



**CITY OF HEDWIG VILLAGE, TEXAS  
REGULAR PLANNING AND ZONING  
COMMISSION MEETING  
OCTOBER 22, 2024  
955 PINEY POINT ROAD  
HEDWIG VILLAGE, TX 77024**

**MINUTES**

**PRESENT:**

Chair Peter Sanborn  
Member Doug Bergen  
Member Barbara Abrams  
Member John Irwin  
Member Brent Reed  
Member Russell Abshire

Calab Villarreal, Associate City Attorney  
Evan Duval, Building Official  
Wendy Baimbridge, City Administrator  
Liaison Trozzo  
Luzdenny Fernandez P&Z Secretary

**ABSENT:**

Member Meagan Travis

**1. CALL TO ORDER**

Chair Peter Sanborn called the meeting to order at 5:32 pm.

**2. RESIDENT/VISITOR COMMENTS**

Councilmember Member Shirley Rouse presented recommendations from the Streets and Drainage Committee for detention requirements on non-residential lots to improve the Hedwig Village drainage ordinances by land use. Councilmember Shirley Rouse stated this recommendation is an addition to the existing flood prevention requirements for Hedwig Village. Councilmember Rouse conveyed the challenges Hedwig Village currently has and how the proposal will benefit the residents.

- We are fairly small as a City.
- How the water flows across the City in various directions.
- The City has larger amounts of impermeable land today than we had in the past 25 years, reducing absorption.
- Detention would allow an opportunity to lessen water flow into the storm system.
- Vacant properties vacant for more than 4 years would be considered undeveloped.
- Vacant properties greater than 3.5 acres would be required to detain 125% of storm water.
- The smaller lots have a limited value for detention.
- Developers of larger lots have a PUD option to request variances. There is not a process in the PUD for the City to add new requirements.

City Engineer Tom Buscha discussed:

- Detention requirements for non-residential properties.
- If the impervious coverage ratios do not change from pre and post construction, detention is not required.
- Existing commercial development detention requirements.
- Detention requirements for Houston and other surrounding cities.
- City of Hedwig issues regarding drainage.

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

- a. Sec. 38-84. Stormwater detention- Discussion
  - Drainage review during the re-platting process.
  - Detention estimates and benefits for non-residential developments.
  - Have developers plan detention accordingly if they drain to Hedwig Village when building from ground up.
  - Detention requirements for non-residential lots abandoned more than 3.5 years.
- b. Article V Zoning Regulations, Chapter 507 C 3 Signs- No discussion

**MOTION CARRIED UNANIMOUSLY**

Member Doug Burgen motioned to approve the language as presented; Member Brent Reed seconded and third by Member John Irwin.

Approved 6-0

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

September 25, 2024, Planning and Zoning Commission Meeting Minutes

Member Brent Reed motioned, Member John Irwin seconded, to approve the minutes as presented.

Approved 6-0

**d. ADJOURNED**

The meeting was adjourned at 6:30 p.m.

Member Doug Burgen motioned, Member John Irwin seconded, to adjourn the meeting. Motion carried 6-0.

ATTEST:

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Peter Sanborn, Chairperson

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Luzdenny Fernandez, P&Z Secretary