

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, APRIL 02, 2013
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairperson Bucci called the meeting to order at 7:25 p.m.

Present: Sylvie Bucci, Chairperson
Pat Murphy
Bitsy Searcy
Larry Opalka
Brooks Howell (arrived at 7:50 p.m.)
Bob Wiener
Alan Petrov, City Attorney
Bob Dixon, Council Liaison (departed at 8:10 p.m.)

Absent: Susan Mathews
Michael Schulte
Barbara Abrams

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Regular Monthly Meeting on March 05, 2013

Member Searcy motioned, Member Murphy seconded, to approve the minutes for the Regular Monthly Meeting held on March 05, 2013.

MOTION CARRIED UNANIMOUSLY

#4. DISCUSSION, RECOMMENDATIONS AND ACTION ON P.U.D. DEVELOPMENT PROPOSAL

Chairperson Bucci submitted a revised proposal to the Commission members. She instructed that all verbiage in red was either new or changed wording. Chairperson Bucci discussed building heights stating that if heights do not change, development will remain stagnant.

Member Opalka suggested that a preamble be submitted with the proposal. He also stated that the proposal should be submitted to City Council as a sample document so that

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it is read in the right concept. Member Opalka pointed out that the proposal states that the Planning and Zoning Commission has the authority to approve a P.U.D.

Chairperson Bucci stated that the proposal is a development of the P.U.D. concept, which City Council Member Johnson requested at the joint meeting that was held on December 13, 2012.

Member Wiener stated that he liked the idea of a preamble and that the word “conceptual” should be on the proposal. He also suggested that on the memorandum it include, “Per your request on December 13, 2012.”

Chairperson Bucci stated that the P.U.D. recommendation/suggestion was given to them by City Council and that they are addressing that. She also stated that she will add a paragraph with verbiage stating that the proposal is a sample conceptual document.

Member Searcy stated that the Commission, due to time restraints, needs to start working on the body of the document.

Member Opalka suggested putting in parentheses that the existing ordinance for building height is 70 feet next to the verbiage stating that a P.U.D. can be up to 125 feet.

Chairperson Bucci stated that the following paragraph will assist if a contractor needs a little more height or floors:

The Commission may authorized an increase of not more than five percent (5%) in the maximum height or floor area ratio; provided, that the increase is essential to the successful functioning of the project and consistent with the purpose and evaluation standards of this chapter.

Chairperson Bucci stated that the 5% could be changed to 2% or another amount.

Member Opalka suggested not putting that paragraph into the proposal. He also stated that if contractors need an extra 5%, then they should apply for a variance.

Member Murphy asked Attorney Petrov if a variance would be possible in that situation.

Attorney Petrov stated that it was possible; however, the ordinance would have to change and become more lenient.

Member Murphy stated that heights are a contentious issue and should be changed in order to benefit the city, improve the commercial district and alleviate tax increases. He also stated that he wants the City to be better. He suggested that the Commission members go visit Market Square in The Woodlands and Town Center in Sugar Land because those areas are very pedestrian friendly.

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Member Opalka stated that the City Council, nor the Planning and Zoning Commission, have a consensus to change building heights.

Member Wiener stated that when he was the chairman of the Commission, there was a consensus.

Member Murphy stated that there was not a consensus of 125 feet, but that there was a mutual agreement that the building heights needed to be changed.

Member Howell stated that building heights are being discussed because if they want more new businesses to come into the City, the heights would need to change.

Member Opalka asked that the Commission members be able to take home the proposal for review.

Chairperson Bucci stated that was not a problem and that he may submit his suggestions to her by email in order to discuss at next month's meeting.

Chairperson Bucci stated that the intent of the proposal process is to increase sales tax revenue and create an urban pedestrian friendly environment.

Member Opalka suggested adding verbiage regarding traffic impact studies, utility assessments, fire department regulations, sanitary sewer and water usage.

Member Murphy stated that, currently, there is verbiage in the proposal regarding a traffic impact study.

Member Howell suggested that storm water run-off be a separate line item.

Member Opalka suggested a submittal check list be included in the proposal.

Member Howell suggested a power distribution plan be on that checklist as well as a parking analysis.

Members Opalka and Howell suggested removing the 5%.

Chairperson Bucci asked the Commission for suggestions regarding the P.U.D. application.

Member Wiener suggested providing a definition for the word "Commission" in the proposal and asked for suggestions.

Member Howell suggested including the definition of "P.U.D."

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The Commission discussed if the minimum of three acres is adequate for a P.U.D. or if it should be changed.

The Commission discussed what fees should be assessed for the P.U.D. submittal.

Member Wiener suggested that the Commission members mention their discussions with their neighbors for feedback for feedback.

NO ACTION WAS TAKEN

#5. DISCUSSION OF REVITALIZATION IN BUSINESS DISTRICTS

NO DISCUSSION WAS MADE

ITEM WAS TABLED

#6. DISCUSSION ON RESTRICTIONS AND PREVENTIONS TO NEW REDEVELOPMENT

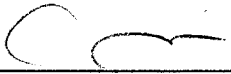
Member Searcy stated that she spoke to Scott Wilkinson, an architect, and that he stated clients do not want to come to Hedwig Village because of the building height restrictions.

ITEM WAS TABLED

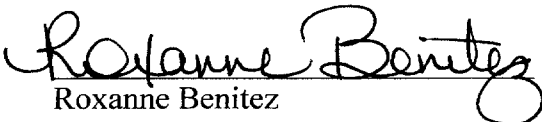
#7. ADJOURN

Member Wiener motioned, Member Howell seconded, to adjourn the meeting at 9:01 p.m.

MOTION CARRIED UNANIMOUSLY



Sylvie Bucci
Planning and Zoning Chairperson


Roxanne Benitez
Planning and Zoning Secretary