

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE REGULAR  
CITY COUNCIL MEETING  
September 27, 2016**

The City Council of the City of Hunters Creek Village, Texas held a regular meeting on Tuesday, September 27, 2016, at City Hall, #1 Hunters Creek Place, Hunters Creek Village, Texas.

Present:	Mayor:	David Wegner
	Councilmembers:	Stuart Marks
		Fidel Sapien
		Ken Spalding
		Chip Cowell
		Jim Pappas
	City Attorney:	John Hightower
	City Administrator:	Tom Fullen
	City Secretary:	Crystal R. Dozier
	City Building Official:	Robert Pemberton
	City Engineer:	Steve Byington

***With a quorum of the Council Members present, Mayor David Wegner called the session to order at 6:02 p.m. followed by the pledge of allegiance led by Chief J.D. Sanders.***

**PUBLIC HEARINGS**

1. The purpose of the first Public Hearing is to receive input from the public, either oral or written, regarding the 2016 proposed property tax rate to support the 2017 Budget.
2. The purpose of the second Public Hearing is to receive input from the public, either oral or written, regarding the 2017 proposed Budget.
3. The vote on the proposed tax rate is scheduled to occur on October 3, 2016 at 9:00 a.m. in the City Hall Council Chambers, 1 Hunters Creek Place, Houston, Texas, 77024.

**The Mayor announced that the vote on the proposed tax rate is scheduled to be held on October 3, 2016 at 9:00 a.m. in the City Hall Chambers, 1 Hunters Creek Place, Houston, Texas 77024.**

**The citizens were given an opportunity to address the City Council on the subject of the proposed tax rate and budget but no one chose to speak. The public hearing was then closed and the council proceeded with other business.**

**PUBLIC COMMENTS**

Rick and Ngoc Nguyen addressed Council regarding their request for change of address at 301 Voss Road.

Ed Valicek at 10718 Marsha Lane and Laura Davis at 8314 Hunters Creek Drive spoke before Council regarding item #4 on the agenda regarding the consideration of a Planned Development District "PD" for District B.

Lee and Tricia Zieben at 202 Bryn Mawr spoke before the Council regarding agenda item #5 to prohibit windows on detached garages, and to limit the size of breezeways connecting detached garages to houses and item #7 to amend the Zoning Chapter to permit a non-conforming lot to retain its right to reduced setbacks in certain circumstances when lot lines are adjusted between lots to cure a significant irregularity in lot shape.

Bill Earle at 738 W. Creekside and Richard Price the builder at 737 W Creekside spoke before Council regarding item #6 to require a specific use permit ("SUP"), instead of a special exception, for public schools, utility substations and pump stations, and churches in District R and item #7 to permit a non-conforming lot to retain its right to reduced setbacks in certain circumstances when lot lines are adjusted between lots to cure a significant irregularity in lot shape.

## **REPORTS**

Treasurer: Shanoop Kothari, City Treasurer was not present. Tom Fullen, City Administrator, presented the financial report and gave a brief summary.

Police Commission: Chief J.D. Sanders presented the police report and gave a brief summary of recent events. Hunters Creek Village still leads in the number of registered users for V-linc. The Memorial Drive Bridge located on Memorial Drive in Bunker Hill Village will be open October 1, 2016. National Night out will be Tuesday, October 4<sup>th</sup> at Memorial Drive Presbyterian Church and hosted by the City of Bunker Hill Village.

Fire Commission: Jim Pappas, Mayor Pro Tem, reported that the new ladder truck has been ordered and should be delivered by May or June of 2017.

Building Official: Robert Pemberton, City Building Official gave a brief summary of the building report.

City Engineer: Steve Byington, City Engineer reported on the following public work projects:

a. Hickory Hollow, Huntwyck Reconstruction (Phase 2)

**Huntwyck is anticipated to be complete by the beginning of November and Hickory Hollow storm sewer is ongoing.**

b. City of Hedwig Village

**The City Engineers are aware Hedwig Village is in the process of discussing drainage improvements. The City Engineers were contracted by Hedwig Village regarding previous discussions and master plans for drainage relief among the Villages area circa 1995-2005. They will continue to stay in communication with Hedwig Village staff as any drainage planning develops to assure the best interests of Hunters Creek Village are protected.**

c. Storm Sewer Point Repairs

**8407 Hunters Creek Drive:** A pipe joint has collapsed midway in the resident's yard. This has caused the soil above to enter the pipe and create a sinkhole. Cobb Fenley prepared an emergency design and solicited bids for the repair. Bidders are currently preparing estimates and the anticipated cost is less than \$50K.

