



**CITY OF HEDWIG VILLAGE, TEXAS
BOARD OF ADJUSTMENT
SPECIAL CALLED MEETING
PUBLIC HEARING
TUESDAY, DECEMBER 10, 2024
6:30 P.M. - 955 PINEY POINT ROAD**

MINUTES

1. Call to Order

Chairperson Searcy called the meeting to order at 6:30 p.m.

Present:	Harlan Bergen, Member	Daniel David, City Attorney
	David Lam, Alternate Member	Lisa Modisette, City Secretary
	Mike Rigo, Member	Board of Adjustment Secretary
	Jeremy Sanders, Member	Evan DuVall, Building Official
	Sam Searcy, Chair	Jordan Cruz, Assistant Building Official

Absent: Charles Matthews, Member

Daniel David, Assistant City Attorney, explained the Board of Adjustment hearing process. The applicant will speak first, followed by residents who are in favor of the variance, then residents opposed to the variance will speak. The applicant will have the opportunity to speak in rebuttal to any comments. The Building Official will speak after the comments from the residents. The Board members will have the opportunity to ask any questions of the applicant. The Board members will then discuss the variance prior to the vote. The variance can be granted as presented, can be granted with conditions, can be granted with modifications, or can be denied. There are four reasons a variance can be approved – hardship, allow for appropriate development of the property, the variance approval will not be materially detrimental to other properties in the area, and is not contrary to the general spirit and intent of the Planning & Zoning Code. The vote to approve the variance must be a super majority (4 members must vote in favor).

2. Public Hearing on a request for a variance:

Property:	8901 Katy Freeway (HCAD #0440340010510)
Applicant:	Maureen Silk, on behalf of property owners
Owner:	Allison Knight, Latuli Foods
Variance request:	Variance from Section 507(C)(7)(g), Signs, District B, Prohibited signs, from the Code of Ordinances of the Planning and Zoning Code of the City of Hedwig Village, to allow for a prohibited sign (neon).
Legal Description:	Trs 72C & 78G Abst 610 A H Osborne, in Harris County, Texas

3. Discussion and Action: Regarding the requested Variance at 8901 Katy Freeway (HCAD #0440340010510).

Maureen Silk, on behalf of the owner of Latuli, and Jason Gaitz stated the variance includes two neon signs, one in front and one in back of the building. She stated the neon signs requested by Latuli are in keeping with the brand the company developed. There will be a neon sign in front of the building, facing I-10, and a neon blade sign on the back of the building, facing Gaylord Drive. The blade sign in the back will be approximately 4 feet in height. Ms. Silk presented pictures of other businesses in Hedwig Village along I-10 that already have neon signs. The front neon sign will be approximately 189 feet from I-10 and the rear neon sign will be approximately 72 feet from Gaylord. The rear neon sign will be a warm white color, not a stark bright white light. Allison Knight, owner of Latuli, stated the restaurant will close around 9:00 p.m.

Board members commented on the back sign facing the residential area, the brightness of the neon at night and having a lit sign to serve as advertising for the business. The neon sign would probably be about as bright as a sign on an office building.

Evan DuVall, Building Official, stated neon signs have a vintage look to them. He stated the Code may have been interpreted differently in the past to allow neon signs that face I-10. He stated the Planning & Zoning Chairperson is in favor of the variance. He stated the variance could be approved with the condition the back neon sign be on a timer to turn off the sign after closing of the restaurant.

Member Rigo motioned, Member Lam seconded, to approve the variance with the condition the back neon sign be on a timer, as suggested by the building official.

Allsion Knight, owner, expressed concern about the safety at the back of the building if the neon sign was off at night. She stated the restaurant should be open mid-2025.

Member Rigo motioned, Member Lam seconded, to approve the variance with no conditions. Members Bergen, Lam, Rigo, Sanders, and Searcy voted in favor of the variance.

VARIANCE APPROVED

4. Public Hearing on a request for a variance:

Property:	9201 Katy Freeway (HCAD #04107700000010)
Applicant:	John Peteston
Owner:	John Peteston, Rice Box
Variance request:	Variance from Section 507(C)(7)(g), Signs, District B, Prohibited signs, from the Code of Ordinances of the Planning and Zoning Code of the City of Hedwig Village, to allow for a prohibited sign (neon).
Legal Description:	Tr 1A Abst 121 I Bunker, in Harris County, Texas

5. Discussion and Action: Regarding the requested Variance at 9201 Katy Freeway (HCAD #04107700000010).

John Peteston, owner of Rice Box, stated the neon signs are essential to the brand and look of his restaurants. He presented pictures of his current locations, showing the neon signs at each location.

Evan DuVall, Building Official, stated the building plans for Rice Box were approved with the neon sign, in error. The variance request is an effort to correct the error.

Board members discussed the other businesses along I-10 with neon signs, the restaurant is appealing and will be a positive addition to the City, and the neon signs will face I-10.

Mr. Peteston stated the restaurant should be open by the end of the year and possibly another event during Chinese New Year.

Member Rigo motioned, Member Sanders seconded, to approve the variance with no conditions. Members Bergen, Lam, Rigo, Sanders, and Searcy voted in favor of the variance.

VARIANCE APPROVED

6. Adjournment

Member Bergen motioned, Member Sanders seconded, to adjourn the meeting at 7:10 p.m. Motion carried 5-0.

MOTION APPROVED UNANIMOUSLY

Approved and accepted on December 23, 2024.

ATTEST:

Sam Searcy, Chairperson
Board of Adjustment

Lisa Modisette, City Secretary
Board of Adjustment Secretary