

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, JANUARY 04, 2011  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:11 P.M.

Present:

Bob Wiener, Chairman  
Pat Murphy  
Bitsy Searcy  
Sylvie Bucci  
Barbara Abrams  
Susan Mathews  
Michael Schulte  
T J Burns  
Alan Petrov, City Attorney (arrived at 7:16 pm)  
Bob Dixon, Council Liaison

Absent:

Mark Tidwell

**#3. SWEARING IN OF NEW PLANNING & ZONING COMMISSION MEMBER**

T. J. Burns, the newest member of the Planning & Zoning Commission, was sworn in by P & Z Secretary Benitez prior to the meeting's commencement. Chairman Wiener welcomed Member Burns to the Committee.

**#4. APPROVAL OF MINUTES** – Regular Monthly Meeting – November 02, 2010

Member Mathews motioned, Member Searcy seconded, to approve the minutes for the Regular Monthly Meeting held on November 02, 2010.

**MOTION CARRIED UNANIMOUSLY**

**#7. DISCUSSION AND POSSIBLE ACTION ON REALIGNMENT OF BUSINESS DISTRICTS**

Action was made on this item at the November's meeting, a letter was sent to the City Council and no further discussion was needed.

**ITEM WAS TABLED**

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, JANUARY 04, 2011**

**MINUTES – PAGE 2**

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**#6. DISCUSSION OF BUILDING HEIGHTS IN THE PROPOSED NEW BUSINESS DISTRICTS**

Chairman Wiener asked that this item be tabled and removed from future agendas.

**ITEM WAS TABLED**

**#5. DISCUSSION AND POSSIBLE ACTION ON USES IN THE PROPOSED NEW BUSINESS DISTRICTS**

Chairman Wiener asked Members Murphy and Bucci to speak on this because they have been very involved in this subject.

Member Bucci stated that Member Mathews consulted with a real estate attorney at her firm and recommended some wording changes. One of the changes was to add properties and/or buildings. A handout with all of the changes was submitted to all of the members.

Member Abrams stated she noticed another change in wording. Approximately 85% was changed to at least 85%.

Member Bucci stated that the word at least makes it more specific.

Member Murphy agreed that at least 85% was better wording.

Chairman Wiener questioned if the 85% should be for just the ground level or for the whole building.

Member Schultea stated according to the new wording changes, it states whole property and/or building.

City Attorney Petrov stated that lobbies, common areas, hallways and equipment rooms should not be factored into the 85%.

Member Murphy stated that usually retail is on the ground floor and offices and other businesses are on the second floor. He used 8800 Katy Freeway as an example.

Member Burns asked if the new changes are passed and approved, would there be any flexibility.

City Attorney Petrov stated that it is a complicated process to adjust something once an ordinance has passed.

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, JANUARY 04, 2011**

**MINUTES – PAGE 3**

Chairman Wiener and Member Murphy informed Member Burns and Mathews, the newest members, on some of the history of the Planning and Zoning Commission.

**ITEM WAS TABLED**

**#2. RESIDENT/VISITOR COMMENTS** – Council Member Barry Putterman

Council Member Putterman was invited to answer questions and provide his insight regarding geographical changes.

Chairman Wiener informed Council Member Putterman on what has been discussed in reference to changes in the business districts and their uses.

Council Member Putterman stated that he is a real estate attorney and gave the Commission suggestions on what developers usually look for.

Council Member Putterman stated that in the City of Spring Valley they lost a lot of property values and income due to restrictive zoning, it took five years for them to see results. He suggested to the Commission to consider all factors when deciding percentages. He also questioned on how owners of small tracts of land could promote retail.

Member Murphy stated that the Commission took everything into consideration when deciding percentages.

Council Member Putterman stated that the Commission should encourage the goals they want to attain in the future.

Member Murphy stated that although the City of Spring Valley did have to wait five years, they did eventually get the results they desired.

Council Member Putterman stated a Planned Unit Development (P.U.D.) could be an exception to use as long as it is clearly written out.

City Attorney Petrov stated a zoning ordinance could be listed but a P.U.D. could be an exception with specific requirements such as acreage.

Council Member Putterman stated a P.U.D. can get very specific such as number of entrances and exits, landscaping and signage.

Member Mathews asked Council Member Putterman if he believes a P.U.D. should be so specific.

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, JANUARY 04, 2011**

**MINUTES – PAGE 4**

Council Member Putterman stated that having 85% retail, which would eliminate banks, makes it very difficult for owners. He also stated that the problem Hedwig Village has is that there are many small tracts of land as well as dysfunctional tracts.

Chairman Wiener stated that he feels a P.U.D. might be a solution.

Liaison Dixon asked Council Member Putterman if a P.U.D. had to be pretty specific or could it be more general.

Council Member Putterman asked for input from City Attorney Petrov.

City Attorney Petrov stated cities vary, some are specific in some areas and some are pretty general but that a P.U.D. is fairly common.

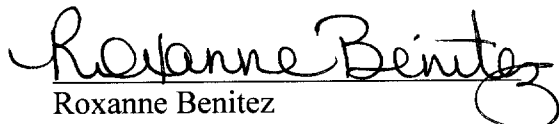
Council Member Putterman stated that the idea should be how to make the city better looking rather than more sales tax generating.

Chairman Wiener as well as Member Searcy stated that a P.U.D. would clarify a lot.

**#8. ADJOURN**

Member Bucci moved, Member Searcy seconded, to adjourn the meeting at 8:50 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Roxanne Benitez  
Planning and Zoning Secretary