

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING & ZONING COMMISSION
January 8, 2018

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on January 8, 2018 at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas.

The meeting was called to order at 6:00 p.m. by Vice Chairman David Childers. In attendance were Commissioners David Childers, John Abercrombie, Charles Martin and Brent Fredricks. Also in attendance were: Scott Bounds, Assistant City Attorney; Tom Fullen, City Administrator; James Stewart, City Building Official; and Crystal R. Dozier, City Secretary.

1. Discussion and possible action to consider approval of the minutes of December 4, 2017 regular meeting.

A motion was made by Commissioner Martin to approve the minutes of the December 4, 2017 regular meeting and Commissioner Abercrombie seconded the motion. The vote to approve the motion was unanimous.

2. PUBLIC HEARING. A public hearing will be held before the Planning & Zoning Commission for the purpose of receiving testimony for or against a proposed amendment to the Zoning Chapter of the City of Hunters Creek Village. The proposed amendment, if adopted, would make the following change to the Zoning Chapter. Establish new maximum heights, for anything built or placed in a required rear or side yard. More specifically, maximum heights, as measured from natural ground level, would be limited to: 8' (10' for open air structures) if located 5-10' from the rear and side property lines; 10' if located 10-15' from the rear and side property lines; or 15' if located more than 15' from the rear and side property lines.

The public hearing was called to order by Vice Chairman Childers for the purpose of receiving testimony for and against the approval of the proposed amendment to the Zoning Chapter of the City of Hunters Creek Village. The proposed amendment, if adopted, would make the following change to the Zoning Chapter. Establish new maximum heights, for anything built or placed in a required rear or side yard. More specifically, maximum heights, as measured from natural ground level, would be limited to: 8' (10' for open air structures) if located 5-10' from the rear and side property lines; 10' if located 10-15' from the rear and side property lines; or 15' if located more than 15' from the rear and side property lines.

Alan Daughtry at 675 Shartle Circle, Adam Peavy at 217 Fleetway, Joe Blandford at 517 Saddlewood and Bill Kelly at 508 Three Corners all spoke before the Commission either for or against the proposed zoning change. The public hearing was closed.

3. Discussion and possible action to consider a final report and recommendation to City Council to amend the Zoning chapter.

A motion was made by Commissioner Childers to approve the final report and to recommend to City Council that the proposed amendment: to establish new maximum heights, for anything built or placed in a required rear or side yard. More specifically, maximum heights, as measured from natural ground level, would be limited to: 8' (10' for open air structures) if located 5-10' from the rear and side property lines; 10' if located 10-15' from the rear and side property lines; or 15' if located more than 15' from the rear and side property lines. Commissioner Martin seconded the motion. The vote to approve the motion was unanimous.

4. 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.

A motion was made by Commissioner Abercrombie to postpone the item until the next meeting and Commissioner Martin seconded the motion. The vote to approve the motion was unanimous.

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 Martin, with a second by Commissioner Fredricks, to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 7:02 p.m.

Respectfully Submitted,

Crystal R. Dozier, TRMC
City Secretary

These minutes were approved on the 5th day of February, 2018.