



**CITY OF HEDWIG VILLAGE, TEXAS  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
TUESDAY, JANUARY 23, 2020  
6:00 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. CALL TO ORDER**

Chairperson Pat Murphy called the meeting to order at 6:05 p.m.

Present:

Chairperson Pat Murphy  
Member Tom Roth  
Member Bitsy Searcy  
Member Diana Kopelman  
Member Scott Davis

Zach Petrov, City Attorney  
Evan Duvall, BBG Code Consulting  
Susan Mathews, Council Liaison  
Angie Ventura, Community Development  
Coordinator

Travis Younkin, Upper Kirby Management District Director

Absent:

Member Bitsy Searcy  
Member Barbara Abrams

**2. RESIDENT/VISITOR COMMENTS**

None

**3. MANAGEMENT DISTRICT, PUBLIC IMPROVEMENT DISTRICT, AND TAX INCREMENT REINVESTMENT ZONE DISCUSSION**

- a. DISCUSSION WITH A REPRESENTATIVE FOR UPPER KIRBY MANAGEMENT DISTRICT**
- b. OVERVIEW OF MANAGEMENT DISTRICTS, PUBLIC IMPROVEMENT DISTRICTS, AND TAX INCREMENT REINVESTMENT ZONES, INCLUDING PRESENTATION FROM LEGAL COUNSEL**
- c. DISCUSSION ON MANAGEMENT DISTRICTS, PUBLIC IMPROVEMENT DISTRICTS, AND INCREMENT REINVESTMENT ZONES**

Travis Younkin provided information about the Upper Kirby Management District. He presented information on the benefits of Management Districts and Tax Increment Reinvestment Zones (TIRZ) for a city. Planning and Zoning Commission discussed how a Management District may be beneficial to the city. Diana Kopelman mentioned that she will reach out to commercial property owners within Hedwig Village to discuss the possibility of pursuing this option.

Zach Petrov, City Attorney, explained the difference between a Management District, a Public Improvement District, and a Tax Increment Reinvestment Zone. Funding for any of the three types

is provided by taxes assessed on the property included in the District or Zone. Depending on the type of tax levied on the properties, an election must be held. He explained that Management Districts and Public Improvement Districts are created by a legislative act by the Texas legislators and a Tax Increment Reinvestment Zone is created at the local level of government.

#### **4. ADJOURN**

Member Scott Davis moved to adjourn the meeting at 8:48 pm, Member Diana Kopelman seconded. All in favor. Motion carried.

Approved and accepted August 4, 2020

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Pat Murphy, Chair  
Planning and Zoning Commission

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Angie Ventura  
Planning and Zoning Secretary