**CITY OF HEDWIG VILLAGE, TEXAS**
**PLANNING AND ZONING**
**COMMISSION MEETING**
**OCTOBER 28, 2025**
**955 PINEY POINT ROAD**
**HEDWIG VILLAGE, TX 77024**

# MINUTES

**PRESENT:**

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

Zach Petrov, City Attorney
Eli Fernandez, Building Official
Lisa Modisette, City Secretary
Wendy Baimbridge, City Administrator

**ABSENT:**

Member Doug Bergen
Clay Trozzo, Councilmember, Council Liaison
Member Meagan Travis

## 1. CALL TO ORDER

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

## 2. RESIDENT/VISITOR COMMENTS

Dane Johnson, 17 Hedwig Circle, stated he is opposed to this development. He stated he and his neighbors in the Hedwig Way/Hedwig Circle area do not want this development. He expressed concern about building height and traffic. He stated the project is a beautiful project but not right for Hedwig Village.

Betsy Issacs, 25 Hedwig Circle, stated she is opposed to this development. She stated there is no support for this development. She expressed concern regarding traffic.

Shirley Rouse, 714 Glen Echo, stated she is opposed to this development. She stated the City worked with Moody National on a previous development on the west side of the City. This is an opportunity to work with Moody National again on what is acceptable and desirable. The Code protects the residential community through zoning. The Comprehensive Plan, the Design Guide, and the Code set out the requirements and restrictions for development.

Tim Davis, 815 Hedwig Way, stated he is opposed to this development. He stated developers should know the Code before buying property in the City. He stated P&Z should inform the developer the project is against the Code.

Jessica Lisenby, 11122 Beinhorn, stated she is opposed to the development. P&Z should represent the betterment of the City. She stated she is not against development, but this development is not a fit for Hedwig Village. Integrity of the City should be protected.

Andrea Hermann, 930 Karos, stated she is opposed to this development. She stated this development is not a fit for Hedwig Village.

Angela Wall, 11126 Capri, encouraged P&Z members to refresh their knowledge of the Code and members' responsibility to serve on the commission. She is opposed to this development.

Chris Cunninghm, 3 Hedwig Circle, stated he is disheartened to think P&Z can be flexible with the Code. He stated it appears P&Z is advocating for developers, not residents.

Tim Balembin, 7 Hedwig Circle, thanked Mr. Moody for the invitation to the Open House last night. He stated developers should build within the requirements of the Code.

3. **DISCUSSION AND POSSIBLE ACTION on a proposed Planned Unit Development at 9075 Gaylord Drive.**

No discussion.

4. **DISCUSSION AND POSSIBLE ACTION on a proposed Planned Unit Development at 8775 Katy Freeway.**

Brett Moody, Moody National, discussed the proposed development. Mr. Moody stated the there are two potential projects for the property, a mixed-use development or a fast-food restaurant. A video was shared showing a aerial view of the mixed-use development. He presented the mixed-use option. The proposed development will be 10-story, resident parking underground, restaurant/retail space on the ground floor, and entry to the property will be from I-10 feeder road. The proposed building will be taller than the medical building next door and the building would be visible from the corner of Gaylord and Brogden. The building would be less visible from locations further down Brogden. He stated the proposed development would have 73 luxury for-sale residences, the residences would average 2,678 square feet, and sell for approximately $2.6 million. The benefits to the community would include additional luxury homes for residents, hidden parking underground, food and beverage establishments, a community green space connected to the promenade, and increased ad valorem taxes. Mr. Moody stated he may propose a new business district (B5) to allow such developments. He briefly discussed the second potential option for the property, a fast-food restaurant. He stated I-10 is the widest freeway in the nation at 26 lanes of traffic from Loop 610 to Beltway 8 and averages over 330,000 vehicles per day. The property is located between a freeway exit ramp and an entrance ramp and has 3 access points.

Chair Sanborn motioned, Member Abshire seconded, to table discussion on this agenda item. Motion carried 5-0.

**MOTION CARRIED UNANIMOUSLY**

5. **DISCUSSION AN POSSIBLE ACTION on rescheduling the November meeting.**

Chair Sanborn motioned, Member Reed seconded, to reschedule the November meeting to November 18, 2025. Motion carried 5-0.

**MOTION CARRIED UNANIMOUSLY**

6. **APPROVAL OF THE MINUTES** – September 23, 2025 Regular meeting
October 9, 2025 Joint Workshop

Chair Sanborn motioned, Member Reed seconded, to approve the minutes, with one minor correction. Motion carried 5-0.

**MOTION CARRIED UNANIMOUSLY**

7. **ADJOURNED**

Chair Sanborn motioned, Member Irwin seconded, to adjourn the meeting at 6:30 p.m. Motion carried 5-0.

**MOTION CARRIED UNANIMOUSLY**

Approved and accepted on November 18, 2025.

Brent Reed, Chairperson

ATTEST:

Lisa Modisette, City Secretary