

**CITY OF HUNTERS CREEK VILLAGE, TEXAS**  
**MINUTES OF THE PLANNING & ZONING COMMISSION**  
**December 4, 2017**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on December 4, 2017 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 6:02 p.m. by Chairman Bill Dalton. In attendance were Commissioners Bill Dalton, 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 October 2, 2017 regular meeting and November 28, 2017 special meeting.

**A motion was made by Commissioner Martin to approve the minutes of the October 2, 2017 regular meeting and November 28, 2017 special meeting and Commissioner Abercrombie seconded the motion. The vote to approve the motion was unanimous.**

2. Discussion and possible action to consider amending the Zoning Chapter to modify and clarify the existing restrictions on accessory structures in the residential zone and to adopt specific regulations for certain recreational structures.

**The Commission considered a proposal by City Council suggesting revisions to the Commission's prior recommendation on amendments to the zoning regulations applicable to accessory structures. After a discussion of the proposed revisions, a motion was made by Commissioner Fredricks and seconded by Commissioner Martin to establish new maximum heights, for anything built or placed in a required rear or side yard. More specifically, maximum heights, as measured from natural ground level, would be limited to: 8' (10' for open air structures) if located 5-10' from the rear and side property lines; 10' if located 10-15' from the rear and side property lines; or 15' if located more than 15' from the rear and side property lines. The vote approve the motion was unanimous.**

3. Discussion and possible action to adopt a preliminary report on item #2 and to schedule a public hearing on the preliminary report.

**A motion was made by Commissioner Fredricks and a seconded by Commissioner Martin to adopt a preliminary report to establish new maximum heights, for anything built or placed in a required rear or side yard. More specifically, maximum heights, as measured from natural ground level, would be limited to: 8' (10' for open air structures) if located 5-10' from the rear and side property lines; 10' if located 10-15' from the rear and side property lines; or 15' if located more than 15' from the rear and side property lines. A public hearing on the preliminary report is set**

**Monday, January 8, 2018 at 6:00 pm. The vote to approve the motion was unanimous.**

4. Discussion and possible action to place any items on future agendas.

**No action taken.**

Adjourn open meeting

**With no further business coming before the Commission, a motion was made by Commissioner Fredricks, with a second by Commissioner Martin, to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 6:11 p.m.**

Respectfully Submitted,

Crystal R. Dozier, TRMC  
City Secretary

These minutes were approved on the 8<sup>th</sup> day of January, 2018.