



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
THURSDAY, DECEMBER 14, 2017
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. CALL TO ORDER

Chairperson Mathews called the Special Called Meeting to order at 6:40 p.m.

Present:

Minh Ly
Pat Murphy

Susan Mathews
Tom Roth

Alan Petrov, City Attorney

Lisa Modisette, Assistant City Secretary
Angie Ventura, P & Z Secretary

Absent: Barbara Abrams, P&Z Member
Larry Opalka, P&Z Member

Diana Kopelman, P&Z Member

2. RESIDENT/VISITOR COMMENTS

Chairperson Mathews stated she wanted to clarify a comment Councilmember Wiener said in the public hearing concerning Stream Realty not participating in the meetings. She stated Stream Realty Partners has given input at several of the Planning & Zoning (P&Z) meetings.

Michael Shebay, 11730 Woodsage, stated he was concerned about the proposed PUD and the possible impact on water and sewer lines, the city streets, and additional traffic.

3. DISCUSSION AND POSSIBLE ACTION ON:

- a. **To make a Recommendation to City Council on a Planned Unit Development application for an office building and parking garage on a 2.000 acre tract on the 8700 block of Katy Freeway**

Member Pat Murphy reviewed the concerns P&Z has pertaining to the proposed PUD application:

1. PUD should be more pedestrian friendly. Need to add sidewalks to site plan.
2. Power, utility, and telecommunication lines should be buried.
3. Building should be Class "A", LEED Gold standard.
4. Ingress from and egress to I-10 primarily.
5. Lighting issue within the parking garage. The lighting in the garage may pose a light trespass issue.

6. Should add more trees.
7. Size of parking space in parking garage. Space size should be consistent with the current city parking ordinance.
8. Increase the percentage of retail space on first floor.
9. Should have more dedicated green space. Increase the green space to 8,000 square feet.

Richard Barbles, representative for Stream Realty Partners, addressed the P&Z concerns.

1. The site plan has possible walkways on the east, west, and north side of the building but not on the south side. To add a possible sidewalk on the south side of the parking garage, the landscaping would have to be removed.
2. The power lines to the building will be buried. There are no plans currently to bury the power lines along the frontage road.
3. Building is currently designed as a Class "A" building with some LEED requirements
4. Colby Wright, Jones/Carter (traffic study company), followed the City of Houston traffic study requirements.
5. Safety dictates the garage will be lit all day and night. The developer will attempt to conform to the proposed lighting ordinance with the garage light fixtures.
6. Increasing the number of trees may not be possible but the developer will review the site plan.
7. The developer will consider making the spaces larger in the parking garage.
8. The developer is planning on a restaurant for the first floor. The developer will attempt to draw additional retail but is unclear if retail will be successful in an office building.
9. No current plan to increase the amount of green space. 8000 square feet of green space is not feasible. There is a possibility of adding some more green space but adding 8,000 square feet for a two acre site is impossible.

Member Roth moved, Member Ly seconded, to recommend to City Council to approve the PUD application.

Member Roth moved, Member Ly seconded, to amend the motion to approve the PUD application to include the nine P&Z conditions as outlined during this meeting.

Planning and Zoning Members Ly, Murphy, and Roth voted "Aye", "Noes" none.

MOTION CARRIED UNANIMOUSLY

- b. **To Recommend to City Council an Ordinance of the City Council of the City of Hedwig Village, Texas adopting a Design Guide for Planned Unit Development**

Chairperson Mathews reviewed P&Z previous discussions on the interim design guide and reviewed the updated design guide document as created at the last meeting on

December 5, 2017. She stated the design guide will apply to all districts, residential and commercial, not just to a Planned Unit Development (PUD).

1. A decision to use the Building Owners and Managers Association (BOMA) definition for Class “A” building and reference to LEED Gold guideline.
2. A decision to bury all power and telecommunication lines.
3. Decisions of the lighting requirements for commercial.
 - a. Light trespass on to an adjacent property is prohibited
 - b. Exceptions for seasonal lighting, sport recreational lighting, certain temporary lighting
 - c. Certain light sources are prohibited such as, but not limited to, laser lights, search light, flashing light, etc.
 - d. Reduce as much as possible any light glare and light spillage into residential areas. Tree sources are allowed to diffuse any light spillage
 - e. Formula added to determine allowable lumens based on number of parking spaces
4. Decision on design of building
 - a. Use of high quality materials such as stone steel, glass, and wood
 - b. Use of sidewalks between buildings to make the site more pedestrian friendly
5. Decisions of the landscaping requirements.
 - a. A tree must be four feet tall from the ground and six inches diameter at the time of planting
 - b. One tree per 2000 square foot of land
 - c. On any commercial property bounded by residential, a vertical green cover is required
 - d. There will be required green space open to the public

There was discussion on limiting the signage to one sign on the building facing the I-10 frontage road or allowing more signs facing east and west. A decision was reached to allow one sign facing the I-10 frontage road per multi-story building.

Member Murphy moved, Member Roth seconded, to recommend to City Council to adopt the design guide with the discussed change referencing a multi-story building shall have all signage facing the I-19 frontage road.

Planning and Zoning Members Ly, Murphy, and Roth voted “Aye”, “Noes” none.

MOTION CARRIED UNANIMOUSLY

c. Replat application by Hedwig Village Redevelopment

Rand Stephens, Hedwig Village Redevelopment, has six and half acres in Hedwig Village. He stated it is difficult to acquire property to enlarge acreage. Hedwig Village Redevelopment is in the process of re-platting the property. He stated the current code

allows a 70 foot building with equals a five story. Stream Realty requested a 81 foot building which allows for a nicer building but not necessarily more square footage.

Any drainage plan would need the approval of the city's building official. The outfall from the property flows into Hunters Branch. They are in talks with Harris County Flood Control District (HCFCD) to review the drainage plan.

4. ADJOURN

Planning & Zoning Member Ly moved, Planning & Zoning Member Roth seconded, to adjourn the meeting at 8:50 p.m.

Planning and Zoning Members Ly, Murphy, and Roth voted "Aye", "Noes" none.

MOTION CARRIED UNANIMOUSLY

Approved and accepted on January 2, 2018.

Susan Mathews, Chair

ATTEST:

Lisa Modisette, Asst. City Secretary