



**CITY OF HEDWIG VILLAGE, TEXAS
PLANNING AND ZONING
COMMISSION MEETING
JULY 22, 2025
955 PINEY POINT ROAD
HEDWIG VILLAGE, TX 77024**

MINUTES

PRESENT:

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

Zach Petrov, City Attorney
Eli Fernandez, Building Official
Lisa Modisette, City Secretary
Clay Trozzo, Council Liaison
Luzdenny Fernandez, P&Z Secretary

ABSENT:

Member Brent Reed

Member Meagan Travis

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:

a. 8775 Katy Freeway

Presentation from Brett Moody on Sweet Tomatoes site proposing a luxury residential development with retail on ground floor. Mr. Moody proposes a 10-story building with 85 units for sale (condos). The size of the units will vary, possibly 1800 – 2400 square feet. However, he anticipates less units due to owners' preferences for larger units. He stated three homes in Hedwig Village would be in line of sight of the property building. 70% of the units would be 2 bedrooms, with the remaining units being 3 bedrooms. The units would cost approximately \$1000/foot. The proposed structure would have parking underground, with 5000 square foot retail space on the ground floor. The proposed project would have green space and high-end amenities.

Planning & Zoning (P&Z) members asked questions regarding traffic access, elevation of the building, fire department capabilities, location of Hedwig Village homes in close proximity, and expressed concern about flooding of the underground parking.

Brett Moody stated he was willing to hold a town hall meeting to receive resident input.

b. Texas Legislature changes –

- i. HB 24 Zoning Amendments and Protests as it applies to the Hedwig Village Code of Ordinances, Article VII, Amendatory Procedures,

Sections 707, Publication, and Section 712, Final Action by City Council

HB24 updates the language in the Code regarding protests and notices pertaining to zoning regulation changes. P&Z discussed revising Hedwig Village current law in sections 707 and 712 about zoning changes to conform with HB 24. The City Attorney concurred.

- ii. HB 2464-Home-Based Businesses as it applies to the Hedwig Village Code of Ordinances, Article V, Zoning Regulations, Residential Districts A and C, Section 505, B, Limitations, 9, Business

HB 2464 states a City cannot prohibit a home-based business, if the business meets certain requirements. P&Z discussed modifying Hedwig Village current code 505.B.9 limitations that prohibits businesses in residential districts A or C. City Attorney recommends defining a no-impact home business.

Discussed the limitation examples of certain home-based businesses and amending home based business meeting the requirements under HB 2464 and necessary protection for the residents.

- iii. Any other Texas Legislative Changes (e.g. HB 4506, Electronic Notice of Zoning Changes)

HB 4506 requires a municipality to create and allow residents to sign up for notices via electronic means. The resident must be able to have the ability to sign up on the City's website. The resident must "opt in". P&Z discussed HB 4506 amending the code to allow residents to "opt in", via the City's website, to receive electronic notices of zoning changes.

4. APPROVAL OF THE MINUTES

May 27, 2025, Regular Meeting Minutes

Member Russell Abshire motioned, Member John Irwin seconded, to approve the minutes, as presented. Motion carried 5-0.

MOTION CARRIED UNANIMOUSLY

5. ADJOURNED

Chair Sanborn motioned, Member Irwin seconded, to adjourn the meeting at 6:40 p.m. Motion carried 5-0.

MOTION CARRIED UNANIMOUSLY

ATTEST:

Peter Sanborn, Chairperson

Lisa Modisette, City Secretary