

**MINUTES
CITY OF HEDWIG VILLAGE
PLANNING AND ZONING SUB-COMMITTEE MEETING
TUESDAY, JULY 14, 2009
955 PINEY POINT ROAD**

#1. CALL TO ORDER

Sub-Committee Chairman Wiener called the meeting to order at 8:33 P.M.

Present: Bob Wiener, Chairman
 Barbara Abrams
 Richard Plessala
 Rand Stephens

Absent: Larry Opalka
 Mark Tidwell

#2. RESIDENT/VISITOR COMMENTS

None

#3. APPROVAL OF MINUTES – Sub Committee Meeting – June 9, 2009

Sub-Committee Member Plessala moved, Sub-Committee Member Abrams seconded to approve the minutes for June 9, 2009 with the changes recommended by Sub-Committee Member Abrams.

MOTION CARRIED UNANIMOUSLY

#4. DISCUSSION AND POSSIBLE ACTION REGARDING BUILDING HEIGHTS IN BUSINESS DISTRICTS B1 AND B3

Sub-Committee Member Plessala recommended a letter be submitted to the Planning and Zoning Commission with the Sub-Committee's recommendations.

Sub-Committee Chairman Wiener stated that this was to be the last Sub-Committee Meeting.

Sub-Committee Member Stephens stated that the Sub-Committee never discussed line of sight or overlay districts in B3 and current zoning codes state that buildings beyond 300 feet from line of sight in residential districts can be 70 feet tall. Sub-Committee Member Stephens recommended buildings beyond 600 feet from line of sight in residential districts be allowed to be 145 feet tall. He also stated that overlay districts cause problems if certain business owners are allowed to heighten their properties and others cannot.

**CITY OF HEDWIG VILLAGE
PLANNING AND ZONING SUB-COMMITTEE MEETING
TUESDAY, JULY 14, 2009**

MINUTES – PAGE 2

Sub-Committee Member Stephens suggested the letter that is to be submitted to the Planning & Zoning Commission should also include a strong recommendation for an urban land planner.

Sub-Committee Member Plessala suggested a ratio be created based on line of sight.

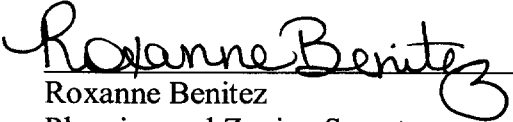
Sub-Committee Chairman Wiener recommended a letter be sent to all Planning and Zoning members with a C.C. to Mayor and City Council incorporating their fact finding discussions and should include these recommendations:

1. New floor heights with spacing allowances to become up-to-date with current building standards.
2. Line of sight additions.
3. Hire a 3rd party urban land planner.

#5. ADJOURN

Sub-Committee Member Plessala moved, Sub-Committee Member Abrams seconded, to adjourn the meeting at 8:53 P.M.

MOTION CARRIED UNANIMOUSLY


Roxanne Benitez
Planning and Zoning Secretary