



**CITY OF HEDWIG VILLAGE, TEXAS  
REGULAR  
PLANNING AND ZONING COMMISSION MEETING  
JANUARY 5, 2021 - 6:30 P.M.  
955 PINEY POINT ROAD  
HEDWIG VILLAGE, TX 77024**

**MINUTES**

**PRESENT:**

Tom Roth, Chairperson  
Andrea Hermann  
City Attorney Zach Petrov  
Council Liaison Susan Mathews

Barbara Abrams  
Robert Wiener  
Deputy Building Official Evan DuVall  
Angie Ventura, P&Z secretary

**ABSENT:**

Scott Davis

**1. CALL TO ORDER**

Tom Roth called meeting to order at 6:35 pm

**2. RESIDENT/VISITOR COMMENTS**

- Pat Murphy, 11510 Echo Hollow, commented on the need for a comprehensive plan and a vision for the City.
- Patrick Breckon, 930 Deepwell, stated his wife complained the City park is dark at night.

**3. REPORT FROM CITY COUNCIL LIAISON**

Susan Mathews gave an update regarding the last City Council Meeting, Susan reported that there were approved amendments to the parking space requirements, medical office, monument sign ordinances, and approval of small node pole locations. There was also discussion regarding the medical use restrictions on location within the commercial districts.

**4. REPORT FROM BUILDING OFFICIALS**

Evan Duvall gave updates on current ongoing commercial projects within the City, an increased interest in residential development, and the Memorial High School renovation.

**5. REPORT FROM CITY BEAUTIFICATION COMMITTEE**

Tom Roth reported that there will be some trees removed and replaced. Andrea Herman reported on the new City signs with landscaping as well as the possible purchase of Christmas decorations.

**6. REPORTS FROM SUBCOMMITTEES**

No discussion

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

**a. To Discuss Any Items Derived from the Beautification Committee Report**

Bob Wiener stated the Beautification Committee has done a wonderful job over the past few years.

**b. Bicycle Parking and Parking in Commercial Districts**

No discussion

**c. Signs in Commercial Districts**

No discussion

**d. Medical & Retail Percentages for Business Districts**

Evan Duvall introduced a proposed exception to six (6) properties within the B-3 and B-4 Zoning Districts. The current regulations require that any property within B-3 and B-4 have 85% and 75% sales tax generating businesses on the first floor. The proposed exception would give properties with a 30% width to depth ratio an ability to have a full-service restaurant per building to satisfy the sales tax generating requirement. Staff recommend scheduling a joint public hearing to further discuss this item. Bob Wiener asked if this proposed change could be met with a Planned Unit Development (PUD). Kevin Taylor, Building Official, stated some of the affected properties do not meet the PUD acreage requirement. The proposed change would require a public hearing and an ordinance approved by City Council.

Bob Wiener motioned to request a Public Hearing from City Council on this topic. Barbara Abrams seconded. All in favor.

**MOTION CARRIED UNANIMOUSLY**

**e. Comprehensive Plan**

No discussion

**f. Future Long-Range Plan Budgetary Letter**

No discussion

**g. Future Agenda Topics**

No discussion

**h. Design Guide**

No discussion

**8. ADJOURN**

Tom Roth motioned to adjourn the meeting at 7:50. Barbara Abrams seconded. All in favor.

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted on April 6, 2021.

ATTEST:

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Tom Roth, Chairperson

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Angie Ventura, PZ Secretary