CITY OF HEDWIG VILLAGE, TEXAS
SPECIAL PLANNING AND ZONING
COMMISSION MEETING
MAY 12, 2026
955 PINEY POINT ROAD
HEDWIG VILLAGE, TX 77024

MINUTES

PRESENT:

Chair Brent Reed
Member Barbara Abrams
Member Russell Abshire
Member Doug Bergen
Member John Irwin
Member Briggs Knight

Alan Petrov, City Attorney
Eli Fernandez, Building Official
Lisa Modisette, City Secretary
Wendy Baimbridge, City Administrator
Scott Davis, Councilmember

ABSENT:

Member Meagan Travis

Clay Trozzo, Councilmember, Council Liaison

1. CALL TO ORDER

Chair Brent Reed called the meeting to order at 5:33 pm.

Wendy Baimbridge, City Administrator, read the Conflict of Interest, as stated in the Hedwig Village Planning & Zoning (P&Z) Code, and all members present affirmed and understood.

2. RESIDENT/VISITOR COMMENTS

Chris Cunningham stated additional topics should be discussed regarding this development, such as current lot coverage, detention, and how many trees will be removed. He stated the Code should not be changed just for this single development.

Andrea Hermann, 930 Karos Lane, requested Planning & Zoning (P&Z) to consider amending the construction hours to allow the residents one day without the noise of ongoing construction. She also asked if there was a provision in the Code to limit the timeframe of construction projects. She expressed concern with the lack of privacy with the 6 foot setback between homes in the proposed development.

Angela Wall, 11126 Capri, stated the discussion revealed a lot of possible changes to the Code and those changes, if passed, will affect all of Business District B-2 (B-2), not just this property under discussion. She requested those Code changes be discussed separately from the PUD discussion. She stated P&Z cannot recommend approval for variances to requirements within the Planned Unit Development (PUD) ordinance. She also encouraged the P&Z members to read Section 506(A)(1)(c) of the Code and the minutes from the Council meeting on October 15, 2020 to determine the intent of the ordinance changes on that date.

Jessica Lisenby, 11122 Beinhorn, stated the Code is confusing and P&Z should focus more on clarifying the Code instead of giving special treatment to one development.

Tom Fish, 814 Saybrook, stated he values the accessibility of retail and the park in the village. He encouraged P&Z to encourage more of that.

3. Discussion and possible action on a proposed Planned Unit Development at 9075 Gaylord Drive.

Ethan Harwell, Kimley-Horn, presented the Hedwig Row Planned Unit Development (PUD) for 9075 Gaylord Drive. The proposed project will be a mixed use development to include 21 single-family homes and a commercial portion. The commercial portion will include one (1) single story building and one (1) two story building. Both commercial buildings will be for office and retail space. The proposed commercial portion will have outdoor seating and a walking arcade. The discussion included the requested variances, such as reducing lot width requirements (residential and commercial), reducing setbacks requirements (residential and commercial), reducing on-site parking requirements (residential and commercial), increase building height (commercial), adjusting the building entry requirement (commercial), reducing landscaping requirements (residential and commercial), reduce the Gaylord promenade footage requirement (commercial), and increase signage allowance (commercial). The open ditch to the west of the property is proposed to be converted to a walking trail.

Commission members and City staff asked questions regarding square footage of the commercial buildings, parking, ownership of the open ditch, possible use of the commercial buildings, building height and distance from the residential area, and allowable usage in B-2.

Wendy Baimbridge, City Administrator, and Alan Petrov, City Attorney, stated B-2 does not currently allow mixed use developments. A proposed change to the Code to allow mixed use in B-2 will be required to allow this PUD to be approved. P&Z would need to discuss if the possible change to allow mixed use would apply.

P&Z will have separate discussions and will vote on each variance request for this PUD prior to holding a joint public hearing.

The commission did not vote on this agenda item.

4. Discussion and possible action on recommendations to City Council to amend the Planning and Zoning Code to prohibit parking garages in all residential districts in Hedwig Village.

Councilmember Trozzo requested P&Z consider prohibiting parking garages in all residential districts for school and churches.

Alan Petrov, City Attorney, stated the Code does not prohibit parking garage currently; however, approval for a parking garage would require the PUD process.

Member Bergen stated the Code currently covers this topic.

The commission did not vote on this agenda item.

5. Discussion and possible action on recommendations to City Council to amend the Planning and Zoning Code to move zoning related fees to the City's Fee Schedule.

Wendy Baimbridge, City Administrator, stated the language referencing fees in the P&Z Code would be amended to reference the Fee Schedule.

Member Irwin motioned, Member Bergen seconded, to recommend the proposed change to language referencing fees. Motion carried 6-0.

MOTION CARRIED UNANIMOUSLY

6. Discussion and possible action on recommendations to City Council to amend the Planning and Zoning and the City Code, if necessary, to regulate placement of artificial

turf, permeable pavers, and other surfaces as it relates to lot coverage and green space/area, including requiring detention mitigation.

Wendy Baimbridge, City Administrator, and Alan Petrov, City Attorney, stated the Code should be amended to regulate the placement of artificial turf and other permeable surfaces.

Member Knight motioned, Member Irwin seconded, to recommend the proposed change to regulate artificial turf and other permeable surfaces. Motion carried 6-0.

MOTION CARRIED UNANIMOUSLY

7. APPROVAL OF THE MINUTES – October 28, 2025 Regular meeting

Member Bergen motioned, Member Abshire seconded, to approve the minutes, as presented. Motion carried 6-0.

MOTION CARRIED UNANIMOUSLY

8. ADJOURNED

Member Irwin motioned, Member Abshire seconded, to adjourn the meeting at 6:55 p.m. Motion carried 6-0.

MOTION CARRIED UNANIMOUSLY

Approved and accepted on May 26, 2026.

ATTEST:

Brent Reed, Chairperson

Lisa Modisette, City Secretary