



**CITY OF HEDWIG VILLAGE, TEXAS
BOARD OF ADJUSTMENT
SPECIAL CALLED MEETING
PUBLIC HEARING
TUESDAY, JUNE 25, 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
David Lam, Alternate Member
Charles Matthews, Member
Jeremy Sanders, Member
Sam Searcy, Chair

Zach Petrov, City Attorney
Lisa Modisette, City Secretary
Board of Adjustment Secretary
Jordan Cruz, Assistant Building Official
Aaron Bludorn, Business Owner
Ryan McLaughlin, Applicant (via Zoom)

Absent: Michael Rigo, Member

2. Appointment of Chair and Vice-Chair

There was no discussion regarding this agenda item. The Chair and Vice-Chair discussion and vote was handled at a previous meeting.

3. Approval of Minutes: May 7, 2024

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

MOTION APPROVED UNANIMOUSLY

Zach Petrov, City Attorney, stated the variance request for 9061 Gaylord Drive and explained the Board of Adjustment hearing process.

4. Public Hearing on a request for a variance:

Property: 9061 Gaylord Drive (HCAD #0981430000004)
Applicant: Ryan McLaughlin, on behalf of Bludorn Hospitality Group
Owner of Business: Aaron Budorn, with Bludorn Hospitality Group
Variance request: Variance from Section 507(C)(2)(a), Signs, District B, Permitted Signs - Attached, from the Code of Ordinances of the Planning and Zoning Code of the City of Hedwig Village, to allow 2 wall/attached signs to be located at 9061 Gaylord Dr in the City of Hedwig Village, Texas.
Legal Description: Pt Lt 1, Jones Square R/P, in Harris County, Texas

5. Discussion and Action: Regarding the requested Variance at 9061 Gaylord Drive (HCAD #0981430000004).

Aaron Bludorn, Business Owner, thanked the City for an easy permitting process. He stated he was unaware the mural was prohibited based on the Code of Ordinances.

Ryan McLaughlin, Applicant, stated the restaurant concept is family oriented and meant to be a gathering spot for the residents. He stated the inspiration for the mural lettering was the park sign at Hedwig Park. The awning sign on the front of the building designates the entrance to the location. He stated there is no marketing or slogan in the sign just the name of the restaurant.

Jeremy Sanders, Member, asked what the issue was with the mural.

Jordan Cruz, BBG Consulting, City Building Official, stated the location (9061 Gaylord Drive) already has two signs, one on the front of the building above the entrance and a lit sign on the corner on the side of the building facing Corbindale Road. The mural on the side of building, facing Corbindale Road, is considered a sign and the Code limits the location to only two. The mural would be a third sign. He stated the lit sign on the side of the building may be an issue, the lumens would need to be verified to conform to the Code.

Aaron Bludorn stated the lit sign is designed to reflect the light back onto the building.

Jeremy Sanders stated a business would want a sign on the side of the building to announce the name of the business. He stated the mural is tastefully done.

Zach Petrov, City Attorney, stated the variance could be approved with conditions.

David Lam, Member, questioned if the words "Welcome" and "Regulars", both also painted on the side of the building, are considered part of the mural or are they considered separate signs.

Zach Petrov stated the lit sign on the sign is considered a separate sign.

Charles Matthews, Member, clarified that the awning sign on the front of the building is one (1) sign and the lit sign on the side of the building is one (1) sign. The mural is considered a third sign and needs a variance.

Zach Petrov agreed the mural would be a third sign.

Sam Searcy, Chair of the Board of Adjustments (BOA), stated the restaurant is beneficial to the City.

Charles Matthews stated BOA could approve the variance request with the condition that the mural remains as presented in the documents given to the Board.

There were no speakers to address the variance and no written comments were received by the Secretary of the Board.

Chair Searcy closed the public hearing portion of the hearing.

Member Bergen motioned, Member Lam seconded, to approve the variance on the condition the mural remain as presented and any changes would require another hearing. Members Bergen, Lam, Matthews, Sanders, and Searcy voted "Yes."

MOTION APPROVED UNANIMOUSLY

6. Adjournment

Member Bergen motioned, Member Lam seconded, to adjourn the meeting at 6:58 p.m. Motion carried 5-0.

MOTION APPROVED UNANIMOUSLY

Approved and accepted on September 10, 2024.

ATTEST:

Sam Searcy, Chairperson
Board of Adjustment

Lisa Modisette, City Secretary
Board of Adjustment Secretary