

**CITY OF HUNTERS CREEK VILLAGE, TEXAS**  
**MINUTES OF THE PLANNING & ZONING COMMISSION**  
**November 3, 2014**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on November 3, 2014 at 7:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas.

The meeting was called to order at 7:00 p.m. by Chairman Bill Dalton. In attendance were Commissioners David Childers, Todd Mueller, Stuart Marks (alternate) and Carmon White (alternate). Also in attendance were: Crystal Seagler, City Secretary; Tom Fullen, City Administrator; and John Hightower, City Attorney.

1. Discussion and possible action to consider approval of the minutes of the April 7, 2014 and June 2, 2014 meeting.

**A motion was made by Commissioner Childers and a seconded by Commissioner Mueller to table consideration of approval of the April and June minutes to the December Planning and Zoning meeting and to direct that copies of the Preliminary and Final reports be included as attachments to the minutes of the April 7, 2014 meeting.**

2. Discussion and recommendations on the following proposed zoning amendments:

- a. Amending Section 44-160(1)(a) "Size of Lot", to clarify the requirements for calculating the minimum size of lots;

**No action taken.**

- b. Amending Section 44-160(2)(a) "Size of Front Yard" to provide a procedure for designating the front yard for lots that are located on the corner of two streets; and

**No action taken.**

- c. Amending the zoning chapter of the Code of Ordinances to adopt limitations on the amount of hardscape that can be constructed on a lot.

**A motion was made by Commissioner Marks and a second by Commissioner Mueller to appoint Commissioner Childers to lead a two member Hardscape Regulation subcommittee to prepare a proposal for the Planning and Zoning Commission to consider for possible submission to City Council at its December 16, 2014 meeting. The motion carried unanimously. Jay Golding a resident of Hunters Creek Village made a public comment.**

3. Discussion and possible action to consider proposed amendments to the zoning regulations to Section 44-162 (2), Accessory Structures, of the Code of Ordinances.

- a. Adopt a preliminary report on any proposed amendments;

**A motion was made by Commissioner Childers and a second by Commissioner Mueller to table the item indefinitely. The motion carried unanimously.**

- b. Conduct a public hearing for the purpose of receiving testimony for and against any proposed amendments; and

**Hearing none.**

- c. Adopt a final report and recommendation to City Council on any proposed amendments.

**No action taken.**

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

**A motion was made by Commissioner Marks and a second by Commissioner Childers to add an agenda item to the next Planning and Zoning meeting agenda scheduled to consider the Hardscape Regulation proposal and to decide whether it will be submitted to City Council on December 16, 2014. The motion carried unanimously.**

Adjourn Open Meeting

**With no further business coming before the Commission, a motion was made by Commissioner Mueller with a second by Commissioner Marks to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 8:40 p.m.**

Respectfully Submitted,

Crystal Seagler  
City Secretary

These minutes were approved on the   1<sup>st</sup>   day of   December  , 2014.