



**CITY OF HEDWIG VILLAGE, TEXAS
REGULAR PLANNING AND ZONING
COMMISSION REGULAR MEETING
09/27/2022 AT 5:30PM
955 PINEY POINT ROAD
HEDWIG VILLAGE, TX 77024**

MINUTES

PRESENT:

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

Zach Petrov, City Attorney
Evan DuVall, Deputy Building Official
Luzdenny Fernandez, P&Z Secretary
Wendy Baimbridge, City Administrator
Council Clay Trozzo

ABSENT:

Richard Alexander
Alan Ratterree

1. CALL TO ORDER-

Chair Peter Sanborn called meeting to order at 5:39 p.m.

2. RESIDENT/VISITOR COMMENTS

Resident Andrea Herman on 930 Karos Lane thanked Hedwig Village staff for updating the minutes and making them current. She would like to see, if possible, a cross reference in the minutes from past discussions that would help in the future discussions also. She expressed her concern about the new construction coming up on 19 Hedwig Circle that will have two large oak trees taken down. Resident Andrea Hermann continued to express why the city is letting all the trees go away and if there is anything we can do to limit how large of a house to be built to save our trees, so they won't be taken down.

3. DISCUSSION AND POSSIBLE ACTION ON:

a. DESIGN GUIDELINES-

Chair Peter Sanborn opened the meeting by mentioning the goal on establishing the scope of work to study over the design guidelines. There have been 3 bids in for the designer guides with a meeting of two of the consultants. The purpose of the meeting is to talk about what is exactly needed in the design guide. Building official Evan Duvall says these guidelines will include retail and commercial only. Building official Evan says the guidelines will have a broader explanation in inside of the building design and the articulation of it. All the commercial districts design will include the articulation of elevations, lighting, landscaping, parking structures, public areas, setbacks, signage, surface parking etc. Importantly the guidelines will include a color code and the material the city will go by. Member Brent Reed wants to make sure the guidelines include the fencing. Chair Peter mentioned if the trees can have its own guidelines since the city's logo and representation is the trees. Chair Sanborn would like to see drainage in the

guidelines for residential purposes. Members want to include the streets in the city. Chair Peter wants to add, for example from the north and south streets to I-10. Chair Sanborn asked about Hedwig history to guide the members on what else to incorporate in the city. Member Meagan Travis would like to see in the guidelines a representation of Hedwig in maybe lighting or a brand to make people know they are in Hedwig Village. Member Travis gave an example of how the Woodlands stands out from the Spring area and how there is difference in the two. Member Barbara Sanders lastly mentions the importance of how drainage is and retention tanks in the city to be included in the guidelines as well.

b. PARKING REGULATIONS-

Chair Sanborn mentioned this topic is included in the design guidelines. The consultant will look at the reassessing what the parking's usage and changes in size, standard size and oversized. Chair Sanborn would like to also see the percentages of parking to be included as well. The parking garages height, parking sizes and the percentage of them is important to be evaluated in the design guide. Member Brent Reed wouldn't like to see a parking garage in the back of the resident's backyard or have anyone looking into their backyards. Chair Sanborn and Megan Travis wants to reassure the developers look at the city's options and take in considerations of all the requirements being mentioned.

c. DRIVEWAY REQUIREMENTS-

No discussion

d. ZONING ORDINANCE DEVELOPMENT STANDARDS-

No discussion

e. SUBDIVISION ORDINANCE DEVELOPMENT STANDARDS-

No discussion

4. APPROVAL OF THE MINUTES- PLANNING AND ZONING REGULAR MEETING

08/30/2022-None-Meeting was cancelled

5. ADJOURN

The meeting adjourned at 6:50 p.m.

Chair Peter Sanborn motioned to adjourn the meeting; Member Barbara Sanders seconded.

MOTION CARRIED UNANIMOUSLY

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

ATTEST:

Peter Sanborn, Chairperson

Luzdenny Fernandez, P&Z Secretary