

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING & ZONING COMMISSION
DECEMBER 1, 2014**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on December 1, 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 Mary Smith. 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, June 2, 2014 and November 3, 2014 meeting.

A motion was made by Commissioner Smith and a second by Commissioner Mueller to approve the minutes for April 7, 2014, June 2, 2014 and November 3, 2014 meetings. The motion carried unanimously.

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

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

Commissioner Smith presented the Hardscape Regulation proposal to the Planning and Zoning Commission. A motion was made by Commissioner Smith and a second by Commissioner Stuart to direct City Attorney John Hightower to prepare a revised draft to: a) incorporate a more detailed definition of hardscape/paving; b) to add a similar limitation for side yards that abut a street; and c) to broaden the authority to Board of Adjustments to grant special exceptions in appropriate circumstances and to provide the draft to Commissioners Smith and Childers for review and recommendation to the Commission at its next meeting.

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

No action taken.

Adjourn Open Meeting

With no further business coming before the Commission, a motion was made by Commissioner Smith with a second by Commissioner Mueller to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Crystal Seagler
City Secretary

These minutes were approved on the 5th day of January, 2015.