

**CITY OF HUNTERS CREEK VILLAGE, TEXAS**  
**MINUTES OF THE PLANNING & ZONING COMMISSION**  
**July 1, 2019**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on July 1, 2019 at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas.

The meeting was called to order at 6:00 p.m. by Chairman Bill Dalton. In attendance were Commissioners Bill Dalton, David Childers, John Abercrombie Charles Martin and Brent Fredricks. Also, in attendance were: John Hightower, City Attorney; Tom Fullen, City Administrator; James Stewart, City Building Official; and Crystal R. Dozier, City Secretary.

1. Discussion and possible action to consider approval of the minutes of the June 3, 2019 meeting.

**A motion was made by Commissioner Fredricks to approve the minutes of the June 3, 2019 meeting and Commissioner Martin seconded the motion. The vote to approve the motion was unanimous.**

2. PUBLIC HEARING. A public hearing will be held before the Planning & Zoning Commission for the purpose of receiving testimony for or against a request by the Houston Racquet Club located at 10709 Memorial Drive to amend their specific use permit to increase the number of outdoor lighted tennis courts.

- a. Open the Public Hearing for comments.

**The public hearing was called to order at 6:02 pm by Chairman Dalton for the purpose of receiving testimony for and against the approval of the final report to amend the specific use permit requested above. No one asked to speak during the public hearing.**

- b. Close the Public Hearing.

**The public hearing was closed at 6:02 pm.**

3. Discussion and possible action to consider a final report and recommendation to City Council for a request from the Houston Racquet Club to amend their specific use permit to increase the number of outdoor lighted tennis courts.

**A motion was made by Commissioner Martin to approve the final report and to recommend to City Council that it approve the request from the Houston Racquet Club to amend their specific use permit to permit the lighting of unlighted tennis courts 25-30, 33 & 34 and back boards 3 & 4 as shown on the attached site plan, under the condition that the lights be designed and operated to minimize, to the greatest extent possible, the impact on neighboring properties. Commissioner Abercrombie seconded the motion. The vote to approve the motion was unanimous.**

4. Presentation and discussion of the application filed by Michael R. and Robin Fisher Burns for the approval of a preliminary replat which divides the lot located at 205 Fleetway Drive (Lot 6, Block 2, of corrected plat of Lots 5 and 6 in Block 2 of Fleetwood Plaza as recorded in Vol. 262, Page 35 Harris County Map Records, and a portion of Lot 8, Sec. 2, Hunters Ridge, as recorded under Film Code Number 352026 Harris County Map Records) into two single-family residential lots.

- a. Public Hearing for the purpose of receiving testimony for and against the approval of the preliminary replat.

**The public hearing was called to order at 6:36 pm by Chairman Dalton for the of receiving testimony for and against the approval of the preliminary replat. No one asked to speak during the public hearing. The public hearing was closed at 6:37 pm.**

- b. Discussion and possible action to consider approval of the preliminary replat.

**James Stewart, City Building Official made the presentation to the Commission on the behalf of Michael and Robin Fisher.**

**A motion was made by Commissioner Fredricks to approve the preliminary plat subject to the applicant addressing the following issues: a) street Address for each lot shall be included on the plat, b) remove any "City of Houston" references from the plat and change to "City of Hunters Creek Village", c) remove reference to "Mobile Home Subdivision" from the plat, d) remove references to "Two Residential Units per Lot" from the plat, e) note 14 – Change the Code reference to reflect Chapter 44, Code of Ordinances, City of Hunters Creek Village f) note 16 – Remove note – Not Necessary, g) note 20 – Remove note – Not Necessary, h) note 21 – Remove note – Not Necessary, i) add the names and signature blocks for City of Hunters Creek Village Planning and Zoning Commission Chairman and City Secretary, j) the metes and bounds description on the plat appears to only outline the boundary of the existing lot without creating the two new lots desired by this subdivision. Surveyor will need to specify metes and bounds for each lot, k) change Interstate 610 to Interstate 10, l) confirm the ARC distance is the true distance or/minimum 70' per lot, m) show 50' front building line, n) demolition of existing home prior to recording of plat, o) current Tax Certificates for the property – No more than 30 days old, p) verification of unique Plat name, and q) Certification that there are no current Deed Restriction violations at the property; Commissioner Childers seconded the motion. The vote to approve the motion was unanimous.**

5. Discussion and possible action to consider any future agenda items.

**No action taken on this item.**

Adjourn open meeting

**With no further business coming before the Commission, a motion was made by Commissioner Martin, with a second by Commissioner Childers, to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 6:39 p.m.**

Respectfully Submitted,

Crystal R. Dozier, TRMC

City Secretary

These minutes were approved on the 5<sup>th</sup> day of August, 2019.

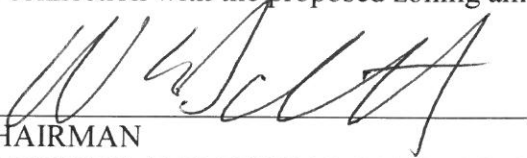
**FINAL REPORT ON PROPOSED AMENDMENT TO  
SPECIFIC USE PERMIT FOR HOUSTON RACQUET CLUB**

The Planning and Zoning Commission has considered the application of the Houston Racquet Club (“HRC”) for an amendment to the Specific Use Permit that was adopted by the City Council in 2005 by Ordinance No. 639 (the “2005 SUP”) and that was amended by Ordinance Nos. 704, 759, and 817. HRC has requested that the 2005 SUP, as amended to date, be further amended to permit the lighting of eight tennis courts that are currently unlighted. The Commission has previously issued a preliminary report, has conducted a public hearing on the preliminary report, and now makes this final report on the proposed zoning change.

The Commission is of the opinion that the application should be granted and that the City Council should adopt, as an amendment to the zoning ordinance, an ordinance further amending the 2005 SUP to:

Permit the lighting of unlighted tennis courts 25-30, 33 & 34 and back boards 3 & 4 as shown on the attached site plan, under the condition that the lights be designed and operated to minimize, to the greatest extent possible, the impact on neighboring properties.

This Final Report was approved by the Commission on July 1, 2019, and is submitted to the City Council for its consideration in connection with the proposed zoning amendment.

  
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CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF HUNTERS CREEK VILLAGE