

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, APRIL 05, 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  
Mark Tidwell  
Bitsy Searcy  
Sylvie Bucci  
Barbara Abrams  
Michael Schulte  
T J Burns (arrived at 7:25 p.m.)  
Alan Petrov, City Attorney

Absent:

Pat Murphy  
Susan Mathews  
Bob Dixon, Council Liaison

**#2. RESIDENT/VISITOR COMMENTS** – None

**#3. APPROVAL OF MINUTES** – Regular Monthly Meeting – February 01, 2011

Member Bucci motioned, Member Schulte seconded, to approve the minutes for the Regular Monthly Meeting held on February 01, 2011.

**MOTION CARRIED UNANIMOUSLY**

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

Chairman Wiener submitted documentation regarding a P.U.D. and suggested business uses in the proposed business districts to the Committee.

The Committee discussed changes recommended by Chairman Wiener in Business Districts B-1, B-2 & B-3.

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The recommended changes were:

- Developments in B-1 shall be at least 85% sales tax generating business on a developer/ownership basis at ground floor.
- Developments in B-2 shall be at least 50% sales tax generating on a developer/owner basis at ground floor. Medium density residential development is permitted on individually owned lots, but gated communities are not permitted.
- Developments in B-3 shall not be guided by percentages sales tax generating business on a development/owner basis at ground floor. Residential developments shall be exempt from retail space requirements.
- Planned Unit Developments (P.U.D.) are permitted in each of the Business Districts.

Member Tidwell stated that he was not in favor of the section B-2 stating “gated communities are not permitted” and asked that section be removed.

Chairman Wiener stated he did not want new developments to be closed off to the street and that he wanted to keep the open feel of Hedwig Village.

The Committee agreed to have the section “gated communities are not permitted” be removed.

Chairman Wiener asked for input from the Committee regarding P.U.D.s

The Committee reviewed a packet describing and defining a P.U.D. that was created by Members Bucci & Mathews.

Chairman Wiener asked Member Bucci to elaborate regarding Section C – Tools for P.U.D.s.

Member Bucci stated that she and Member Mathews are in the process of creating a design guide book that would be in compliance with the Planning & Zoning Code and would be similar to a Comprehensive Plan.

Member Tidwell asked Attorney Petrov if allowing a P.U.D. in the City would avoid requests for variances.

Attorney Petrov stated in some cases it would but that a P.U.D. allowed flexibility on a case-by-case basis.

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Member Tidwell stated he was under the perception that the reason for changing the business districts was to allow flexibility.

Member Schultea stated he agreed with the P.U. D. concept.

Member Bucci stated a P.U.D. would be an owner working together with the City creating, negotiating and compromising, instead of a yes or a no.

Member Tidwell asked Attorney Petrov what was the difference between a P.U.D. and a variance.

Attorney Petrov stated a variance requires hardship such as building a house on a fault line. A P.U.D. would be more like uniqueness with the owner showing what would be the difference among the others.

Chairman Wiener feels a P.U.D. is a simple solution to the complicated problems in the business districts.

Member Tidwell said he agrees with the concept as long as there are procedures and control.

Chairman Wiener read a letter that he was going to send to Council Liaison Dixon.

Member Tidwell suggested that Chairman Wiener take out the specifics on P.U.Ds, stating it might be premature.

Chairman Wiener stated that the letter would be strictly for informational purposes to let Liaison Dixon know what P&Z is working on.

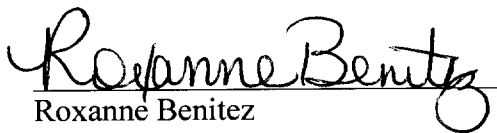
Chairman Wiener asked if the Committee had any further comments and stated to have “Uses” removed from next month’s agenda and add “Heights” to the next agenda.

**NO ACTION WAS TAKEN**

**#5. ADJOURN**

Member Searcy moved, Member Abrams seconded, to adjourn the meeting at 8:29 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Roxanne Benitez  
Planning and Zoning Secretary