MAYOR Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL Stuart Marks

Fidel Sapien Ken Spalding Chip Cowell Jay Carlton



CITY ADMINISTRATOR Tom Fullen, MPA, CPM

PLANNING AND ZONING COMMISSION MEETING AGENDA

Notice is hereby given that the Planning and Zoning Commission of the City of Hunters Creek Village will meet in special session on <u>Monday, June 21, 2021 at 6:00 p.m</u>. in City Hall, #1 Hunters Creek Place, to consider the following items. Members of the public may attend the meeting in person.

- A. Call to order and the roll of commission members will be taken.
- B. AGENDA ITEMS:
 - 1. Discussion and possible action to consider approval of the minutes of the June 7, 2021 meeting.
 - 2. Discussion and possible action to consider adoption of a preliminary report on a request from Spring Branch Independent School District for approval of a Specific Use Permit for installation of Building Identification Signage and a Marquee to be constructed on the Hunters Creek Elementary School campus located at 10650 Beinhorn Road, Houston, Texas, 77024.
 - 3. Discussion and possible action to consider any future agenda items.
- C. Adjourn Open Meeting

CERTIFICATION

I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, #1 Hunters Creek Place, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: June 18, 2021 at 3:30 p.m. and remained so posted continuously for at least 72 hours before said meeting was convened.

/s/____

Tom Fullen, City Administrator Acting City Secretary The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Administrator's Office at 713.465.2150, by fax at 713.465.8357, or by email at <u>tfullen@cityofhunterscreek.com</u> Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <u>http://cityofhunterscreek.com</u>

CITY OF HUNTERS CREEK VILLAGE, TEXAS MINUTES OF THE PLANNING & ZONING COMMISSION June 7, 2021

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on June 7, 2021 at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas. Members of the public were invited to attend the meeting in person or by video or audio conference.

The meeting was called to order at 6:00 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; Tom Fullen, City Administrator; James Stewart, City Building Official.

1. Discussion and possible action to consider approval of the minutes of the April 27, 2021 meeting.

A motion was made by Commissioner Childers to approve the minutes of the April 27, 2021 meeting. Commissioner Fredricks seconded the motion and the motion carried unanimously.

2. Discussion and possible action to consider amending the zoning chapter to increase the allowable noise levels at the Houston Racquet Club.

Thomas Preuml, COO of Houston Racquet Club, made a presentation to the Commission explaining why the Club believes the amendment is necessary.

After deliberations on the matter by the Commission, a motion was made by Commissioner Abercrombie to call a public hearing on a proposed amendment to the specific use permit for the Houston Racquet Club to: a) remove the decibel limits on music emanating from the property; b) prohibit the playing of music on the property between the hours of 11 pm and 7 am; and c) requiring the club to meet the noise restrictions applicable to the City in general. Commissioner Childers seconded the motion and the motion carried unanimously.

3. Discussion and possible action to consider a request from Spring Branch Independent School District for approval of a Specific Use Permit for installation of Building Identification Signage and a Marquee to be constructed on the Hunters Creek Elementary School campus located at 10650 Beinhorn Road, Houston, Texas, 77024.

A motion was made by Commissioner Fredricks to table both items until such time as the Commission gets more information. Commissioner Childers seconded the motion and the motion carried unanimously. 4. Discussion and possible action to consider any future agenda items.

No action taken.

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

The meeting adjourned at 7:18 pm.

Respectfully Submitted,

Tom Fullen, City Administrator Acting City Secretary

These minutes were approved on the ____ day of _____, 2021.



CITY OF HUNTERS CREEK VILLAGE AGENDA DISCUSSION FORM

AGENDA DATE: AGENDA SUBJECT:	June 21, 2021 Discussion and possible action to consider
	adoption of a preliminary report on a request from
	Spring Branch Independent School District for
	approval of a Specific Use Permit for installation of Building Identification Signage and a Marquee
	to be constructed on the Hunters Creek
	Elementary School campus located at 10650
	Beinhorn Road, Houston, Texas, 77024.
PROCEEDING:	Motion
EXHIBITS:	Sign Ordinances & School Sign Plans

Section 44-157(3)d.3. – Hunters Creek Village Code of Ordinances limits Institutional Signs to 8 square feet in area. Larger signs are only allowed by Specific Use Permit.

The Spring Branch School District proposes to install two signs at Hunters Creek Village Elementary School that are larger than allowed by Ordinance.

