

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, AUGUST 02, 2011  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:06 p.m.

Present:

Bob Wiener, Chairman  
Bitsy Searcy  
Sylvie Bucci  
Barbara Abrams  
Pat Murphy (arrived at 7:07 p.m.)  
Susan Mathews  
T J Burns (arrived at 7:09 p.m.)  
Bob Dixon, Council Liaison  
Alan Petrov, City Attorney

Absent: Michael Schultea

**#2. RESIDENT/VISITOR COMMENTS**

NONE

**#3. APPROVAL OF MINUTES** – Regular Monthly Meeting – June 07, 2011

Member Mathews motioned, Member Abrams seconded, to approve the minutes for the Regular Monthly Meeting held on June 07, 2011.

**MOTION CARRIED UNANIMOUSLY**

**#4. DISCUSSION AND POSSIBLE ACTION ON PLANNED UNIT DEVELOPMENTS (P.U.D.)**

**TABLED UNTIL THE NEXT MEETING**

**NO ACTION WAS TAKEN**

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, AUGUST 02, 2011**

**MINUTES – PAGE 2**

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

Chairman Wiener submitted a packet to all Commission members for review.

The Commission discussed what businesses should be prohibited, such as sexually oriented businesses and drive-thru liquor stores. They also discussed what percentage of buildings/businesses should be sales tax generating in all of the business districts.

Member Mathews suggested rewording a section of B-2 pertaining to individually owned new residential.

Member Murphy stated that Members Bucci, Searcy and himself had a discussion with two commercial property owners.

Member Bucci stated that the two property owners were interested in a mixed-use building which might include office and retail, a restaurant and entertainment complex and/or a lifestyle center.

Member Murphy asked Attorney Petrov if something was restricted in the ordinances, could it be approved for a P.U.D.

Attorney Petrov stated that it would be possible and that the purpose of a P.U.D. is to build something that wouldn't normally be allowed.

Member Bucci stated that the City Ordinances protect the City and set the rules, but a P.U.D. gives some flexibility and gives the City more control.

Member Murphy stated that their meeting with the two property owners gave them a lot of ideas on what could be built in Hedwig Village.

The Commission discussed what percentage of businesses in B-1 should be sales tax generating and if it should be on a combination of the first and second floors or just the first floor.

Member Murphy asked if in B-1 the Commission would want to consider prohibiting discount stores.

The Commission discussed B-2 and definition clarification of the words medium-density and P.U.D.

Member Murphy suggested the wording for B-3 be more specific.

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, AUGUST 02, 2011**

**MINUTES – PAGE 3**

Member Bucci stated that the Commission should encourage more retail businesses to move to B-3.

Chairman Wiener suggested that 50% of the ground floor be retail.

Member Mathews stated that she feels 50% is too high of a percentage.

Member Murphy stated that he feels a minimum of 50% would be ok.

Chairman Wiener asked the Commission Members to make a list of undesirable businesses that should be prohibited to be discussed at September's meeting.

Chairman Wiener asked for a motion to accept the changes to uses.

The Commission wanted to review the changes before reaching a unanimous vote.

Chairman Wiener withdrew the motion.

Item was tabled until the next meeting.

**NO ACTION WAS TAKEN**

**#6. DISCUSSION AND POSSIBLE ACTION ON HEIGHTS IN THE PROPOSED  
NEW BUSINESS DISTRICTS**

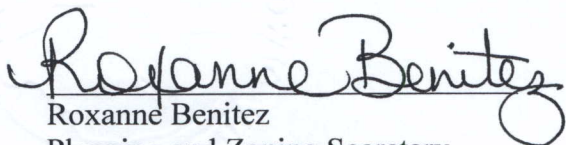
**TABLED UNTIL THE NEXT MEETING**

**NO ACTION WAS TAKEN**

**#7. ADJOURN**

Member Murphy moved, Member Searcy seconded, to adjourn the meeting at 9:10 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Roxanne Benitez  
Planning and Zoning Secretary