



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING
COMMISSION SPECIAL MEETING
SEPTEMBER 1, 2022
5:30 P.M.
955 PINEY POINT ROAD
HEDWIG VILLAGE, TX 77024**

MINUTES

PRESENT:

Chair Peter Sanborn
Member Doug Bergen
Member Meagan Travis
Member Barbara Sanders
Member Brent Reed

William Petrov, City Attorney
Evan DuVall, Deputy Building Official
Luzdenny Fernandez P&Z Secretary
Wendy Baimbridge, City Administrator

ABSENT:

Council, Clay Trozzo
Richard Alexander
Alan Ratterree

1. CALL TO ORDER

Chair Peter Sanborn called meeting to order at 5:35 p.m.

2. RESIDENT/VISITOR COMMENTS

Speaker Fisher Trigg and his partner Larry are the owners of the building 9219 Katy Freeway since 1972. Mr. Trigg commented on him and his partner's end of the road and wanting to have a purchaser come in and redevelop. Mr. Trigg commented on the proposed change of the PUD from 3 acre to 1 acre that would allow retail developers invest in the building. He mentioned this change would be a benefit to the city in high volume sales tax.

Speaker Laura Noaker and Dr. Michael Sealy. Laura is the owner of Vergi 24/7 animal clinic on 8921 Katy Freeway. This emergency animal hospital has been there since 1977. This building is its own zoned building about 5,000 square feet. Laura and her team are interested in moving a couple of hundred feet in the old Gorman's building. Laura mentioned that they have three in a half on their lease. They estimate needing at least 10,000 square feet with their current business model. They are only critical care for animals and are 24/7 hospital care. They are currently crowded and need more vets and staff for help. The contractor they consulted with mentioned a second floor for their treatment area which would leave them 2200 square foot and not enough. They all concluded that it's not beneficial to the animal's health taking the animals in an elevator with health problems. They have been grandfathered in all the years not having to have retail in

their building. Laura specified not wanting to leave Hedwig Village and wants to grow but needs the City's help in finding a way of resolvents.

Speaker Khaled Kajani is owner of the hotel on 9535 Katy Freeway on sight. This sight is a little less than 3.7 acres. They are interested in developing a 1st and 2nd floor restaurant and retail. They are asking for 107 in height verses the 81 height the PUD is in. They have showed the committee a development model with parking and height specifications. His architect also showed the committee the model of greenspace being applied. The current building is a six-story current PUD and requesting 2 more floors. He mentioned the comparison of the village towers across of Katy Freeway. In order to do this, he has presented in the change of the city ordinance. Their presentation is in his model is a component of 45,000 square footage in retail and restaurant. Mr. Kajani is wanting to maintain neighborhood friendly, keep lots of green space and move towards a class A more noticeable building to the city's benefit. Brent is in question about the height and the residential concerns. Meagan redirects on not being an issue on the height if the height doesn't disrupt the residents.

3. DISCUSSION AND POSSIBLE ACTION ON:

a. PLANNED UNIT DEVELOPMENT –

All in agreement with moving forward with the current suggestions.

b. PROMENADE AND WALKABILITY WITHIN THE COMMERICAL DISTRICTS-

Chair Peter, opened up briefly and asked if any comments from any residents have been mentioned. Meagan said resident Shirley Rouse commented on having P&Z give examples of other cities that have done the promenade and walkability before. Evan mentioned the packet included one example from the San Antonio river front area which is required to build on private land. Chair Peter discussed with Evan on finding new examples and showing the sustained requirements on private land. Brent mentions the proposed is good for the city and have a broader vision on what the city can look like. Evan mentioned there is a process of a variance for property owners as well and the goal is to maximize the outcome to make it as close as possible. Evan also mentions it takes time to make everything work.

c. PARKING REGULATIONS- NO DISCUSSION

d. DRIVEWAY REQUIREMENTS- NO DISCUSSION

e. DESIGN GUIDELINES-

Chair Peter and building official Evan are working a long-term design guideline for the city which will be good for marketing material for potential developers to come in. Chair Peter says City Council members have also agreed to this idea. Chair Peter says this design guide lays a solid foundation and long-term vision. Evan says it's been a long time coming from the past and this is the time to move forward. Quotes are in place and looking at the budget to see where the city stands. Wendy, Chair Peter and Evan are working on having this design guide concluded by the beginning of next year.

f. ZONING ORDINANCE DEVELOPMENT STANDARDS- NO DISCUSSION

g. SUBDIVISION ORDINANCE DEVELOPMENT STANDARDS- NO DISCUSSION

h. VETERINARY SERVICES IN COMMERCIAL DISTRICTS

Chair Peter, commented on not knowing the right answer on this from a retail sales tax perspective. Chair Peter says from the zoning aspect this animal emergency clinic was not considered retail nor non-retailed. They were unfortunately left blank. He wants clarity before being worked on for evaluation. Meagan agrees on needing an emergency vet service in the city. Chair Peter mentions their sales tax is 25% retail and not at the 75%. Evan tried to figure out a way to see what they consider for retail purposes. Members will discuss in further meetings. Peter Chair says in a P&Z side he is hesitant but willing to look at it in case-by-case bases.

MOTION CARRIED UNANIMOUSLY

Chair Sanborn

All members voted "Aye" in favor of the motion, "Nays" none.

**4. APPROVAL OF THE MINUTES- PLANNING AND ZONING SPECIAL MEETING
07/26/2022**

Brent Reed motioned, Doug Bergen seconded, to approve the minutes as presented. All members voted "Aye" in favor of the motion, "Nays" none.

5. ADJOURN

Chair Peter Sanborn motioned to adjourn the meeting; Member Brent Reed seconded. All members voted "Aye" in favor of the motion, "Nays" none.

MOTION CARRIED UNANIMOUSLY

The meeting adjourned at 7:25 p.m.

ATTEST:

Peter Sanborn, Chairperson

Luzdenny Fernandez, P&Z Secretary