

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
PLANNING & ZONING COMMISSION
April 27, 2021**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on April 27, 2021, 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 6:03 p.m. by Chairman Bill Dalton. In attendance were Commissioners John Abercrombie, David Childers, Charles Martin and Brent Fredricks. Also, in attendance were: John Hightower, City Attorney; and James Stewart, City Building Official.

- A. Call to order and the roll of commission members will be taken.

Chairman Dalton called the meeting to order at 6:03 p.m.

- B. JOINT PUBLIC HEARING. A Joint Public Hearing will be held before the City Council and the Planning and Zoning Commission for the purpose of receiving testimony for or against proposed amendments to the Zoning Chapter of the City of Hunters Creek Village to: a) Define a "Porte Cochere" as a roofed structure, open on three sides and extending from an entrance to a building over an adjacent driveway for the purpose of sheltering those entering or exiting vehicles; and b) Allow a Porte Cochere to extend into the required side yard under the following conditions: (1) it may extend no closer than 10 feet from the nearest side property line; (2) it must be 10 feet or less in height; (3) it must be located at least 15 feet behind the front line of the residence to which it is attached; (4) the area covered by its roof shall be included in the computation of the building area for purpose of applying the applicable limits on total building area; and (5) three sides of the structure must be at least 90% open.

The Commission conducted a joint public hearing with the City Council on the proposed zoning amendment. At the close of the public hearing, the Commission moved its public meeting from the city council chambers to the building official's conference room.

- C. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the April 5, 2021 meeting.

Commissioner Martin made a motion to approve the minutes of the Commission's April 5, 2021 meeting as submitted. Commissioner Abercrombie seconded the motion. The vote to approve the motion was unanimous.

2. Discussion and possible action to make a final report and recommendation to City Council on proposed amendments to the Zoning Chapter of the City of Hunters Creek Village to: a) Define a "Porte Cochere" as a roofed structure, open on three sides and extending from an entrance to a building over an adjacent driveway for the purpose of sheltering those entering or exiting vehicles and b) Allow a Porte Cochere to extend into the required side yard under the following conditions: (1) it may extend no closer than 10 feet from the nearest side property line; (2) it must be 10 feet or less in height; (3) it must be located at least 15 feet behind the front line of the residence to which it is attached; (4) the area covered by its roof shall be included in the computation of the building area for purpose of applying the applicable limits on total building area; and (5) three sides of the structure must be at least 90% open.
3. Authorize the chair to present the final report and recommendation to the City Council on the action taken in item #2 above.

The Commission deliberated on what recommendation to make on the proposed zoning change and the Chairman called for a motion on the subject.


Commissioner Martin made a motion to adopt a final report recommending approval of the proposed zoning amendment as described, with the addition of an additional requirement that in order for a porte cochere to be eligible for the exception, "it must be constructed of like kind materials of the residence to which it is attached." Commissioner Abercrombie seconded the motion. The vote to approve the motion was unanimous.

The Commission moved its public meeting back to the City Council chambers and reported its recommendation to the City Council.

D. Adjourn Open Meeting.

With no further business coming before the Commission, a motion was made by Commissioner Fredricks, and seconded by Commissioner Martin, to adjourn the meeting. The motion carried unanimously.

These minutes were approved by the Commission on the 7th day of June, 2021.



Tom Fullen, City Administrator
Acting City Secretary