A Marquee Sign that is approximately 21.83 square feet in area and a Channel Letter Sign that is approximately 61.99 square feet in area.

A Specific Use Permit will be required to install these larger signs.

terlines or street right-of-way lines, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale on such zoning map.

- (4) In unsubdivided property, the district boundary lines on the zoning map shall be determined by use of the scale appearing on such map.
- (5) Whenever any street is vacated by official action of the city council, the zoning district adjoining each side of such street shall be automatically extended to the centerline of the property thus vacated and all area included in the vacation shall then and henceforth be subject to all regulations of the extended districts.
- (6) Where streets or other landmarks on the ground differ from the streets or landmarks as shown on the zoning map, the streets or landmarks on the ground shall control.

(Ord. No. 340, § 4, 5-20-1980)

Sec. 44-128. Compliance with the regulations.

Compliance to the following regulations are required, except as hereinafter specifically provided:

- (1) No land shall be used except for a purpose permitted in the district in which it is located.
- (2) No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, nor shall any building be used, except for a use permitted in the district in which such building is located.
- (3) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which such building is located.
- (4) No building shall be erected, converted, enlarged, reconstructed or structurally

altered except in conformity with the area regulations of the district in which such building is located.

- (5) No building shall be erected or structurally altered to the extent specifically provided for herein except in conformity with the off-street parking and loading provisions for the district in which such building is located.
- (6) The minimum yards, parking spaces and open spaces, including lot area per family, required by this chapter for each and every building existing at the time of passage of this chapter or for any building hereafter erected shall not be encroached upon or considered as part of the yard or parking space or open space required for any other building, nor shall any lot area be reduced below the requirements of this chapter for the district in which such lot is located.
- (7) Every building hereafter erected or structurally altered shall be located on a lot as herein defined and, except as hereinafter provided, there shall not be more than one main building on one lot.

Sec. 44-129. Drainage.

The entire area of any improved lot or tract within the city shall be drained in such a manner as to carry off all stormwater to a public rightof-way, drainage ditch or storm sewer. (Ord. No. 340, § 8, 5-20-1980)

Secs. 44-130-44-156. Reserved.

DIVISION 2. DISTRICT R SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 44-157. Use regulations.

Buildings and premises in district R shall be used for the following purposes:

- (1) Single-family dwellings.
- (2) Temporary buildings for uses incidental to construction work on the premises,

which buildings shall be removed upon the completion or abandonment of construction work.

- (3) Accessory buildings and other structures customarily incident to the above uses, located on the same lot or tract, and, except as provided below, not involving the conduct of a business, trade or profession. No billboard, signboard, advertising sign or any other form of posted notice shall be permitted as an accessory use, except as provided below.
 - a. No billboard, signboard, advertising sign, or other form of posted notice shall be located upon a city street or right-of-way.
 - b. No billboard, signboard, advertising sign, or other form of posted notice shall be illuminated or contain any moving parts, except as specifically provided below.
 - c. A billboard, signboard, advertising sign or any other form of posted notice that is permitted as provided below may be single or doublefaced.
 - d. The following signs shall be permitted.
 - 1. *Real estate signs.* A single "for sale" or "for lease" sign may be displayed on the lot or tract to which the sign refers. No sign face shall exceed six square feet in area, and the sign, including any part of its structure, shall not exceed five feet in height.
 - 2. Contractor signs. A single sign containing information on a contractor that is currently performing work on a lot or tract may be displayed on the lot or tract where the work is being performed. No sign face shall exceed six square feet in area, and the sign shall be removed immediately upon completion of the work.

- 3. Institutional signs. Churches and other institutions may display one or more signs containing information on the church or institution's name, and the activities and services provided on the premises where the signs are displayed. No sign face shall exceed eight square feet in area. The signs may be illuminated, provided that the intensity and direction of the illumination is reasonably controlled to avoid undue interference with the use of neighboring residential properties. Larger signs may be allowed only by specific use permit.
- 4. *Private security signs.* A single sign announcing that a residence is protected by a private security company may be displayed. No sign face shall exceed two square feet in area.
- 5. Alarm or security system signs. A single sign announcing that a residence has a burglar alarm or other security system installed may be displayed. No sign face shall exceed two square feet in area.
- 6. Political signs. One or more temporary signs used in connection with political campaigns may be displayed, provided such signs are removed within five days following the conclusion of such campaign. No sign face shall exceed 36 square feet in area and no sign shall exceed eight feet in height.
- 7. *Required signs.* Any sign required by the city or any other governmental authority with jurisdiction over the property.

