

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING MEETING  
TUESDAY, AUGUST 11, 2009  
7:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 7:09 P.M.

Present:        Bob Wiener, Chairman  
                  Mark Tidwell  
                  Bitsy Searcy  
                  Pat Murphy  
                  Frank White  
                  Bob Dixon, Council Liaison  
                  Josh Golden, Attorney from Johnson, Radcliffe, Petrov & Bobbitt  
Absent:         Michael Schulte  
                  Sylvie Bucci  
                  Larry Opalka  
                  Barbara Abrams  
                  Alan Petrov, City Attorney

**#2. RESIDENT/VISITOR COMMENTS**

None.

**#3. APPROVAL OF MINUTES** – Regular Monthly Meeting – July 14, 2009

Member Searcy moved, Member White seconded, to approve the minutes for July 14, 2009.

**MOTION CARRIED UNANIMOUSLY**

**#4. REVIEW OF MINUTES** – Sub-Committee Meeting – July 14, 2009

Minutes were viewed by all Commission Members.

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**#5. DISCUSSION AND POSSIBLE ACTION REGARDING BUSINESS USES IN BUSINESS DISTRICTS B1, B2 AND B3**

Chairman Wiener stated that the recommendations were:

- B1 - 85% retail and 15% non-retail
- B2 – Mid-density individually owned residential up to 45 feet
- B3 – retail, non-retail and office space up to 145 feet.

Member Tidwell stated the terms retail and non-retail should be specified.

Member Murphy referenced retail as businesses who collect sales tax and non-retail as businesses that do not collect sales tax.

**NO ACTION WAS TAKEN**

**#6. DISCUSSION AND POSSIBLE ACTION CONCERNING SETBACKS**

Member Searcy stated their homeowners association filed a petition with Harris County and had the front set backs reduced by five feet in the deed restrictions of their subdivision, which consists of twenty-seven homes.

Member Searcy stated the association had the deed restrictions changed even though the City Ordinances take precedence.

Chairman Wiener stated that there is considerable amount of residents concerned with issues on set backs.

Member Murphy asked if there was a study that showed how many houses are affected by the restrictions on set backs. He stated that it would be good to know how many houses have a depth problem.

Chairman Wiener suggested rear set back be more restrictive.

Member Tidwell stated side and rear setbacks seem fair but more leniency should be given to front set backs.

Member Searcy stated that there should be more flexibility for homeowners wanting to remodel their home in consideration to front set back lines.

Member Tidwell stated that there is no specific location of the fault line in Hedwig Village.

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Member Searcy stated the City of Hedwig Village will not allow someone to build a house on the fault line.

Chairman Wiener stated that there are three issues in reference to set backs:

1. rear set back lines for two-story accessory buildings
2. natural causes such as the fault line
3. narrow lots

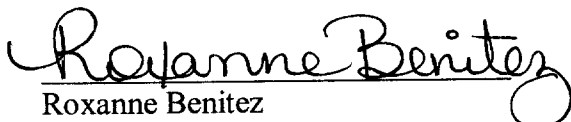
Member Tidwell & Chairman Wiener recommended a letter be submitted regarding rear set backs.

**NO ACTION WAS TAKEN**

**#7. ADJOURN**

Member White moved, Member Searcy seconded, to adjourn the meeting at 7:59 p.m.

**MOTION CARRIED UNANIMOUSLY**

  
Roxanne Benitez  
Planning and Zoning Secretary