



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
THURSDAY, OCTOBER 5, 2017
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. Call To Order

Chairperson Mathews called the meeting to order at 6:34 p.m.

Present:

Barbara Abrams

Pat Murphy

Tom Roth

Susan Mathews

Larry Opalka

Shirley Rouse, Council Liaison

Alan Petrov, City Attorney

Lisa Modisette, Assistant City Secretary

Angie Ventura, Permit Clerk

Absent:

Diana Kopelman

Minh Ly

2. Resident/Visitor Comments

William Dalhstrom and Richard Barbles, with Stream Realty, stated their company purchased approximately two acres on the east end of the city with an option for an additional 1.6 acres under contract. Stream Realty is proposing a five story, 81 feet in height, 100,000 square foot medical office building with a six story, approximately 74 feet in height parking garage. The access to the garage will be from the I-10 frontage road as well as from Gaylord. They currently have letters of intent or signed leases for about 80% of the building. A second medical office building with a parking garage is proposed to be built on the additional 1.6 acreage. Stream Realty plans to start demolition of any structures on December 1, 2017 and start construction of the building in January 2018 with completion in January 2019.

Stream Realty provided the Planning & Zoning Commission members a copy of the city's proposed Planned Unit Development (PUD) Ordinance with their comments. The Stream version of the PUD Ordinance suggested changes or additions included the following:

1. Add language to the Purpose paragraph
2. The size of the PUD being reduced from 5 acres to 1.5 acres
3. The language concerning the Percentage Retail Requirement on the ground floor
4. The language concerning the Pre-Application Conference
5. The language concerning the Application Submission process
6. The language concerning the Formal Public Hearing process
7. The language concerning the Approval process
8. The language concerning the Development Schedule
9. The language concerning amending an approved PUD

Rand Stephens, Co-General Partner of Hedwig Redevelopment Partners, stated his company owns six acres on the east end of the city from Old Voss Road to the Fishing Tackle Unlimited Building. They sold approximately two acres next to the Bank of America Building to Stream Realty.

Reid Wilson, representing Hedwig Redevelopment Partners, provided Planning & Zoning members with their version of the proposed PUD Ordinance with comments. Their version included the following changes:

1. Add language to the Specific Provisions – Generally paragraph
2. Change or add language concerning the number of allowable PUDs per Business Districts
3. Change or add language concerning building height
4. Change or add language to the Application Submission process
5. Change or add language to amending an approved PUD
6. Submitted a one page PUD guideline and overview

Planning & Zoning member discussed building heights, the height of each floor, drainage and the possibility of flooding, and on-site detention.

The Planning & Zoning meeting was recessed at 8:16 p.m.

The Planning & Zoning meeting was reconvened at 8:30 p.m.

A Planning & Zoning Special Meeting will be scheduled for Monday, October 9, 2017 at 6:30 p.m. A full agenda will be posted on October 6, 2017.

3. **Approval of minutes** – August 1, 2017 Regular Meeting
August 10, 2017 Joint Public Hearing
August 10, 2017 Special Meeting

The minutes listed on the agenda were approved at a previous meeting.

4. **Report on City Council Meeting and Comments from City Council Liaison**

Shirley Rouse discussed the following:

1. There was no in-depth discussion on Planning & Zoning items at the council meeting.
2. There will be a Drainage Open House on October 10, 2017.
3. There will be a Joint Public Hearing on October 12, 2017 prior to the council meeting.

5. **Reports from Subcommittees**

Chairperson Mathews suggested the sub-committee reports be discussed with agenda items 6a-6i.

6. **Discussion and Possible Action on:**

- a. **City Council's Proposed Revisions to PUD Ordinance**

Planning & Zoning members discussed the changes made to the Hedwig Village PUD ordinance from the Joint Workshop between City Council and Planning & Zoning. The changes include the following:

1. A PUD will be available in all Business Districts. Chairperson Mathews suggested allowing a PUD only in Business District B4.
2. Building Height – the building height for Business District B4 was lowered at a previous City Council Meeting.
3. Permitted Uses
4. Size and Number of PUDs per Business Districts – the size of a PUD was lowered to 1.5 acres and the number of PUDs per Business District was also changed.
5. Percentage of Retail Requirements – the percentage of required retail was lowered to 20%.

Rand Stephens spoke concerning the requirement of five acres for a PUD. He stated that could be unfeasible. Two or three acres would be more reasonable. He also stated parking could be an issue with the retail requirement.

b. Design Guide

Planning & Zoning members discussed the proposed Design Guide. The Guide would apply to all Business Districts. Topics under discussion include LEED certified or Class “A” Buildings, buried power lines, signage, landscaping, and a lighting ordinance. The sub-committee will meet again to finish the work on a one page summary.

c. Minimum Building Construction Standards of LEED Silver, Class “A” or Other Standards for the Business Districts

P&Z Members discussed this topic briefly as part of the Design Guide.

d. Buried Power Lines in the Business Districts

P&Z Members discussed this topic briefly as part of the Design Guide.

e. Proposed Lighting Ordinance

P&Z Members discussed this topic briefly as part of the Design Guide.

f. Landscaping Requirements for Business Districts

P&Z Members discussed this topic briefly as part of the Design Guide.

g. Proposed Ordinance Regarding Shared Parking

No discussion

h. Proposed Ordinance Amending Business Uses in the Business Districts Taking Either the Inclusive or Exclusive Approach

Pat Murphy provided all members with an updated business uses spreadsheet. He requested that this topic be discussed at the next meeting.

i. Proposed Ordinance Amending Business Districts Reconfiguration

No discussion

j. Comprehensive Plan

No discussion

k. Public Hearing on 10/12/2017 and Special Meeting

The P&Z Commission will hold a Special Meeting on Monday, October 12, 2017 for further discussion of several agenda topics including allowing PUDs across all business districts, size of a PUD, percentage of retail requirement in the proposed PUD Ordinance, Design Guide, and Business Uses.

l. Future Agenda Topics

No discussion

7. Adjourn

Member Murphy moved, Member Abrams seconded, to adjourn the meeting at 9:15 p.m.

Member Abrams, Mathews, Murphy, Opalka, and Roth voted "Ayes". "Noes" none.

MOTION CARRIED UNANIMOUSLY

Approved and accepted February 6, 2018

Susan Mathews, Chair
Planning and Zoning Commission

Lisa Modisette, Interim Secretary
Planning and Zoning Commission