



**CITY OF HEDWIG VILLAGE, TEXAS  
REGULAR PLANNING AND ZONING  
COMMISSION MEETING  
JUNE 25, 2024  
955 PINEY POINT ROAD  
HEDWIG VILLAGE, TX 77024**

**MINUTES**

**PRESENT:**

Chair Peter Sanborn  
Member John Irwin  
Member Russell Abshire  
Member Barbara Abrams

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

**ABSENT:**

Member Meagan Travis  
Member Brent Reed

Member Doug Burgen

**1. CALL TO ORDER**

Chair Peter Sanborn called the meeting to order at 5:34 pm.

**2. RESIDENT/VISITOR COMMENTS**

None

**3. DISCUSSION AND POSSIBLE ACTION ON RESIDENTIAL AND COMMERCIAL DETENTION REQUIREMENTS**

- Discussion for requirements on elevation and detention for commercial and residential
- Discussion in detention capacity
- Discussion about what the code allows to diminish the natural detention and how there are no mechanism requirements in place to recapture.
- Discussion on IDS drainage reviews in relation to the City's drainage requirements (Commercial)
- Discussion in getting a comparison table of other municipalities for detention requirements and what the market in Houston in general is doing across the board for commercial areas, non-residential use and residential areas.
- Discussion on Memorial High School coming back to apply for a PUD for Phase 2 or 3 needing detention requirements.
- Discussion on Ch. 38 Sec 82 - Specific standards for residential construction and non-residential requirements how to define the requirements for detention on non-flood zones.
- Discussion on comparisons about specific requirements for Bunker Hill at Frostwood regarding detention.
- Discussion on Ch. 74 Sec 126 about drainage; Safebuilt has no document on file; must check with the City Secretary; needed for replotting purposes

**4. DISCUSSION AND POSSIBLE ACTION ON COMMERCIAL DISTRICT TAX GENERATING BUSINESS REQUIREMENTS**

- Discussion on Business District B retail requirements imposed on commercial district whether 50 percent or more of the revenue of the business is derived by the sale of the designated goods or services.
- Discussion on District B1 requirements of at least 85 percent of the aggregate net leasable space of the ground floors of buildings which comprise a retail or business office complex shall be used or sales tax generating businesses.
- Discussion in question about the townhomes in Business District B2 are exempt
- Discussion in Business District B2 - striking out "which comprise a retail center or business office complex"; ground floor 50% of the ground floor needs discussion on defining description on requiring ground floor requiring sales tax generating.
- Enforcement retail requirements of ground floor to be further discussed
- Discussion on Business District B for veterinarian services - adding both designation label as retail services and non-retail services.

## **5. APPROVAL OF THE MINUTES- PLANNING AND ZONING REGULAR MEETING**

### December 14, 2023, Planning and Zoning Commission Meeting Minutes

Russell Abshire motioned, Doctor Abrams seconded, to approve the minutes as presented.  
Approved 4-0

#### **MOTION CARRIED UNANIMOUSLY**

### December 14, 2023, Special Planning & Zoning Commission Meeting Minutes

Doctor Abrams motioned, John Irwin seconded, to approve the minutes as presented.  
Approved 4-0

#### **MOTION CARRIED UNANIMOUSLY**

### January 23, 2024, Planning & Zoning Commission Meeting Minutes

Doctor Abrams motioned, John Irwin seconded, to approve the minutes as presented.  
Approved 4-0

#### **MOTION CARRIED UNANIMOUSLY**

### February 8, 2024, Planning & Zoning Commission Joint Public Hearing Minutes

Russell Abshire motioned, Doctor Abrams seconded, to approve the minutes as presented.  
Approved 4-0

#### **MOTION CARRIED UNANIMOUSLY**

**6. ADJOURN**

The meeting was adjourned at 6:54 p.m.

Chair Peter Sanborn motioned to adjourn the meeting; Member John Abshire seconded.

Approved 4-0

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted on August 27, 2024.

ATTEST:

---

Peter Sanborn, Chairperson

---

Luzdenny Fernandez, P&Z Secretary