

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, MAY 01, 2012  
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  
                  Barbara Abrams  
                  Brooks Howell (arrived at 7:10 p.m.)  
                  Sylvie Bucci  
                  ~~T J Burns~~  
                  ~~Pat Murphy~~  
                  Alan Petrov, City Attorney

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

**#2. RESIDENT/VISITOR COMMENTS**

NONE

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

Member Mathews motioned, Member Abrams seconded, to approve the minutes for the Regular Monthly Meeting held on April 03, 2012.

**MOTION CARRIED UNANIMOUSLY**

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

Chairman Wiener stated that the goal would be for City Council and the Planning & Zoning Commission to have a joint workshop to discuss business district changes and P.U.D. concepts. He also said that this would be an informal meeting.

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Member Mathews asked if the building heights were addressed at the last council meeting.

Chairman Wiener stated that the documents were in black and white which made it difficult to view the changes since the changes were made in color.

Chairman Wiener asked the Commission which dates they would be available to meet and decided on the following dates:

- May 9, 2012
- May 29, 2012
- May 30, 2012
- June 12, 2012
- June 13, 2012

Chairman Wiener stated that the City Council was okay with combining business districts.

Chairman Wiener asked if Member Howell wanted to speak regarding shared parking.

Member Howell stated that the City of Houston has a very good parking chart and ULI have an excellent one as well. He stated that the City of Houston chart would be a good place to start.

Member Mathews asked what would the agenda contain for the workshop meeting and how would it be.

Chairman Wiener asked Attorney Petrov how the meeting would proceed.

Attorney Petrov stated that the City Council would ask questions of the Commission and they would bounce ideas off of each other.

**ITEM WAS TABLED.**

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

Chairman Wiener asked if anyone had anything to contribute regarding mid-density housing.

Member Bucci stated that her work schedule has been very busy therefore, did not have anything new to contribute.

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Member Howell stated he has also had a busy work schedule and stated that he needed to check the City of Houston GEM site which has an aerial view.

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

Member Bucci stated that the sub-committee hadn't met since February, but will hopefully meet sometime in May.

Member Howell stated that he will have Jim Hill with House Reh come to the June P&Z meeting to discuss, give advice and suggestions in regards to design guides. Member Howell also stated that Mr. Hill could also meet with the sub-committee. Member Howell stated that he knows an architect that could come speak with the Commission and sub-committee as well.

**#7. DISCUSSION AND POSSIBLE ACTION OF COMPREHENSIVE PLAN**

Member Searcy submitted the following suggestions to the Commission regarding the comprehensive plan:

- Pedestrian friendly
- More green space
- Current appealing retail (not discount stores or "hourly" motels)
- Appealing restaurant and wine or nice bars
- Residential (townhouses)
- The branded Hedwig "look"
- Enforce the ordinance on the outside of the buildings to remove old signs etc.

Chairman Wiener stated he liked Member Searcy's suggestions, but would change "pedestrian friendly" to "bicycle & pedestrian friendly."

Member Howell asked how would the comprehensive plan tie into the ordinances.

Member Bucci stated that the comprehensive plan is a prequel to the design guide.

Member Bucci read all of the changes and suggestions that the Commission had suggested thus far.

Member Howell stated a lot of branding falls on the City because of the right of ways. He also gave some examples which were:

- Sidewalks
- Street signs
- Lighting

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**#4. DISCUSSION OF SIDEWALKS**

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Chairman Wiener asked Member Bucci to speak regarding sidewalks.

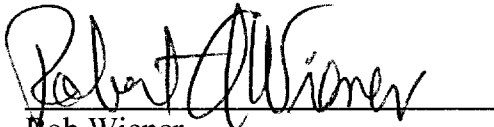
Member Bucci stated that on heavy traffic streets, such as Piney Point and Taylorcrest, those streets do not have sidewalks on both sides of the street. Member Bucci also stated that not having sidewalks on both sides is not only dangerous for pedestrians and bicyclists, but is also a safety issue. She stated that the sidewalks are narrow as well.

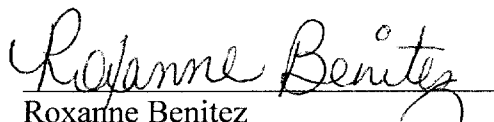
Member Howell stated that when Echo was redone, the sidewalk was taken out on one side.

**#9. ADJOURN**

Member Mathews moved, Member Howell seconded, to adjourn the meeting at 8:01 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