



**CITY OF HEDWIG VILLAGE, TEXAS  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING - DECEMBER 8, 2020  
6:30 P.M. - 955 PINEY POINT ROAD  
HEDWIG VILLAGE, TEXAS**

**MINUTES**

**1. CALL TO ORDER**

Pat Murphy called the meeting to order at 6:30 p.m.

Present:

Chairperson Pat Murphy  
Member Tom Roth  
Member Scott Davis  
Member Barbara Abrams

Susan Mathews, City Council Liaison  
Kevin Taylor, Building Official  
Evan Duvall, Deputy Building Official  
Zach Petrov, City Attorney  
Angie Ventura, Planning and Zoning

Secretary

- 2. MINUTES** – Planning and Zoning Regular Meeting September 1, 2020  
Planning and Zoning Regular Meeting October 6, 2020

Scott Davis motioned, Tom Roth seconded, to approve the September 1, 2020 minutes as presented. All in favor. Motion carried.

Tom Roth motioned, Barbara Abrams seconded, to approve the October 6, 2020 minutes as presented. All in favor. Motion carried.

**3. RESIDENT/VISITOR COMMENTS**

Richard Barbles, Clay Healthcare Development, offered to answer any questions the members may have regarding development in the City. He also discussed a possible development in the City his company has under review.

**4. REPORT FROM CITY COUNCIL LIAISON**

Susan Mathews gave an update on the previous City Council meeting and an upcoming City Council workshop.

**5. REPORT FROM BUILDING OFFICIALS**

No discussion.

**6. REPORT FROM CITY BEAUTIFICATION COMMITTEE**

No discussion.

**7. REPORTS FROM SUBCOMMITTEES**

No discussion.

**8. DISCUSSION AND POSSIBLE ACTION ON:**

- a. TO DISCUSS ANY ITEMS DERIVED FROM THE BEAUTIFICATION COMMITTEE REPORT.

No discussion.

- b. BICYCLE PARKING AND PARKING IN COMMERCIAL DISTRICTS

No discussion.

- c. SIGNS IN COMMERCIAL DISTRICTS

No discussion.

- d. MEDICAL PERCENTAGES FOR BUSINESS DISTRICTS – Guest Speaker

Members and the Building Officials discussed the medical percentages in the commercial districts. Members reviewed the proposed language to allow medical services in all commercial districts.

Scott Davis encouraged Planning & Zoning to create a plan. He stated developers would build within the scope of the plan.

- e. RETAIL PERCENTAGES FOR BUSINESS DISTRICT – Guest Speaker

Trent (last name unknown), 602 Sawyer, representing the property owner of 8741 Katy Freeway, spoke regarding retail requirements and building heights in the commercial districts.

Members and the Building Officials discussed the retail percentages in the commercial districts.

Kevin Taylor discussed a possible formula to allow a smaller percentage of required retail on the ground floor of an office building depending on the length of frontage on the freeway.

- f. ACCESSORY STRUCTURES

Members and Evan DuVall discussed possibly reducing the setback requirements for accessory structures in the residential districts.

- g. COMPREHENSIVE PLAN

No discussion.

- h. FUTURE LONG-RANGE BUDGETARY LETTER

No Discussion.

- i. DESIGN GUIDE

Member Davis stated again the City needs a plan.

- j. FUTURE AGENDA TOPICS

No discussion

**9. ADJOURN**

Scott Davis motioned to adjourn at 8:38 p.m. Tom Roth seconded. All in favor. Motion carried.

Approved and accepted **December 8**, 2020.

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Pat Murphy, Chair  
Planning and Zoning Commission

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Angie Ventura  
Planning and Zoning Secretary