

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, NOVEMBER 02, 2010  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:10 P.M.

Present:

Bob Wiener, Chairman  
Mark Tidwell (left at 8:01 p.m.)  
Bitsy Searcy  
Sylvie Bucci  
Barbara Abrams  
Susan Mathews  
Michael Schulte  
Alan Petrov, City Attorney  
Bob Dixon, Council Liaison

Absent:

Pat Murphy  
T J Burns

**#2. RESIDENT/VISITOR COMMENTS**

None

**#3. SWEARING IN OF NEW PLANNING & ZONING COMMISSION MEMBER**

T. J. Burns, the newest member of the Planning & Zoning Commission, was not in attendance and item was tabled.

**#4. APPROVAL OF MINUTES** – Regular Monthly Meeting – July 06, 2010 & Joint Public Hearing July 08, 2010

Member Tidwell motioned, Member Mathews seconded, to approve the minutes for the Regular Monthly Meeting held on July 06, 2010.

Member Tidwell motioned, Member Bucci seconded, to approve the minutes for the Joint Public Hearing held on July 8, 2010.

**MOTION CARRIED UNANIMOUSLY**

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**#7. DISCUSSION AND POSSIBLE ACTION ON REALIGNMENT OF BUSINESS DISTRICTS**

Chairman Wiener stated that the Committee is very close to finalizing all of the recommended changes. Some of the changes include:

- Change the wording in B-3 to approximately 50% retail
- Change the wording in B-1 to approximately 85% retail

Chairman Wiener presented a geographical map to the Committee showing the proposed districts.

Chairman Wiener suggested district B-3 be extended west to Piney Point Road.

Member Tidwell motioned, Member Mathews seconded, to approve the changes on the realignment of the business districts.

**MOTION CARRIED UNANIMOUSLY**

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

Chairman Wiener presented proposed changes to the business uses that are currently listed in the Code of Ordinances. He stated that the uses listed should be more general such as retail-sales tax generating businesses.

Member Tidwell agreed and stated that it would remove some of the confusion if wording on business uses was more general.

Chairman Wiener questioned if district B-1 should be changed from 85% retail to another figure or if the change should state approximately.

Member Bucci suggested changing figure to a definite number, such as 80%.

City Attorney Petrov agreed and stated that if the wording states approximately, there would be many people wanting an exception.

Member Mathews, asked for clarification regarding the 85%, would that be 85% of a certain building or 85% of the business district.

Member Tidwell asked for clarification on retail and if a restaurant would be considered retail.

Chairman Wiener stated that he believed it would be considered retail since it is a sales tax generating business.

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Members Mathews & Tidwell suggested the word developments be changed.

City Attorney Petrov stated that he was confused regarding the 85%. He asked if that figure would be on a site-by-site basis or 85% of the whole district.

Member Bucci stated that the percentage should be figured entity by entity and gave the old Target building as an example, stating that the building is one entity and at least 85% must be retail.

Chairman Wiener suggested everyone in the Committee email him terminology for uses in district B-1. He also stated that the uses in district B-3 should be more lenient.

Liaison Dixon stated that if building heights in business districts do not change, the proposed uses should still be able to work in the current building heights.

City Attorney Petrov stated that the language needs to be more specific and questioned the definition of P.U.D. (Planned Unit Development).

Chairman Wiener asked for terminology on uses and stated that geographically, the district would not change, but would allow mid-density individually owned properties such as townhomes.

**ITEM WAS TABLED.**

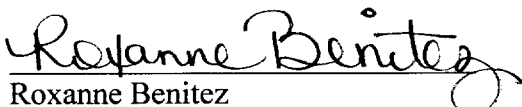
**#6. DISCUSSION OF BUILDING HEIGHTS IN THE PROPOSED NEW BUSINESS DISTRICTS**

Chairman Wiener asked that this item be skipped and removed from next month's agenda.

**#8. ADJOURN**

Member Abrams moved, Member Searcy seconded, to adjourn the meeting at 8:23 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Roxanne Benitez  
Planning and Zoning Secretary