

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, JUNE 07, 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 7:23 p.m.)  
Susan Mathews  
T J Burns  
Michael Schulte  
Bob Dixon, Council Liaison  
Alan Petrov, City Attorney

Absent: Mark Tidwell

**#2. RESIDENT/VISITOR COMMENTS**

NONE

**#3. APPROVAL OF MINUTES** – Regular Monthly Meeting – May 03, 2011

Member Mathews motioned, Member Searcy seconded, to approve the minutes for the Regular Monthly Meeting held on May 03, 2011.

**MOTION CARRIED UNANIMOUSLY**

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

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

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

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Chairman Wiener asked Members Mathews, Bucci and Searcy to comment on the presentation that was given to the City Council at the May City Council meeting.

Member Mathews stated that Member Bucci made a good presentation and answered a lot of the Council's tough questions.

Council Liaison Dixon stated he feels Council would like P.U.D.s to be as general as possible.

Chairman Wiener stated he did not want to make a decision regarding P.U.D.s without the presence of Member Tidwell. He also stated that he feels a P.U.D. could be the answer to some of the problem areas in the business districts.

Member Bucci stated she feels that if P.U.D.s were only allowed in some of the business districts, the other districts would suffer. She also stated that the Committee should consider all aspects and attack issues as needed.

Chairman Wiener stated that a P.U.D. should be general, but have some restrictions based on each district.

Member Murphy stated that a P.U.D. changes the dynamics of all previous discussions the Committee has had.

Chairman Wiener stated that as of now, if the current residential were to be torn down, new residential could not be put there. He also stated that he feels Council would not approve a mixed-use building.

Member Bucci stated that she spoke to someone from the Village Fire Department and was given different information than what the Committee has been told in the past in reference to building heights.

Member Murphy wanted to know what the Committee feels regarding mixed-use buildings and suggested the Committee look to the future on how they want the City to look.

Member Schultea agreed, stating that the Committee should look to the future.

Member Burns liked the idea of City Centre and that it is an attractive idea. He also stated that he feels the Committee should be flexible.

Member Searcy agreed, stating that the Committee should be flexible and that she liked the idea of a mixed-use building.

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Member Bucci suggested a combined committee with the City Council and the Planning & Zoning Committee to hash out issues regarding P.U.D.s.

Member Searcy suggested that the Committee submit something to Liaison Dixon to present to Council for feedback to see if they are headed in the right direction.

Member Murphy stated that the Committee should come up with a strategy to present to City Council on what the City should be and give them a vision so good, they can't refuse or dispute it.

Member Abrams asked how they would the parking situation be handled if there was a combination of retail and residential in narrow lots.

Chairman Wiener stated that there are requirements regarding number of parking spaces.

Member Bucci stated that the City of Houston requires a certain number of parking spaces and are a percentage of the square footage.

Member Mathews stated that they need to look to the future.

Chairman Wiener stated that he feels that they are close to finishing.

Member Bucci stated that heights of buildings depend on distance from residential, the farther away, the higher the building.

Chairman Wiener stated that the distance would depend on the distance from Hedwig Village residential areas, not residential areas in other cities. Chairman Wiener also asked the Committee and Attorney Petrov for feedback regarding the minimum size for a P.U.D.

Attorney Petrov said that there is no specific number, but that you do not want a P.U.D. to be too small.

Member Mathews stated that the City of Bellaire requires a P.U.D. to be a minimum of one acre.

Member Murphy stated that he doesn't see building a P.U.D. in district B2 as a possibility versus building in districts B1 and B3 could be possibilities.

Member Bucci stated that if they are very specific, no one is going to build in Hedwig Village. She also stated that the Committee needs to be careful and be open to new ideas.

Member Murphy asked Attorney Petrov what are the procedures for proposal submittals in reference to P.U.D.s.

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Attorney Petrov stated that similar applicants have to be treated the same and an area could be over built unless an ordinance change is made.

Chairman Wiener asked Member Bucci to speak regarding the diagram she presented to the Committee.

Member Bucci stated that the diagram reflected different heights and how they appear. The diagram also showed line of sight and how many feet a building from one to eight stories could be.

Chairman Wiener stated that he would be comfortable with a building up to 125 feet in B3, 35 feet for business and 45 feet for residential in B2 and 35 feet for retail in B1. He asked the Committee for opinions and feedback.

Member Bucci stated that in certain districts there are 4-story buildings now and if the ordinance changes, she feels that it would limit builders to build only shopping strip centers.

Member Murphy asked the Committee for their opinion and stated that he feels the maximum height in B3 should be changed to 123 feet.

Chairman Wiener and Member Schulte agreed that 123 feet should be the maximum building height in B3.

Member Abrams suggested the maximum height in B3 be changed to 103 feet.

Member Mathews suggested the maximum heights be 93 feet in B3.

Member Bucci stated she feels like all districts should have a maximum height of 100 feet as long as it does not affect light of sight.

Member Searcy stated she agreed to 100 feet maximum if allowed by line of sight.

Member Burns suggested a maximum building height of 123 feet in all districts as long as it did not interfere with line of sight.

Member Bucci stated that they can make a density requirement for P.U.D.s.

Member Murphy stated that Member Bucci's idea would help prevent problems.

Member Murphy asked each Committee member to present at next month's meeting an argument on what they would want the maximum building heights to be and why in order to present a compelling argument to City Council. Member Murphy also stated that the

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Committee should decide what the minimum size and height limits are going to be for P.U.D.s.

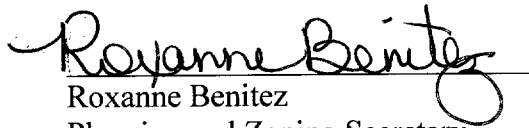
Chairman Wiener suggested P.U.D.s be applied to every district and each caveat be done on a case by case basis.

**NO ACTION WAS TAKEN**

**#7. ADJOURN**

Member Mathews moved, Member Bucci seconded, to adjourn the meeting at 9:04 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Roxanne Benitez  
Planning and Zoning Secretary