

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING MEETING
TUESDAY, MARCH 06, 2012
7:00 P.M. – 955 PINEY POINT ROAD**

#1. CALL TO ORDER

Chairman Wiener called the meeting to order at 7:08 p.m.

Present: Bob Wiener, Chairman
 Bitsy Searcy
 Barbara Abrams
 Brooks Howell
 T J Burns
 Pat Murphy
 Bob Dixon, Council Liaison
 Alan Petrov, City Attorney

Absent: Susan Mathews
 Sylvie Bucci
 Michael Schulte

#3. APPROVAL OF MINUTES – Regular Monthly Meeting – January 03, 2012

Member Searcy motioned, Member Howell seconded, to approve the minutes for the Regular Monthly Meeting held on January 03, 2012.

MOTION CARRIED UNANIMOUSLY

#2. RESIDENT/VISITOR COMMENTS

NONE

#4. CONSIDERATION AND POSSIBLE ACTION ON A REQUEST FOR AN AMENDING PLAT TO COMBINE LOTS 5 AND 6 IN THE LOMA LINDA SUBDIVISION OF HARRIS COUNTY, TEXAS (11611 SPRIGGS WAY AND 11615 SPRIGGS WAY)

Mrs. McKenzie stated that they want to use the lot to build a pool for entertainment purposes. She also stated there is a very large oak tree in the front of the property and she would be afraid that the tree would be damaged from the construction of a new home.

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Attorney Petrov stated that this is an amending plat not a re-plat because it is going from two lots into one lot. He also stated that properties must have a main structure before adding an accessory building and/or pool. Attorney Petrov stated that the request meets the application requirements but must have a document survey filed with Harris County.

Member Howell motioned, Member Abrams seconded to approve the amending plat subject to submittal of document survey to Harris County and Chairman Wiener.

MOTION CARRIED UNANIMOUSLY

#9. REVIEW AND POSSIBLE ACTION ON PROPOSED CHANGES IN THE BUSINESS DISTRICTS

#6. DISCUSSION OF PROHIBITED BUSINESSES IN NEWLY DEFINED BUSINESS DISTRICTS 1, 2 & 3

#7. DISCUSSION OF MID-DENSITY HOUSING IN BUSINESS DISTRICT 2

Chairman Wiener submitted three packets to the members regarding the business districts. He stated that he is hoping a P.U.D. will be approved and would deal with building heights.

Member Howell asked if the Village Fire Department had approved 6 stories / 93 feet because they have to make sure their ladders and equipment will go that high.

Chairman Wiener stated that he spoke with the former chief and a current lieutenant and both were comfortable with 10 stories.

Member Howell stated that most builders do not want to build over 75 feet from the floor because then they would have to comply with the high rise code.

Chairman Wiener stated that in the new B1, buildings would not be taller than 35 feet.

Member Murphy stated that discussions regarding how high the buildings in the city should be have been going on for years and asked for a consensus from everyone on what they feel the maximum height should be.

Member Burns stated that some issues are becoming so detailed it could take years to finalize if it continues this way.

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Chairman Wiener submitted proposed outline maps to the members. He stated that new businesses would be buffered by the school property and would be accessible to taller buildings based on line of sight up to 93 feet.

Member Searcy asked if the line of sight should be added to the changes.

Chairman Wiener stated that it is already listed in the Code of Ordinances somewhere else.

Member Howell stated that builders today, due to economics, are either building 6-story buildings or 11-12 story buildings.

Chairman Wiener stated that the Village Fire Department will not approve a building over 10 stories.

Member Murphy asked that if builders can not go higher, will they normally expand in width.

Member Howell stated that sometimes they will.

Member Murphy stated the Commission should go ahead and approve current issues now, then work on P.U.Ds.

Member Howell stated that he felt 6 stories / 93 feet is a good height without asking for a P.U.D. He also suggested adding the definition of "building height" which would measure to the height of a flat roof or the average of a mid-sloping roof.

Member Murphy stated he thought there was a consensus for buildings up to 125 feet and he was in favor of 125 feet.

Chairman Wiener read the recommended changes to the Commission members and asked if there were anymore recommended changes that needed to be added. He also read the changes for mid-density in District B2.

Member Murphy asked if the Village Fire Department should be given a copy of the packet for feedback and opinions.

Member Howell suggested that a parking chart be created for shared parking because 20 parking spaces per 1000 square feet could contribute to flooding.

Chairman Wiener submitted a packet regarding boundaries in the business districts. He also stated that he needs a definition of "mid-density."

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Member Howell stated that the Commission needs to decide if they want townhomes or garden homes in B2 and how many units per building. He also stated that if there are 8-10 buildings per acre, detached garden homes could be built.

Member Howell motioned, Member Abrams seconded, to raise building heights to 93 feet in proposed Business District B-3.

Members Howell, Abrams, Burns and Searcy voted “Aye”, Member Murphy abstained.

MOTION CARRIED

#5. DISCUSSION OF P.U.D. SUB-COMMITTEE’S ACTIVITIES

Item was tabled until the next meeting due to the absence of Member Bucci.

#8. DISCUSSION OF COMPREHENSIVE PLAN

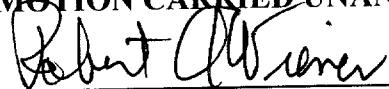
Member Searcy created definitions for “comprehensive plan” and “brand / identity.” She also stated that the comprehensive plan will include issues such as:

- Signage
- Lighting
- Open Spaces
- Fences
- Sustainability
- Infrastructure

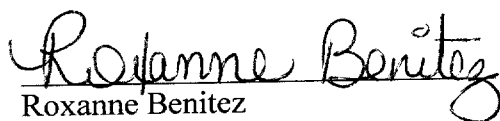
#10. ADJOURN

Member Searcy moved, Member Howell seconded, to adjourn the meeting at 8:37 p.m.

MOTION CARRIED UNANIMOUSLY



Bob Wiener
Planning and Zoning Chairman



Roxanne Benitez
Planning and Zoning Secretary