



**CITY OF HEDWIG VILLAGE, TEXAS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, MARCH 5, 2019  
6:30 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. Call To Order**

Co-Chairperson Murphy called the meeting to order at 6:35 p.m.

Present:

Susan Mathews

Minh Ly

Tom Roth

Bitsy Searcy

Pat Murphy

Alan Petrov, City Attorney

Evan Du Vall, BBG Code Consulting

Kevin Taylor, BBG Code Consulting

Barbara Abrams

Shirley Rouse, Council Liaison

Angie Ventura, Permit Clerk

Jennifer Henrickson with Stantec Architects

Travis Stanford with SBISD Planning and Construction

Absent:

Diana Kopelman

**2. Resident/Visitor Comments**

Resident Bob Weiner, 8929 Gaylord Dr. #150 Hedwig Village TX 77024, gave an update on the Parks and Beatification Committee. He stated that there are several projects including the planting of 6 Live Oaks along Clifford, the park clean up, and the adding of benches to the park. A long term plan is in discussion with TX Dot and 140 trees will be provided by Trees of Houston to be planted between the sidewalk and the I-10 feeder.

**3. Approval of Minutes**

January 03, 2019 Planning and Zoning Regular - Bitsy Searcy moved to approve, Tom Roth seconded. All in favor. Motion carried.

January 17, 2019 Planning and Zoning Joint Public hearing - Barbara Abrams moved to approve, Tom Roth seconded. All in favor. Motion carried.

January 17, 2019 Planning and Zoning Special Meeting - Pat Murphy moved to approve, Barbara Abrams seconded. All in favor. Motion carried.

**4. Reports from City Council Liaison**

Shirley Rouse reported on a Council meeting held on February 21, 2019 with discussion involving having the city contract with one solid waste hauler in the commercial districts instead of having each business contracting their own. No immediate action was taken. Another item on

the council meeting agenda was approving the current International Building Codes. The last item of interest to P&Z was an update of the 9533 Katy Freeway property. Shirley asked Kevin Taylor if there were any updates. Kevin Taylor stated that there was a demolition permit issued and that we were told that the demolition should be completed by late March to mid-April.

**5. Reports from Subcommittees**

Evan DuVall gave an update he stated he met with Minh Ly to discuss the shared parking ordinance. Evan updated P&Z on various proposed modifications to the shared parking ordinance such as off-site parking, valet parking, and shuttle service.

**6. Discussion and possible action on:**

**a. Proposed Ordinance regarding shared parking, valet/shuttle service and offsite parking**

Evan DuVall gave an update he stated he met with Minh Ly to discuss the shared parking ordinance. Evan updated P&Z on various proposed modifications to the shared parking ordinance such as off-site parking, valet parking, and shuttle service.

**b. Update on proposed Memorial High School renovations/improvements and pathways for proposed developments.**

Jennifer Henrickson, Santec Architects, presented and explained the Master Plan for Phase I that was approved in the current Capital Improvement 2017 Bond Plan. Phase II is for the future. Jennifer Henrickson showed slides that described how the plans for these renovations will be implemented and various modifications that would be necessary while the renovations are being done. The Planning and Zoning Commission posed various questions for discussion regarding how drainage and traffic will be impacted and building height as well as placement of mechanical equipment.

**c. Proposed Planned Unit Development Enabling Ordinance for churches, schools and city uses with in the Residential A zoned properties five (5) acres in size or more.**

The Planning and Zoning Commission discussed various possible modifications that can be made to the Planned Unit Development (PUD) Enabling Ordinance regarding residential districts and what the building restrictions should be for schools and churches. Alan Petrov suggested that the city adopt a mechanism with minimum standards and parameters. There was a PUD enabling subcommittee created which included Susan Mathews, Barbara Abrams, and Pat Murphy to assist in streamlining the proposed recommendations.

**d. Discussion regarding small nodes with in the City of Hedwig Village.**

No discussion

**e. Buried power lines in the business district.**

No discussion

**f. Design Guide**

No discussion

**g. Minimum building construction standards of Leed Silver, Class “A” or other standards for the Business Districts**

No discussion

**h. Proposed Lighting Ordinance**

No discussion

**i. Landscaping Requirements for business districts.**

No discussion

**j. Comprehensive Plan**

No discussion

**k. Future Agenda Topics**

No discussion

**7. Adjourn**

Member Abrams moved, Member Searcy seconded, to adjourn the meeting at 9:25 pm, all in favor.

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted April 4, 2019

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Pat Murphy, Chair  
Planning and Zoning Commission

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Angie Ventura  
Planning and Zoning Secretary