

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, APRIL 03, 2012  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:07 p.m.

Present:        Bob Wiener, Chairman  
                 Bitsy Searcy  
                 Barbara Abrams  
                 Brooks Howell  
                 Sylvie Bucci  
                 Michael Schultea  
                 T J Burns  
                 Pat Murphy  
                 Alan Petrov, City Attorney

Absent:         Pat Murphy  
                 T J Burns  
                 Bob Dixon, Council Liaison

**#2. RESIDENT/VISITOR COMMENTS**

**NONE**

**#3. APPROVAL OF MINUTES** – Regular Monthly Meeting – March 06, 2012

Member Mathews motioned, Member Howell seconded, to approve the minutes for the Regular Monthly Meeting held on March 06, 2012.

**MOTION CARRIED UNANIMOUSLY**

**#4. DISCUSSION OF P.U.D. SUB-COMMITTEE'S ACTIVITIES**

Member Bucci stated that the sub-committee last met on January 25, 2012. Members Searcy, Bucci & Mathews were in attendance along with Council Members Dixon and Putterman. Council Member Putterman covered the following topics with them:

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- Height restrictions – taller heights be allowed in P.U.D.s only and not in ordinances
- Minimum acreage for P.U.D.s
- Sales tax restrictions – remove from ordinances and put in P.U.D.

Member Mathews said they expressed their concerns about non-traditional uses to Council Member Putterman such as big box stores and dollar stores.

Member Howell stated that retailers will usually choose a center that is compatible with the other retailers.

Member Bucci said that the design guide will help put more prestigious businesses in Hedwig Village versus dollar stores.

Member Mathews stated that, from the meeting and from Council Member Putterman's recommendations, she feels they were headed in opposite directions.

Member Bucci stated she feels more meetings need to occur with Council Members Dixon and Putterman to hash things out.

Chairman Wiener said that the P.U.D. idea is gaining some traction.

Member Bucci said that the sub-committee talked to the Council Members regarding sales tax revenue.

Chairman Wiener stated that a lot of people would be hesitant against a combination of office, residential and retail.

Member Howell stated that there are a lot of projects that are a combination of retail and residential, it drives more people than office projects.

Chairman Wiener stated that new apartments are not allowed and probably would not be accepted.

Member Bucci asked if individually owned condos in a P.U.D. would be allowed.

Member Howell stated that the condo market is almost dead because property taxes and condo fees alone are almost as much as apartment rental. He also stated that there are ways to address unit size and number of units to take advantage of a P.U.D.

Member Bucci stated that P.U.D.s encourage master planning which is not occurring in the City right now.

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Member Mathews asked if it would be possible for City Council and Planning & Zoning Commission to meet together to discuss things and move things along.

Member Bucci presented a vision and brand concept power point to the Commission. The power point contained proposed business districts, current businesses, streets, residential and potential ideas for those uses such as:

- Landmarks
- Streetscaping
- Walkways
- Bike racks
- Benches
- Welcoming public spaces
- Jogging trails

Member Bucci showed developments in Memorial Park, Buffalo Bayou, River Oaks Shopping Center and Highland Village as examples.

Member Bucci stated that the power point was a growing document and would continue to grow.

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

Chairman Wiener stated that he was okay with the previous changes in reference to big box stores.

Member Searcy submitted definitions to Chairman Wiener to specify big box stores are not just limited to square footage but also defined descriptions such as dollar stores and discount stores.

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

Member Howell stated that he did some research since the last meeting and stated that garden homes can be built with eight units per acre and fifty foot right of ways. He also stated that stacked townhomes can be built with fourteen to eighteen units per acre, twenty five feet wide and twenty four foot driveways behind them. Member Howell stated that a lot of people like townhomes because they are less maintenance.

Member Searcy stated that she loves the idea and that townhomes would be good for older residents who want to move out of a home but still stay in Hedwig Village or people who want to live in the Villages and not in Houston.

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Member Howell stated that there are usually three or four units built in a row, sometimes up to six depending on accessibility for vehicles.

Chairman Wiener stated that an ordinance should be created stating that eighteen units per acre, for example, could be built but if someone wanted to go up or down on the number, they could get a P.U.D. He also stated that the ordinance should specify rear or front facing garages.

Member Howell stated that if a unit is too small, it would be hard to sell.

**#7. DISCUSSION OF COMPREHENSIVE PLAN**

Chairman Wiener stated that the current comprehensive plan is more like a general idea plan and needs to be more than that. He suggested that everyone in the Commission compile ideas on the comprehensive plan and submit to Secretary Benitez so that she may forward to all of the members.

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

Chairman Wiener stated that the changes regarding the combination of the business districts from four to three along with the changes in each of the new districts were submitted to City Council for review.

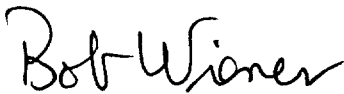
Member Howell stated that the City of Houston has a parking chart and that it is very useful.

Chairman Wiener stated that creating a parking chart was a good idea and made sense.

**#9. ADJOURN**

Member Howell moved, Member Schultea seconded, to adjourn the meeting at 8:33 p.m.

**MOTION CARRIED UNANIMOUSLY**

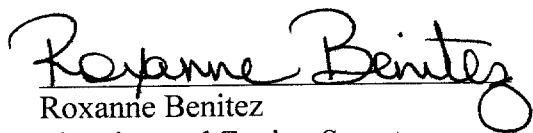


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Bob Wiener  
Planning and Zoning Chairman

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Roxanne Benitez  
Planning and Zoning Secretary