

**CITY OF HUNTERS CREEK VILLAGE, TEXAS**  
**MINUTES OF THE PLANNING & ZONING COMMISSION**  
**February 2, 2015**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on February 2, 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 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 January 5, 2015 meeting.

**A motion was made by Commissioner Smith with a second by Commissioner Mueller to approve the minutes from the January 5, 2015 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 Mueller to adopt the proposed preliminary report as amended, amending the zoning chapter Section 44-2 (Definitions) and Section 44-160 (Area Regulations in the Residential District). The motion carried unanimously.**

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

**Chairman Dalton opened the public hearing for comments. Hearing none. The hearing was closed.**

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

**A motion was made by Commissioner Smith with a second by Commissioner Childers to adopt the proposed final report as amended, amending the zoning chapter Section 44-2 (Definitions) and Section 44-160 (Area Regulations in the Residential District). The motion carried unanimously.**

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 by Commissioner Childers to direct staff to invite architects to next months regular Planning and Zoning meeting for more information in regards to garage set backs. The motion carried unanimously.**
4. Discussion and possible action to consider the referral from City Council directing 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 Childers with a second by Commissioner Smith to adopt the preliminary report for Section 44-218.1. non-conforming lots joined with land-locked lots or parcels as submitted by the city attorney as attached. 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 Mueller to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 8:45 p.m.**

Respectfully Submitted,

Crystal R. Seagler  
City Secretary

These minutes were approved on the 2<sup>nd</sup> day of March, 2015.