



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 25, 2023 - 5:30 PM
955 PINEY POINT ROAD
HEDWIG VILLAGE, TX 77024**

MINUTES

PRESENT:

Chair Peter Sanborn
Member Dr. Barbara Abrams
Member Doug Bergen
Member John Irwin
Member Brent Reed

Wendy Baimbridge, City Administrator
Ian Knox, Building Official
Clay Trozzo, City Council Member
Zach Petrov, City Attorney
Luzdenny Fernandez, P&Z Secretary

ABSENT:

Doug Bergen
Meagan Travis

Russell Abshire

1. CALL TO ORDER

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

2. RESIDENT/VISITOR COMMENTS

Resident Andrea Herman, 930 Karos Lane, commented on building height in the commercial districts and the increased use of Hedwig Village infrastructure, water sewers, and higher buildings. Andrea Herman stated the topic has been discussed previously with the Planning and Zoning Commission (P&Z) previously.

Jeanette Muecke, 11 Hedwig Way, stated she lives close to District B4, which according to the proposal, building height can be increased to 98 feet, possibly up to 126 feet. She stated the current new building is 80-85 feet. She questioned why the city would increase building height that much and how the height proposal benefits the residents.

Tim Davis, 815 Hedwig Way, commented on increasing building height and changes in the zoning. He said those changes in the zoning, presented for discussion, would cause increased traffic problems, increased crime, and stress on the existing water sewer and infrastructure. He stated it is not the responsibility of the City of Hedwig Village, the Mayor, the City Council, or the P&Z to propose or vote for changes to the current zoning rules, business district designations, Planned Unit Developments (PUD), or increases to the currently allowed building height in order to increase the property values within the commercial districts. He stated the proposed changes could be a deterrent to the quality of life for the residents to peacefully enjoy their property.

Chris Cunningham, 3 Hedwig Circle, stated he agrees with Mr. Davis and is opposed to commercial buildings looking into the residential districts.

Rick Zimmerman, 5 Hedwig Circle, commented on how he is opposed to increasing building height restrictions. He stated it will be detrimental to home values and traffic.

3. DISCUSSION AND POSSIBLE ACTION ON:

a. DESIGN GUIDELINES –

Chair Peter Sanborn thanked the speakers and the visitors for attending the meeting and for presenting their comments. Chair Sanborn stated the discussion, by law, must be an open meeting so as not to be behind closed doors and transparency is the point. Chair Sanborn discussed the example of the Village Tower buildings and how that building was done under the PUD process. Chair Sanborn explained the draft design guide is to give P&Z ideas on how developers can go and develop by right instead of going through the PUD process so it's not a strain on City resources. Chair Sanborn doesn't want skyscrapers but wants to turn dilapidated buildings into buildings the residents can enjoy. Also, it would simplify the Building Code and deliver amenities that the residents would enjoy. Chair Sanborn pointed out that revising the Code would increase walkability for our residents, retail sales, and sales tax revenue which would help our City's budget.

Member Brent Reed stated he understands the residents' concerns about the changes being proposed in the design guide. He stated P&Z is trying to create guidelines as a starting point for commercial revitalization. He stated P&Z discusses proposed changes at open meetings.

Council Member Trozzo confirmed the Village Tower buildings were developed per the PUD process and are 6 stories (81') and cannot be seen from Gaylord Street; they are out of the residential sight line. Council Member Trozzo stated City Council is looking out for the best interests of the residents of Hedwig Village. Council Member Trozzo firmly believes that the parking ratios should be discussed in more detail. He stated he stands firmly behind the code as written today regarding height restrictions.

Kendig Keast presented the design guide drafts highlights that included the site design and building height requirements, setbacks to add more height and viewing angles of the buildings. The diagrams presented angles of the buildings and their visibility. The draft also showed the retail parking space ratios. Kendig Keast also proposed pedestrian accommodations to be friendlier by increasing promenade walkways.

4. APPROVAL OF THE MINUTES

December 5, 2022 Special Meeting Minutes

March 9, 2023 Joint Workshop Minutes

Chair Peter Sanborn motioned, Member Dr. Barbara Abrams seconded, to approve the minutes. Motion carried 5-0.

MOTION CARRIED UNANIMOUSLY

5. ADJOURN

The meeting was adjourned at 8:50 p.m.

Chair Peter Sanborn motioned, Member Dr. Barbara Abrams seconded, to adjourn the meeting. Motion carried 5-0.

