



**CITY OF HEDWIG VILLAGE, TEXAS  
CITY COUNCIL  
PLANNING AND ZONING COMMISSION  
JOINT PUBLIC HEARING  
THURSDAY, DECEMBER 14, 2017  
6:00 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. CALL TO ORDER**

Mayor Muecke called the Joint Public Hearing to order at 6:07 p.m.

Planning & Zoning Commission Chairperson Mathews called the Joint Public Hearing to order at 6:07 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
Councilmember Matt Woodruff	Zack Petrov, City Attorney
	Lisa Modisette, Assistant City Secretary

Planning and Zoning Commission (P&Z) Members:

Barbara Abrams (arrive at 6:10 pm)	Minh Ly
Susan Mathews	Pat Murphy
Tom Roth	

Absent: Diana Kopelman, P&Z Member      Larry Opalka, P&Z Member

**2. JOINT PUBLIC HEARING**

**To receive input and comments, either oral or written, for the purpose of considering an Ordinance to approve a Planned Unit Development to construct a commercial development consisting of an office building and a parking garage, to be located on a 2.000 acre site located on the 8700 block of the south side of Katy Freeway (between Voss Road and Brodgen Road), Hedwig Village, Texas, in the Business District B-4 in the City of Hedwig Village.**

Mayor Muecke explained the proposed Planned Unit Development (PUD) will be considered at the Council meeting following the Joint Public Hearing. He stated the PUD will be an 81 foot medical office building with a four foot parapet with an adjacent parking garage.

Matt Benner, Hunters Creek resident, stated he is worried about the building height, line of sight, drainage, and a number of other concerns.

Michael Shebay, 11703 Woodsage, asked about a traffic study, drainage study, and an analysis of an increase of the property tax versus the loss of sales tax.

Richard Barbles, representative for Stream Realty Partners, will develop the five story office building and parking garage. The building will be a 100,000 square foot Class "A" building with high end finishes. The land was purchased in June 2017 prior to Council passing the PUD Ordinance. Stream Realty has been part of the discussions with P&Z and Council to ensure compliance with the new PUD Ordinance. The building was originally designed to meet code requirements at the time the land was purchased. The closest residential home is 317 feet away in the City of Hunters Creek. The Chinese Baptist Church in Hunters Creek is directly behind the building.

### **3. ADJOURN**

Councilmember Wiener moved, Councilmember Putterman seconded, to adjourn the meeting at 6:30 p.m.

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

Planning & Zoning Member Murphy moved, Planning & Zoning Member Roth seconded, to adjourn the meeting at 6:30 p.m.

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

### **MOTION CARRIED UNANIMOUSLY**

Approved and accepted on March 6, 2018.

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Susan Mathews, Chair

ATTEST:

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Lisa Modisette, Asst. City Secretary  
Interim Planning & Zoning Secretary