

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING & ZONING COMMISSION
May 4, 2015

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on May 4, 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 7:03 p.m. by Chairman Bill Dalton. In attendance were Commissioners David Childers, Todd Mueller, Mary Smith and Alternate Carmon White. Also in attendance were: Tom Fullen, City Administrator; Mary Ann Powell, City Attorney; Crystal Seagler, City Secretary; and Donnie Sullivan, Building Official.

1. Discussion and possible action to consider approval of the minutes of the April 6, 2015 meeting.

A motion was made by Commissioner Smith and a second by Commissioner Childers to approve the minutes from the April 6, 2015 meeting. The motion carried unanimously.

2. Discussion and possible action to consider proposed amendments to the zoning regulations in 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. Adopt a preliminary report on amending the zoning chapter of the Code of Ordinances as described.

A motion was made by Commissioner Childers and a second by Commissioner Mueller to adopt the preliminary report amending the zoning ordinance to provide that an Automobile Shelter, if not attached to the dwelling, may be located not closer than five feet from the rear lot line and not closer than five feet distance from the side lot line unless such line abuts a street, in which event the automobile shelter shall be located not less than 20 feet from such side street line. In order to qualify for the reduced side and rear setback, a detached garage must:

- i) be 25 feet, or less, in height;
- ii) be 600 square feet or less in area; and
- iii) have no windows facing towards the rear lot line or any side lot line that is less than 15 feet from any portion of the garage.

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 proposed amendments.

A motion was made by Commissioner Smith and a second by Commissioner Childers to adopt the final report amending the zoning ordinance to provide that an Automobile Shelter, if not attached to the dwelling, may be located not closer than five feet from the rear lot line and not closer than five feet distance from the side lot line unless such line abuts a street, in which event the automobile shelter shall be located not less than 20 feet from such side street line. In order to qualify for the reduced side and rear setback, a detached garage must:

- i) be 25 feet, or less, in height;**
- ii) be 600 square feet or less in area; and**
- iii) have no windows facing towards the rear lot line or any side lot line that is less than 15 feet from any portion of the garage.**

The motion carried unanimously.

3. 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 and a second by Commissioner White to table the item until the June meeting.

- b. Conduct a public hearing for the purpose of receiving testimony for and against any proposed amendments; and
 - c. Adopt a final report and recommendation to City Council on proposed amendments.
4. Discussion and possible action to consider any future agenda items.

No future items were considered.

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 7:51 p.m.

Respectfully Submitted,

Crystal R. Seagler
City Secretary

These minutes were approved on the 1st day of June, 2015.