

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, JULY 14, 2009  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:15 P.M.

Present:        Bob Wiener, Chairman  
                  Bitsy Searcy  
                  Sylvie Bucci  
                  Pat Murphy (arrived at 7:28 pm)  
                  Barbara Abrams  
                  Frank White

Absent:         Michael Schultea  
                  Mark Tidwell  
                  Larry Opalka  
                  Bob Dixon, Council Liaison  
                  Alan Petrov, City Attorney

**#2. RESIDENT/VISITOR COMMENTS**

Rand Stephens, a business owner in Hedwig Village, asked what was the progress of the letter that is to be submitted to City Council regarding building heights.

Chairman Wiener stated that he and Member Tidwell are working on constructing the letter.

**#3. APPROVAL OF MINUTES** – Regular Monthly Meeting – June 9, 2009

Member White moved, Member Abrams seconded, to approve the minutes for June 9, 2009.

**MOTION CARRIED UNANIMOUSLY**

**#4. REVIEW OF MINUTES** – Sub-Committee Meeting – June 9, 2009

Minutes were viewed by all Commission Members.

**#5. DISCUSSION AND POSSIBLE ACTION REGARDING BUSINESS USES IN BUSINESS DISTRICTS B1, B2 AND B3**

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Chairman Wiener stated that changes were made to B1 from 90% retail and 10% non-retail to 85% retail and 15% non-retail.

Member Bucci suggested that changes be made to B3 in which a specific number of feet be listed as the building height limits instead of a limit on number of stories a building can be.

Member Murphy recommended that overlay districts be allowed in B3 and also add a specific height limit.

Chairman Wiener recommended the verbiage in Member Bucci's spreadsheet, "Possibility to allow Overlay Districts for limited/restricted taller buildings" be included.

Chairman Wiener stated that the whole Commission is not totally in agreement and that it is not a unanimous decision, the subject is only up for discussion.

Chairman Wiener stated that in today's standards, typically the 1<sup>st</sup> floor is 16-18 feet high, the middle floors are 14 feet high and the top floor is approximately 15 feet high and that does not include the equipment on the roof.

Member Abrams recommended the top floor be changed to 15 feet high with 1 foot for drainage.

Member Bucci stated that the wording should not be too specific because parapets are cosmetic and that builders should be given more room for equipment that is to be placed on the roof.

Member Murphy recommended that if the current City Ordinances don't take equipment that is placed on the roof into consideration as to the building's total height, then the Ordinances should be left as is.

Member Searcy read an excerpt from the City Ordinances and it stated that parapets can not exceed four feet.

Member Murphy suggested changes should include the maximum height of 145 feet does not include equipment or parapet on roof.

**NO ACTION WAS TAKEN**

**#6. DISCUSSION AND POSSIBLE ACTION CONCERNING SETBACKS**

Chairman Wiener stated that the discussion regarding front and rear yard set backs began when several Commission Members noticed how new residential homes were being constructed.

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Member Searcy stated that builders have been taking advantage of the wording in the City Ordinances pertaining to accessory buildings and rear yard set backs.

Chairman Wiener stated there needs to be some specific wording regarding rear yard set backs added to the City Ordinances.

Members Bucci and Searcy recommended a one-story accessory building have 15-foot set backs and a two-story accessory building have 25-foot rear set backs.

Member Searcy suggested more lenient front yard set backs. Member Searcy surveyed all subdivisions in Hedwig Village and recommended there should be different set backs for the different lot designs. She suggested that homeowners should be allowed to move the front yard set backs in order to expand their home which would allow space in the backyard as well as in the front yard.

Member Searcy stated that before the streets were redone, lots were required to be at least 21, 000 square feet in District A. Today, 90% of lots are not in compliance.

Chairman Wiener stated that the Commission is not ready to vote on set backs.

Member Murphy stated the City Ordinances need to be modernized and that he would like a new version to be created by the end of 2010.

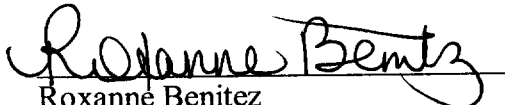
Member Murphy stated that there should be ratios concerning set backs depending on the size of the lot or there should be a range depending on the number of feet.

Chairman Wiener tabled the discussion until next month's meeting.

**#7. ADJOURN**

Member Searcy moved, Member Abrams seconded, to adjourn the meeting at 8:33 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Roxanne Benitez  
Planning and Zoning Secretary