



**CITY OF HEDWIG VILLAGE, TEXAS  
CITY COUNCIL  
PLANNING AND ZONING COMMISSION  
JOINT PUBLIC HEARING  
THURSDAY, OCTOBER 12, 2017  
6:00 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

Mayor Muecke presented Sylvie Bucci a Proclamation in honor of her service to the city as a member of the Planning & Zoning Commission. Sylvie Bucci has served on Planning & Zoning since 2005 and served as chairperson from 2015-2017.

**1. CALL TO ORDER**

Mayor Muecke called the Joint Public Hearing to order at 6:27 p.m.

Present: Mayor Brian Muecke

Councilmember Carrol McGinnis	Kelly Johnson, City Admin./Secr.-Treasurer
Councilmember Barry Putterman	Lane Standley, Building Official
Councilmember Shirley Rouse	David Gott, Police Chief
Councilmember Bob Wiener	Alan Petrov, City Attorney
	Lisa Modisette, Assistant City Secretary

Planning and Zoning Commission (P&Z) Members:

Barbara Abrams	Pat Murphy
Larry Opalka	Tom Roth

Absent: Councilmember Matt Woodruff	Susan Mathews, P&Z Member
Diana Kopelman, P&Z Member	Minh Ly, P&Z Member

**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 506, Business District B, Subsection D, Parking, of the Hedwig Village Planning and Zoning Code relating to new parking requirements for establishments within Business District B of the City.

Reid Wilson, representative of Hedwig Redevelopment Partners, requested an opportunity to discuss the proposed parking requirements with city personnel and to provide input. His concern is the requirements would apply to parking garages.

The Joint Public Hearing was adjourned at 6:31p.m.

Councilmember McGinnis moved, Councilmember Wiener seconded, to adjourn the meeting at 6:31 p.m.

Councilmembers McGinnis, Putterman, Rouse, and Wiener voted “Aye”, “Noes” none.

Planning & Zoning Member Opalka moved, Planning & Zoning Member Murphy seconded, to adjourn the meeting at 6:31 p.m.

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

### **MOTION CARRIED UNANIMOUSLY**

### **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 509, Planned Unit Developments, to the Planning and Zoning Code to allow Planned Unit Developments within the Business Districts of the City.

Joint Public Hearing called to order at 6:31 p.m.

Steve Darnell, Hedwig Redevelopment Partners, stated that within Hedwig Village there are 54 owners in the commercial districts and only six owners have the necessary acreage to request a Planned Unit Development (PUD). He stated he is in favor of allowing a PUD and request the following adjustments to the ordinance:

1. Request the total acreage be reduced from four acres. He stated the cCity is making the effort to allow PUDs so why limit the size.
2. Request the limit on the number of PUDs per district be removed. He understands the city’s need for sales tax generating business but the ad valorem taxes on the property will increase.

Reid Wilson, Hedwig Redevelopment Partners, stated PUDs are meant to be flexible and requests the size of the PUD be reduced to 1 1/2 acres.

Jason Baker, represents retail business along the I-10 corridor, questioned the retail requirement in the PUD Ordinance. He stated the retail market is changing and more sales are occurring online. He stated most retailers will not want to share space in an office building.

Richard Barbles, Stream Realty, stated his company purchased property within the city and has met with city staff. His PUD plans have been presented to staff and have been well

received. He stated he was surprised the building heights were lowered and makes his company's plans unfeasible. He stated his planned building will have four flows of ingress and egress. He stated there will not be large numbers of vehicles leaving his building at the same time onto Gaylord Drive or the I-10 feeder road. His company does plan to extend a private drive from Gaylord to Old Voss.

Ralph Tallier, Stream Realty, stated he worked on the building design. He stated a small portion of the building would be viable for retail space. He stated a large retail percentage will be difficult to fulfill.

Thad Armstrong, speaking on behalf of Stream Realty, stated they are ready to file the PUD application but the PUD Ordinance as currently written will have a direct and immediate impact on Stream. The proposed ordinance will not allow them to move forward. He suggested allowing a smaller minimum PUD size would give the city more flexibility. He stated larger size PUD will not attract developers.

Rob Choksi, Stream Realty, discussed the development schedule requirements within the proposed PUD Ordinance. He stated there are many factors such as weather and other entities or contractors that may affect the building schedule and he requests more flexibility.

The Joint Public Hearing was adjourned at 7:00 p.m.

Councilmember Wiener moved, Councilmember Putterman seconded, to adjourn the meeting at 7:00 p.m.

Councilmembers McGinnis, Putterman, Rouse, and Wiener voted "Aye", "Noes" none.

Planning & Zoning Member Opalka moved, Planning & Zoning Member Roth seconded, to adjourn the meeting at 7:00 p.m.

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

#### **MOTION CARRIED UNANIMOUSLY**

#### **4. ADJOURN**

Councilmember Wiener moved, Councilmember Putterman seconded, to adjourn the meeting at 7:00 p.m.

Councilmembers McGinnis, Putterman, Rouse, and Wiener voted "Aye", "Noes" none.

Planning & Zoning Member Opalka moved, Planning & Zoning Member Roth seconded, to adjourn the meeting at 7:00 p.m.  
Planning and Zoning Members Abrams, Murphy, Opalka, and Roth voted “Aye”, “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted on February 8, 2018.

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Pat Murphy, Vice-Chairperson

ATTEST:

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Lisa Modisette, Asst. City Secretary