



**CITY OF HEDWIG VILLAGE, TEXAS
CITY COUNCIL
PLANNING AND ZONING COMMISSION
JOINT PUBLIC HEARING
THURSDAY, OCTOBER 18, 2018
6:00 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. CALL TO ORDER

Mayor Muecke called the Joint Public Hearing to order at 6:05 p.m.

Planning & Zoning Commission Chairperson Mathews called the Joint Public Hearing to order at 6:05 p.m.

Present: Mayor Brian Muecke

Councilmember Harry Folloder (arrived at 6:13 p.m.)	Kelly Johnson, City Admin./Secr.-Treasurer
Councilmember Dane Johnson	Paul Warner, Police Captain
Councilmember Barry Putterman	Zach Petrov, City Attorney
Councilmember Shirley Rouse	Lisa Modisette, Assistant City Secretary
Councilmember Matt Woodruff	

Planning and Zoning Commission (P&Z) Members:

Susan Mathews, Chairperson	Bitsy Searcy
Minh Ly	Tom Roth

Absent: P&Z Member Barbara Abrams	P&Z Member Diana Kopelman
P&Z Member Pat Murphy	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 size, retail requirement, green space and amenity requirement, and building height of Planned Unit Developments within the Business Districts of the City.

There were no public comments relating to size, retail requirement, and green space and amenity requirements, and building heights for Planned Unit Developments.

3. JOINT PUBLIC HEARING

To receive input and comments, either oral or written, for the purpose of considering an Ordinance of the City Council of the City of Hedwig Village, Texas, approving a Planned Unit Development to construct a commercial development consisting of two (2) office buildings and a parking garage, to be located on a 9.72 acre site located at 9655 Katy Freeway, Hedwig Village, Texas in Business District B-3 in the City of Hedwig Village.

Brett Moody, Moody National, stated Moody National was looking for a new location for their corporate office. He stated they purchased the Le Renaissance apartments with the intention of tearing them down. The decision was made to keep and remodel the apartments. Moody National also purchased the adjacent property, the Toys R Us site.

Mr. Moody discussed the proposed Planned Unit Development (PUD) for the Toys R Us site.

- The project will consist of two office buildings and one parking garage. The site will be known as The Village Towers. The two buildings will be six floors at eighty feet tall.
- There will be green space in the back of the property between Gaylord Drive and the parking garage. Large ten caliper trees will be planted along Gaylord Drive on the property.
- The office buildings will be Class “A” buildings with glass on all sides from the ground to the roof. The glass is designed for low reflectivity and to allow minimum sun into the buildings.
- The restroom stalls will be fully enclosed on all floors.
- The building will have an over-sized lobby.
- The exterior building lights will face down toward the ground. The garage will be designed to minimize light spilling into the residential areas to the south.
- There will be one hundred percent retail on the ground floor of one building and the garage. There will be at least one restaurant with possible outdoor seating.
- Most traffic to and from the buildings will flow to/from the I-10 frontage road. Very little traffic will flow to Gaylord Drive. There will be a police officer on site every workday at 5 p.m. to direct traffic toward I-10.

Andrea Hermann, 930 Karos, asked for assurance of no odors from any restaurants. She also shared an article from the Houston Chronicle regarding parking garages.

Mark Willis, 938 Millgrove, asked if the green space at the back of the property would be used for entertainment. He was concerned about possible loud music.

Brett Moody answered the residents’ concerns.

- The restaurants would be required to keep the grease traps clean and use scrubbers for the air vents.
- The parking garage would possibly have a wire screen to allow ivy to grow on it.
- The green space would be pedestrian friendly. There would be no live music on the lawn of the green space except of possibly community-minded special events.

4. ADJOURN

Councilmember Folloder moved, Councilmember Putterman seconded, to adjourn the Joint Public Hearing at 6:38 p.m.

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

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

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

MOTION CARRIED UNANIMOUSLY

Approved and accepted on November 6, 2018.

Susan Mathews,
Chairperson

ATTEST:

Lisa Modisette, Asst. City Secretary