

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING & ZONING COMMISSION
January 5, 2015

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on January 5, 2015 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, Mary Smith and Stuart Marks (alternate). Also in attendance were: Crystal Seagler, City Secretary; Tom Fullen, City Administrator; and Mary Ann Powell, City Attorney.

1. Discussion and possible action to consider approval of the minutes of the December 1, 2014, meetings.

A motion was made by Commissioner Smith with a second by Commissioner Marks to approve the minutes from the December 1, 2014 meeting. The motion carried unanimously.

2. Discussion and possible action to consider proposed amendments to Section 44-2 (Definitions) and Section 44-160 (Area Regulations in the Residential District) of the Zoning Ordinance to adopt limitations on the amount of hardscape that can be constructed in the front yard of a home.

- a. Adopt a preliminary report on amending the zoning chapter of the Code of Ordinances as described.

A motion was made by Commissioner Smith with a second by Commissioner Childers to postpone the item till next month's regular Planning and Zoning meeting. Planning and Zoning Commission directed the Hardscape Regulations subcommittee to further review the preliminary report. The motion carried unanimously.

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

No action taken.

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

No action taken.

3. Discussion and possible action to consider proposed amendments to the zoning regulations of Section 44-161 (Automobile Shelters), Section 44-162 (Accessory Structures) and any other section of the Code of Ordinances as needed to address concerns regarding the height and mass of structures that the zoning ordinance permits to be located within 5 feet of a rear or side lot line.

A motion was made by Commissioner Smith with a second from Commissioner Mueller to direct staff to come back to next month's

Planning and Zoning meeting with photos as examples and a report. The motion carried unanimously.

4. Discussion and possible action to consider the proposal from City Council to direct the Planning and Zoning Commission to consider proposed changes to the zoning regulations governing adjoining non-conforming residential lots that are, or have been under common ownership, where one of the lots cannot be separately developed under the existing zoning regulations.
A motion was made by Commissioner Marks with a second by Commissioner Mueller to direct City Attorney Mary Ann Powell to prepare a draft to allow Planning and Zoning Commission to approve zoning regulations governing adjoining non-conforming residential lots that are, or have been under common ownership, where one of the lots cannot be separately developed under the existing zoning regulations. The motion carried unanimously.
5. 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 Marks to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 8:42 p.m.

Respectfully Submitted,

Crystal R. Seagler
City Secretary

These minutes were approved on the 2nd day of February, 2015.