the pedestrian bridge across Echo Lane. The school district proposed new crosswalks at several locations on the roadways adjacent to the high school, including at both intersections of Gaylord Drive at Echo Lane.

The proposed new school building will be four floors. The ground floor will be kitchen areas, dining spaces, and restrooms. The second, third, and fourth floors will have science and general-purpose classrooms, office space, restrooms, and storage space.

The tennis courts will be moved from their current location to the east campus on Piney Point Road. A new tennis field house will be built. The running hill currently located on the east campus will be removed and a practice field will be built. Additional parking will be added next to the current field house located at Gaylord Drive and Echo Lane.

Andrea Hermann, 930 Karos Lane, voiced concerns regarding the proposed fencing plan, the proposed drainage plan and the effect of such a plan on Memorial Villages Estates, the lack of street lighting on Mustang Alley, and if the new proposed building would have elevators.

John Trozzo, 922 Constance, voiced concerns regarding the proposed fence plan, when and who will lock/unlock the fence gates during school hours, and if the school property will have irrigation installed.

Harry Craig, 839 Merridel, voiced concerns regarding the traffic on N. Lou Al and S. Lou Al before and after school hours. He asked if the traffic on those streets were considered in the traffic study.

Brad DeLuca, 942 Moss Springs, voiced concerns regarding the proposed fence plan, when the fence gates will be locked/unlocked before and after school, the traffic study appears to be incomplete, the easement and proposed drainage on the west side and the effect of such a plan on the trees, and the student driveway.

Pat Murphy, P&Z Chairperson, voiced the concerns of P&Z regarding the school district's Planned Unit Development (PUD) Application. The P&Z concerns include the proposed fencing plan, protection of the trees, the proposed drainage plan on the west side of the school property, a walkway from the pocket park heading north to the commercial districts, the use of the tennis courts by the public after school activities, and the traffic study.

John Patchell, 11510 N. Lou Al, voiced concerns regarding the proposed fence plan, the lack of noise abatement by the proposed fence plan, and the current and future lighting of the school property.

Madeline Domask, 938 Millgrove Lane, voiced concerns regarding the proposed fence plan, the proposed detention and drainage plans, the traffic plan, and student safety crossing Gaylord Drive from Starbucks.

Kristen Davis, 11514 Echo Hollow, voiced concerns regarding the traffic plan and student safety crossing the street.

Margaret Woodruff, Hedwig Village resident, voiced concerns regarding the traffic flow on Gaylord Drive.

Bitsy Searcy, Hedwig Village resident and P&Z Member, voiced concerns regarding the proposed traffic plan, lack of plans for traffic enforcement, and the lack of a parent drop-off on Gaylord Drive.

Councilmember Shirley Rouse, 714 Glen Echo Street, thanked the school district for a wonderful job they have done on planning the renovation. She voiced concerns regarding the proposed traffic plan, adding more traffic/pedestrian signage to improve pedestrian safety on Gaylord Drive, and the lack of a parent drop-off on Gaylord Drive.

Councilmember Susan Mathews, 11743 Duart Drive, voiced concerns regarding the proposed traffic plan and the lack of a parent drop-off on Gaylord Drive.

Councilmember Harry Folloder thanked the residents for attending the public hearing and voicing their concerns. He stated the City Council would not vote on this topic at this hearing.

Lokesh Krishnan, LJA Engineering, Inc. Traffic Engineer, stated the traffic study has been updated several times due to the comments and concerns of the residents. He stated the intersection of Gaylord Drive and Echo Lane has a crosswalk for pedestrian traffic already in place.

Ryan Steib, Stantec Architects Landscape Architect, stated the underground storm water detention storage capacity will be one half foot deep per acre for the new drainage work installed on the school property.

Kevin Taylor, Building Official, stated the school district would be responsible for ensuring the traffic lights at both Gaylord Drive intersections on Echo Lane would be synchronized.

Cary Moran, City Forester, addressed the concerns regarding the protection of the trees on the school property, including on the west side of the property where the proposed larger drainage pipe will be installed. She stated that if the school district follows the tree protection plan during construction, the trees on the west side will survive the installation of the larger drainage pipe. She stated she is comfortable with the proposed tree removal and replacement

plans for the school property. She stated the tree limbs and the roots of the trees to be kept will need to be trimmed and fencing placed around the trees will need to be installed. The limb and root trimming will assist the trees to remain healthy.

Jeff Cannon, LJA Engineering, Inc. addressed the drainage concerns. He stated the proposed larger drainage pipe to be installed on the west side of the school property could possibly benefit Memorial Village Estates. He stated the installation of the larger drainage pipe should not adversely affect the trees.

### 3. ADJOURN

Councilmember Folloder moved, Councilmember Johnson seconded, to adjourn the Joint Public Hearing at 8:35 p.m.

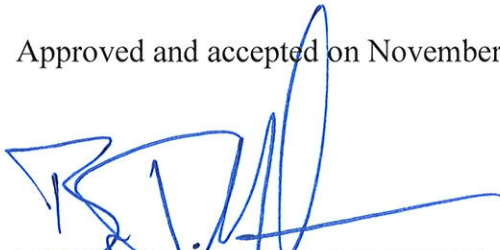
Councilmembers Folloder, Johnson, Mathews, and Rouse voted "Aye", "Noes" none.

Planning & Zoning Member Searcy moved, Planning & Zoning Member Davis seconded, to adjourn the meeting at 8:35 p.m.

Planning and Zoning Members Abrams, Davis, Kopelman, Murphy, Roth, and Searcy voted "Aye", "Noes" none.

### MOTION CARRIED UNANIMOUSLY

Approved and accepted on November 21, 2019.



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Brian T. Muecke, Mayor

ATTEST:



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Lisa Modisette, Asst. City Secretary