

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING SUB COMMITTEE MEETING
TUESDAY, JANUARY 6, 2009
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:50 P.M.

Present: Bob Wiener, Chairman
 Larry Opalka
 Richard Plessela
 Rand Stevens
Absent: Mark Tidwell
 Barabra Abrams

#2. APPROVAL OF MINUTES – Sub Committee Meeting – December 9, 2008

Sub-Committee Member Dr. Richard Plessela moved, Sub-Committee Member Rand Stevens seconded, for the approval of the minutes.

MOTION CARRIED UNANIMOUSLY

#3. DISCUSSION OF BUILDING HEIGHTS IN BUSINESS DISTRICTS B1 AND B3

Chairman Wiener referred to the proposed new business district boundaries on a City map for the benefit all persons in attendance.

Chairman Wiener reviewed Planning and Zoning Commission discussions from previous meeting for the benefit of the new members on the sub-committee. He stated previous discussions included mix use commercial/residential, increasing building heights, mixed use retail.

Chairman Wiener stated building heights are a very sensitive topic for residents and commercial property owners. He asked the sub-committee members to give their point of view.

Sub-Committee Member Dr. Richard Plessela stated it was good the sub-committee was getting input from an urban planner and developers. He stated his company proposes to build a 12 story building on his property. He stated the sub-committee should decide on a maximum building height. He also asked if line of sight to residential was an issue.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING SUB-COMMITTEE MEETING
THURSDAY, JANUARY 6, 2009**

MINUTES – PAGE 2

Chairman Wiener stated the Commission had previous discussions including a line of sight ratio to residential. He also stated taller buildings may reduce traffic noise from the freeway.

Sub-committee Member Rand Stevens asked if the sub-committee would focus on B3.

Chairman Wiener stated the sub-committee would focus on B1 and B3.

Chairman Wiener stated John Stofer, property owner of 9525 Katy Freeway, attended a Planning and Zoning meeting last year to explain to the Commission the cost to own and operate an office building along the freeway.

Chairman Wiener stated the Fire Department would be comfortable with a 10 story building without the need to increase manpower or equipment.

Sub-Committee Member Larry Opalka stated the sub-committee should refer to building height in feet, not stories.

Sub-Committee Member Plessela stated the current standard in buildings would be 13 feet per floor, except the ground floor, which would be slightly taller at 15-18 feet.

Sub-Committee Member Opalka stated he would like to know how tall the Fire Chief envisions a 10 story building would be.

Chairman Wiener stated the Fire Chief based his opinion of 10 stories on the current standard of building pressurized stairwells.

Sub-Committee Member Opalka stated the committee should limit what equipment would be allowed on the roof of a building.

Sub-Committee Member Stevens stated the developer could add parapets to hide any equipment on the roof.

Chairman Wiener asked sub-committee member Stevens about the property on the east end of the City.

Sub-Committee Member Stevens stated the property owners envision mixed use. He stated the building heights would have to be raised to make the economics work, such as affordable rent. He stated that to attract quality retail, the area would need to be connected. He stated if the area were planned well, quality retail could be brought here.

Chairman Wiener stated the residents enjoy the ability to walk to various places in the City.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING SUB-COMMITTEE MEETING
THURSDAY, JANUARY 6, 2009**

MINUTES – PAGE 3

Chairman Wiener stated that in regards to development and building heights, the buildings would be placed close to the freeway, away from residential with shops and parking facing south to act as a buffer.

Sub-Committee Member Stevens stated developers want to make the property appealing to the residents.

Sub-Committee Member Opalka suggested developers may want to provide a 3D rendering to the Committee to show what the development will look like from all angles, such as line of sight and distance from residential areas and other Villages.

Chairman Wiener stated the City will have issues with Hunters Creek residents on the east end of the City. He stated Hedwig Village must be sensitive to the other Villages.

Chairman Wiener asked the members if there were any discussion items that should be added to future agendas.

The sub-committee members discussed various discussion items for future meetings. Discussion items included line of sight, traffic density, and other issues that may affect the committee's opinion of building height.

Chairman Wiener stated the sub-committee should create specific goals and objectives. He stated one objective would be to create a dialogue with the residents and businesses for input.

Sub-Committee Member Stevens suggested one goal for the sub-committee would be to have an end date, to keep discussions moving forward.

Sub-Committee Member Stevens suggested having the Urban Planner available to attend a meeting at a later date.

The Sub-Committee Members scheduled meetings for February 3, 2009 and February 18, 2009.

#4. ADJOURNMENT

Sub-Committee Member Plessela moved, Sub-Committee Member Opalka seconded, to adjourn the meeting at 8:40 P.M.

MOTION CARRIED UNANIMOUSLY

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING SUB-COMMITTEE MEETING
THURSDAY, JANUARY 6, 2009**

MINUTES – PAGE 4



Lisa Modisette
Planning and Zoning Secretary