



**CITY OF HEDWIG VILLAGE, TEXAS
CITY COUNCIL
PLANNING AND ZONING COMMISSION
JOINT PUBLIC HEARING
WEDNESDAY JUNE 20, 2018
6:00 P.M. - 955 PINEY POINT ROAD**

MINUTES

Items on the agenda may have
been taken out of order

1. CALL TO ORDER

Mayor Muecke called the Joint Public Hearing to order at 6:04 p.m.

Planning & Zoning Commission Chairperson Mathews called the Joint Public Hearing to order at 6:04 p.m.

Present: Mayor Brian Muecke

Councilmember Harry Folloder	Kelly Johnson, City Admin./Secr.-Treasurer
Councilmember Dane Johnson	Lane Standley, Building Official
Councilmember Barry Putterman	David Gott, Police Chief
Councilmember Matt Woodruff	Alan Petrov, City Attorney
	Lisa Modisette, Assistant City Secretary

Planning and Zoning Commission (P&Z) Members:

Barbara Abrams	Diana Kopelman
Minh Ly	Susan Mathews
Pat Murphy	Tom Roth
Bitsy Searcy	

Absent: Councilmember Shirley Rouse Angie Ventura, P&Z Secretary

2. JOINT PUBLIC HEARING

To receive input and comments, either oral or written, for the purpose of considering an amendment to Article V, Zoning Regulations, Section 509, Planned Unit Developments, of the Hedwig Village Planning and Zoning Code relating to the approval and regulation of Planned Unit Developments within the Business Districts of the City.

Mayor Muecke stated the proposed amendment to the Planned Unit Development (PUD) would allow PUDs in Business District B3 and would allow the building height for B3 to increase to 85 feet. The amendment would also make minor corrections to the enabling ordinance such as requiring the developer to make a presentation at a public hearing.

Brett Moody, Moody Investors, discussed the Planned Unit Development (PUD) his company proposes to build on property on the west end of the city. He stated his company is requesting an increase in the allowable building height from 70 feet to 81 feet. He stated the PUD would consist of a parking garage at the south side of the property close to Gaylord Drive with two office buildings toward I-10 frontage road. The parking garage would be built in a stair-step fashion to meet line of sight requirements due to proximity to residential areas. The office buildings along the frontage road would not be visible from the residential areas to the south.

Brett Moody stated the office buildings would be a Class "A" building with glass façade. The lobby area would have 17 foot ceilings. The ground floor would be dedicated to sales tax generating businesses including a restaurant. The office buildings will use tempered glass and will not reflect sunlight.

Brett Moody stated the parking garage would have more parking than Hedwig Village parking ordinance requires. He stated the parking garage would have lighting that faces down and away from the residential areas and the garage will also have a green screen installed with vines growing up the screen to act as a natural shield. He stated the parking garage could possibly have retail in some areas of the ground level.

Brett Moody stated the PUD will have approximately 7000 square feet of green space at back of the parking garage along Gaylord Drive. There would also be 2 rows of heavily planted trees between the green space and Gaylord Drive.

Planning & Zoning member Ly asked about the construction timeline.

Brett Moody stated the parking garage would be built first to allow for parking of the construction workers. One office building would be built after the parking garage. The second office building would be built at a later date. The office buildings would have a sky bridge connecting to the parking garage. He stated there will be a 10 foot sidewalk between the two buildings leading to the parking garage.

Planning & Zoning member Kopelman questioned the traffic flow and the parking at the property.

Brett Moody stated the traffic through the parking lot will flow to the I-10 frontage road. The traffic from the parking garage will have access to Gaylord Drive and the frontage road. He stated the parking garage should have lights that indicate open spaces for parking and will have an officer to direct traffic to the frontage road.

Bob Wiener, 931 Magdalene, thanked Planning & Zoning for working with the developer to come up with an attractive plan. He stated he envisions Gaylord Drive being more

landscaped. He would prefer the PUD be pedestrian friendly. He is in favor of the 81 foot building height increase requested by the developer.

3. JOINT PUBLIC HEARING

To receive input and comments, either oral or written, for the purpose of considering an amendment to Article V, Zoning Regulations, Section 506, Business District B, Subsection A, Uses of Property, of the Hedwig Village Planning and Zoning Code relating to uses of property within the Business Districts of the City.

There were no public comments relating to business uses.

4. ADJOURN

Councilmember Putterman moved, Councilmember Woodruff seconded, to adjourn the meeting at 6:38 p.m.

Councilmembers Folloder, Johnson, Putterman, and Woodruff voted “Aye”, “Noes” none.

Planning & Zoning Member Murphy moved, Planning & Zoning Member Abrams seconded, to adjourn the meeting at 6:38 p.m.

Planning and Zoning Members Abrams, Kopelman, Ly, Mathews, Murphy, Roth, and Searcy voted “Aye”, “Noes” none.

MOTION CARRIED UNANIMOUSLY

Approved and accepted on August 7, 2018.

Susan Mathews, Chair
Planning & Zoning Commission

ATTEST:

Lisa Modisette, Asst. City Secretary