**910 Oak Valley Drive:** A pipe joint failed in the resident's front yard approximately 5 feet from back of curb. This is a minor repair and Conrad Construction will perform on a time and materials basis, not to exceed basis added to their current contract. The anticipated cost is less than \$1K. The source of the failure is a root intrusion at joints. There are multiple major root intrusions in the storm sewer. Root removal and rehabilitation is recommended.

d. Asphalt Pavement Repairs

**The City Engineers are currently planning removal repairs as discussed previously and remaining funds available will be used for patching locations on Lindenwood.**

### **CONSENT AGENDA**

1. Approval of the Minutes of the Regular Meeting on August 23, 2016.
2. Approval of the Cash Disbursement Journal for August, 2016.
3. Approval to authorize staff to solicit requests for proposals for the city's bank depository services contract.

**A motion was made by Councilman Sapien to approve the Consent Agenda and Councilman Cowell seconded the motion. The vote to approve the motion was unanimous.**

### **REGULAR AGENDA**

1. Discussion and possible action to consider an ordinance adopting the budget for the City of Hunters Creek Village fiscal year beginning January 1, 2017 and ending December 31, 2017; making appropriations for the city for such year as reflected in the budget; and making certain findings and containing certain provisions relating to the subject.

**A motion was made by Councilman Sapien to adopt the budget for the City of Hunters Creek Village fiscal year beginning January 1, 2017 and ending December 31, 2017 with the addition of a Capital Improvement Project line for reforestation in the amount of \$40K. Councilman Cowell seconded the motion.**

**Voting: Aye (5) – Marks, Sapien, Spalding, Cowell, Pappas  
Nay (0)**

**The motion carried unanimously.**

2. Discussion and possible action to approve requests to change the street address numbers for the following addresses within the City:
  - a) 301 Voss Road;
  - b) 718 Voss Road.

**A motion was made by Councilman Spalding to approve the street address changes from the following:**

- a) 301 Voss Road to 305 Voss Road and;
- b) 718 Voss Road to 4 Pine Crescent Court.

**Councilman Marks seconded the motion. The vote to approve the motion was unanimous.**

- 3. Discussion and possible action to adopt a policy for handling requests for changes to street address numbers.

**No action was taken.**

- 4. Discussion and possible action to consider a recommendation from the Planning and Zoning Commission to amend the Zoning Chapter to adopt a Planned Development District “PD” for District B.

**A motion was made by Councilman Cowell to table the item to the next meeting and give a 14 day notice to residents via VLinc regarding the proposed change to District B. Councilman Sapien seconded the motion. The vote to approve the motion was unanimous.**

- 5. Discussion and possible action to consider amending the Zoning Chapter to prohibit windows on detached garages, and to limit the size of breezeways connecting detached garages to houses; and to refer the proposed amendments to the Planning & Zoning Commission for recommendation.

**A motion was made by Councilman Cowell to refer the proposed amendments to the Planning & Zoning Commission for recommendation to prohibit windows on detached garages, and to limit the size of breezeways connecting detached garages to houses and Councilman Spalding seconded the motion. The vote to approve the motion was unanimous.**

- 6. Discussion and possible action to consider amending the Zoning Chapter to require a specific use permit (“SUP”), instead of a special exception, for public schools, utility substations and pump stations, and churches in District R.

**A motion was made by Councilman Pappas to refer the proposed amendments to the Planning & Zoning Commission for recommendation to require a specific use permit (“SUP”), instead of a special exception, for public schools, utility substations and pump stations, and churches in District R and Councilman Spalding seconded the motion.**

**Voting: Aye (4) – Marks, Spalding, Cowell, Pappas  
Nay (1) – Sapien**

- 7. Consideration and possible action to amend the Zoning Chapter to permit a non-conforming lot to retain its right to reduced setbacks in certain circumstances when lot lines are adjusted between lots to cure a significant irregularity in lot shape.

**A motion was made by Councilman Spalding to table the item indefinitely and Councilman Sapien seconded the motion. The vote to approve the motion was unanimous.**

8. **A motion was made by Councilmember Pappas with a second by Councilmember Marks to adjourn the meeting. The vote to approve the motion was unanimous.**
9. **The meeting was adjourned at 7:51 p.m.**

These minutes were approved on the 25<sup>th</sup> day of October, 2016.

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Jim Pappas, Mayor

ATTEST:

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Crystal R. Dozier, TRMC  
City Secretary