



**CITY OF HEDWIG VILLAGE, TEXAS
BOARD OF ADJUSTMENT
SPECIAL CALLED MEETING
PUBLIC HEARING
THURSDAY, JANUARY 23, 2025
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
	Charles Matthews, Member	Board of Adjustment Secretary
	Jeremy Sanders, Member	Evan DuVall, Building Official
	Sam Searcy, Chair	

Absent: Mike Rigo, Member

Alan Petrov, 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. Approval of Minutes – September 10, 2024
December 10, 2024**

Member Bergen motioned, Member Lam seconded, to approve the minutes, as presented. Motion carried 5-0.

MOTION CARRIED UNANIMOUSLY

3. Public Hearing on a request for a variance:

Property:	950 Corbindale (HCAD #1172980010002)
Applicant:	Caly Hardman, on behalf of property owners
Owner:	Richard Plessala, M.D.
Variance request:	Variance from Section 507(C)(1)(a)(i), Signs, from the Code of Ordinances of the Planning and Zoning Code of the City of

Hedwig Village, to allow for large monument sign to be constructed on the property.

Legal Description: Res A & B Blk 1, Hedwig Place Sec 2 Extension, in Harris County, Texas

4. Discussion and Action: Regarding the requested Variance at 950 Corbindale (HCAD #1172980010002).

Dawn Aimone, with Hardman Signs and on behalf of the property owner, stated the variance is for a large monument sign. The original sign was located next to the sidewalk on Corbindale but that location is no longer available due to the building's exterior being remodeled.

Evan DuVall, SafeBuilt, Inc. and Hedwig Village Building Official, stated the original sign was damaged during the mid-year storms and was removed. He stated the Code only allows monument signs on property fronting I-10. The original sign was a monument sign and the property owner requests replacing the original sign with another monument sign. The original sign was installed prior to changes to the Sign Ordinance limiting monument signs to I-10 property only. The building at 950 Corbindale is a four-story building with businesses that require the exposure the monument sign would provide. He recommends approval of the variance with the condition that the proposed sign meet the large monument sign requirements, as stated in the Code.

Board members asked questions regarding the sign dimensions, why the proposed sign was denied during the plan review process, and the location of the sign on the property.

Ms. Aimone stated the new monument sign would be placed on the grassy area in front of the building entrance and Mr. DuVall stated the proposed sign dimensions would be 10 feet by 8 feet. Ms. Aimone stated the sign base could be adjusted to accommodate the variance if approved.

Andrea Hermann, speaking as a resident and member of the Parks and Beautification Committee, asked about the lack of sidewalk directly in front of the building. She stated there is no connectivity to the sidewalks on either side of the building. Mr. DuVall stated the sidewalk concern is not a part of the variance request.

Member Bergen motioned, Member Lam seconded, to approve the variance with the condition that the approved sign meets the requirements of a large monument sign. Members Bergen, Lam, Matthews, Sanders, and Searcy voted in favor of the variance.

VARIANCE APPROVED

5. Public Hearing on a request for a variance:

Property:	11740 Joan of Arc (HCAD #0410770000385)
Applicant:	Jason Buckley, on behalf of property owner
Owner:	St. Cecilia Catholic Church
Variance request:	Variance from Section 507(b)(3)(a)(i), Permanent 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 additional signage in a residentially zoned district.

Legal Description: Tr 18 & 18D Abst 121 I Bunker, in Harris County, Texas

6. Discussion and Action: Regarding the requested Variance at 11740 Joan of Arc (HCAD #0410770000385).

Agenda Item 5 and 7 will be discussed together but the vote for the two variances will be separate.

Jason Buckley, Clark Condon Associates, Inc. and Jeff Williams, St. Cecilia Catholic School Principal, stated that currently, the west side of the fence facing Bunker Hill Road is eight feet tall and brick. This portion of the fence will remain. The other three sides of the existing fence (facing Denise, Joan of Arc, and the church/school parking lot) are only six feet in height and could be a security risk. Some people and students are climbing the fence in order to gain access to the field. The new fence will be eight feet in height around the perimeter of the field to the west of the school. The height of the fence (8 feet) is not the variance request. The variance request is for the columns that form a decorative entrance from the parking lot to the field. These two columns will be 9 feet 6 inches, which exceed the allowed fence height. The proposed sign will be a backlit sign over the columns. The sign lights will be LED lights and will be on timers. The sign and the columns will form a decorative entrance to the field and direct people to the correct entrance.

Evan DuVall, Building Official, recommends approval of the two variances with the condition the sign lights be placed on a timer.

Board members discussed and questioned the security concerns, the location of the sign and columns, and the materials the current fence is constructed from.

Mr. Williams stated the side of the fence facing Denise is chain link. The proposed fence will maintain the aesthetic of the community while also maintaining the security for the students. Mr. Buckley stated the columns and the sign will be in the southeast corner facing the parking lot. He also stated the security improvements of the taller fence were recommended by a security consultant.

Andrea Hermann expressed concern the church/school will appear more like a fortress with the taller fence.

Member Sanders motioned, Member Bergen seconded, to approve the variance with the condition the sign lighting be on a timer. Members Bergen, Matthews, Sanders, and Searcy voted in favor of the variance. Member Lam voted against the variance.

VARIANCE APPROVED

7. Public Hearing on a request for a variance:

Property: 11740 Joan of Arc (HCAD #0410770000385)
Applicant: Jason Buckley, on behalf of property owner

Owner: St. Cecilia Catholic Church
Variance request: Variance from Section 505(B)(10)(a), Fences, from the Code of Ordinances of the Planning and Zoning Code of the City of Hedwig Village, to allow a fence in excess of the eight (8) foot limit to be built on the property.
Legal Description: Tr 18 & 18D Abst 121 I Bunker, in Harris County, Texas

8. Discussion and Action: Regarding the requested Variance at 11740 Joan of Arc (HCAD #0410770000385).

See discussion under Agenda Item 6.

Member Bergen motioned, Member Sanders seconded, to approve the variance with the condition the fence matches the plan submittal. Members Bergen, Lam, Matthews, Sanders, and Searcy voted in favor of the variance.

VARIANCE APPROVED

9. Adjournment

Member Bergen motioned, Member Lam seconded, to adjourn the meeting at 7:03 p.m.
Motion carried 5-0.

MOTION APPROVED UNANIMOUSLY

Approved and accepted on April 21, 2025.

ATTEST:

Sam Searcy, Chairperson
Board of Adjustment

Lisa Modisette, City Secretary
Board of Adjustment Secretary