



**CITY OF HEDWIG VILLAGE, TEXAS  
REGULAR PLANNING AND ZONING  
COMMISSION MEETING  
AUGUST 27, 2024  
955 PINEY POINT ROAD  
HEDWIG VILLAGE, TX 77024**

**MINUTES**

**PRESENT:**

Chair Peter Sanborn  
Member Doug Bergen  
Member Russell Abshire  
Member Barbara Abrams  
Member Meagan Travis

Zach Petrov, City Attorney  
Jordan Cruz, Senior Planner  
Wendy Baimbridge, City Administrator  
Luzdenny Fernandez P&Z Secretary

**ABSENT:**

Member John Irwin

Member Brent Reed

**1. CALL TO ORDER**

Chair Peter Sanborn called the meeting to order at 5:31 pm.

**2. RESIDENT/VISITOR COMMENTS**

None

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

- a. Discussion ensued regarding the ground floor sales tax generating business requirements for all Business Districts in the City and need to address the requirement as it applies to building designs that have little to no leasable floor area on the ground floor. The Building Official brought up site designs that have almost entirely parking on the first floor with the only leasable building space above a parking garage or first floor parking. It was recommended by the Building Official that the requirement for sales tax generating businesses for all the business districts shall be applied to the floor of a building immediately above the floor dedicated wholly to a parking area. Discussion ensued regarding a site that has a small non-parking area lobby in an attempt to avoid the sales tax generating business requirement, and it was recommended that it should be a building site with the first floor (and subsequent floors if applicable) significantly dedicated to parking instead of wholly. The Chair clarified that this change would apply to business zoning districts B-1, B-2, B-3 and B-4. The Chair asked if the other commissioners had any other recommendations or comments on the proposed Code revision. The general consensus of the Commission was that it was generally in favor of the proposed revision and would like to move forward with the process.

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

June 25, 2024, Planning and Zoning Commission Meeting Minutes

Russell Abshire motioned, Doug Bergen seconded, to approve the minutes as presented.  
Approved 5-0

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted on September 25, 2024.

ATTEST:

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Peter Sanborn, Chairperson

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Luzdenny Fernandez, P&Z Secretary