



**CITY OF HEDWIG VILLAGE, TEXAS  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
THURSDAY, OCTOBER 18, 2018  
6:30 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. Call To Order**

Chairperson Mathews called the meeting to order at 6:40 p.m.

Present:

Minh Ly	Susan Mathews
Tom Roth	Bitsy Searcy
Zach Petrov, Acting City Attorney	Lisa Modisette, Assistant City Secretary
Evan DuVall, BBG Consulting	

Absent:

Barbara Abrams	Diana Kopelman
Pat Murphy	Angie Ventura, Permit Clerk
Shirley Rouse, Council Liaison	Alan Petrov, City Attorney

Steve Woods, Moody National, arrived at 6:47 p.m.

**2. Resident/Visitor Comments**

There were no resident/visitor comments.

**3. Discussion and Possible Action Regarding a Possible Amendment to Article V, Zoning Regulations, Section 509, Planned Unit Development, 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.**

Chairperson Susan Mathews outlined the suggested changes to the Planned Unit Development (PUD) Enabling Ordinance. The changes are as follows:

- Increasing the size of the PUD to four (4) acres. Planning & Zoning (P&Z) believes the current size of 1.5 acres is not big enough to ensure adequate green space and pedestrian friendly amenities.
- Increase in the height of a roof parapet to properly conceal the plumbing, mechanical, electrical, and elevator equipment placed on the roof.
- The proposed retail requirement is no longer needed for the PUD Enabling Ordinance due to the Business Uses Ordinance that was passed by Council in September. P&Z recommends deleting this requirement.
- Requiring at least 15% of the PUD site shall be dedicated to green space and other outdoor amenities.

Member Searcy suggested adding a provision to the PUD Enabling Ordinance prohibiting or restricting loud music events.

Chairperson Mathews stated that topic is not exclusive to a PUD. It would be applicable to all districts. She suggested added the topic to the P&Z agenda for further discussion.

Member Searcy moved, Member Roth seconded, to recommend the changes to the PUD Enabling Ordinance as listed above. Members Ly, Mathews, Roth, and Searcy voted “Ayes”. “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

**4. Discussion and Possible Action Regarding an Ordinance 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.**

Chairperson Susan Mathews stated two residents provided comments during the Joint Public Hearing regarding the Moody National Planned Unit Development (Moody PUD). The comments concerned the possible odor from the restaurants, the parking garage, and the possibility of loud music events held on the green space.

Member Searcy stated Brett Moody explained the development well.

Steve Woods, with Moody National, stated the lease for any restaurant will have a clause added to require the restaurant to use scrubbers to clean the air to eliminate odors.

Chairperson Mathews stated the noise nuisance should be addressed to affect all districts. The topic is not exclusive to a PUD.

Member Ly spoke concerning several concerns.

- The surface and storm sewer drainage should drain toward I-10 and not the residential areas behind the site.
- The existing fence is in poor condition and needs to be replaced.
- Public access to the patio on the top floor.
- There is a concern about traffic flow into and out of the apartment complex.
- The parking for the apartment complex leasing office appears to be inadequate.

Steve Woods addressed Member Ly’s concerns.

- The site already drains underground and that should not change.
- The fence will be replaced with nice materials.
- Access to the patio should not be a problem for some events, such as fundraising.
- There was a change to the traffic flow into and out of the apartment and is in effect now. Moody National is working with TxDOT to retain the driveway into the apartments from the I-10 frontage road.

- Moody National is working on a solution for the apartment complex leasing office parking issues.
- The building will have elevated wall signs on the east side on one building and on the west side of the other building. There will be other signs as approved by Council in the Moody PUD and reviewed and approved by the Building Official.

Evan DuVall commented on the following issues:

- The drainage will be reviewed during the permit process.
- The Traffic Impact Analysis will be completed to the satisfaction of the Building Official.
- There will be 100% retail on the ground floor of one of the buildings and the parking garage.
- The parapet on the roof will need to be taller to screen any equipment placed on the roof.

Member Ly moved, Member Roth seconded, to recommend approval of the Moody National Planned Unit Development subject to the condition that the Traffic Impact Analysis be completed. Members Ly, Mathews, Roth, and Searcy voted “Ayes”. “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

Chairperson Mathews shared the city map showing the size of each track on the east side of the city. Most of the tracks are 2 acres or less. She stated that increasing the size of a PUD from the current 1.5 acres to 4 acres would encourage consolidation of the tracts. Large PUD sizes would ensure more green space and a nicer development.

**5. Adjourn**

Member Searcy moved, Member Roth seconded, to adjourn the meeting at 7:10 p.m. Members Ly, Mathews, Roth, and Searcy voted “Ayes”. “Noes” none.

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted November 6, 2018

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Susan Mathews , Chair  
Planning and Zoning Commission

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Lisa Modisette  
Assistant City Secretary