- (4) To be permitted as accessory structures or uses, an unlighted outdoor tennis court or game court must be setback at least 25 feet from the nearest lot line; lighted outdoor tennis courts and game courts must be setback at least 100 feet from the nearest lot line. No more than one tennis court or game court shall be permitted on a lot. Any tennis court or game court shall be buffered by shrubbery or otherwise so as to minimize noise from activities on such court.
- (5) Swimming pools.
 - a. *Generally.* An outdoor swimming pool shall be permitted as an accessory use or structure provided that it meets the following requirements:
 - 1. It must be located in the back or side yard;
 - 2. It must be setback a minimum of ten feet from the rear lot line, unless the rear lot line of the subject lot abuts the side lot line of another lot, in which case the pool must be setback a minimum of 15 feet from the rear lot line;
 - 3. It must be setback a minimum 15 feet from any side lot line.
 - b. Special exceptions. The board of adjustment may grant a special exception reducing the minimum setback distance to no less than five feet for nonconforming lots as defined in section 44-218(b)(1)b. of this chapter.
 - 1. In order to grant a special exception the board must find that because the subject lot is of such unusual size or shape, or because it has valuable trees located in the rear or side yards, it would be impractical to locate a reasonably sized pool on the lot without either reducing the minimum setbacks or removing valuable trees.

- 2. The board must also find that the granting of a special exception permitting a reduced setback would not be unduly harmful to the owners of the lot or lots abutting the side of the subject lot for which a reduced setback is required. In making such determination the board may consider the location and orientation of any existing improvements on the subject lot and any abutting lots.
- The board may condition the 3. granting of a special exception as necessary to protect the interests of abutting property owners and to further the intent of the setback requirements. Conditions may include: a) requiring the applicant to design the pool or related improvements to minimize the impact of its location or use on neighboring property owners; b) requiring the applicant to take necessary measures to protect and maintain any valuable trees that served as a basis for granting the special exception; and c) such other conditions as the board deems necessary.
- (6) Parks, playgrounds, recreational facilities, public services and fire and police services owned by the city or by a public entity acting at the request of the city.
- (7) Uses permitted by specific use permit:
 - a. Personal wireless service facilities.
 - 1. Facilities for the provision of personal wireless service, including structures commonly known as cellular towers, and ancillary buildings, equipment and related structures may be allowed in this district following approval of a specific use

HUNTERS CREEK VILLAGE CODE

- (2) Minimum building line requirements.
 - a. Residential use: Same as in district R as set forth in section 44-160(2).
 - b. Other use: Buildings shall be a minimum of 35 feet from any street line. A minimum of 15 feet shall be maintained between any building and the business district boundary line; provided, however, a building of less than 15 feet in height with no windows facing a residential area may be located within two feet of a business-residential boundary line.
- (3) Maximum lot coverage by all buildings and structures.
 - a. Residential use: Same as in district R.
 - b. Other use: The building area, including off-street parking spaces and service areas, shall not exceed 90 percent of the lot area.
- (4) Minimum size of principal building.
 - a. Residential use: Same as in district R.
 - b. Other use: 2,000 square feet of permanently enclosed floor space.

(Ord. No. 340, § 7-3, 5-20-1980)

Sec. 44-185. Off-street parking requirements.

(a) There must be sufficient off-street parking spaces provided on the premises of any business use to accommodate the anticipated parking needs of the persons using the premises. The minimum number of off-street parking spaces required for specific uses is as follows:

- (1) For general office use, including any use in which the principal occupants of the improved building space are employees rather than visitors or customers, two spaces for each 1,000 square feet of gross floor area; and
- (2) For any other use, four spaces for each 1,000 square feet of gross floor area.

(b) All parking spaces must be at least nine feet wide and 18 feet long in order to be counted towards the minimum required number. The width of parking spaces shall be measured perpendicular to the parking angle. The length of parking spaces shall be measured at right angles to the parking line.

(Ord. No. 340, § 7-4, 5-20-1980; Ord. No. 698, § 2, 9-20-2007)

Sec. 44-186. Service area requirements.

Service areas shall be required in district B. All loading areas, trash pick-up areas and all other service areas located outdoors shall be enclosed by a solid fence, wall or hedge at least seven feet in height, except for an opening for vehicular passage which shall have a solid gate. (Ord. No. 340, § 7-5, 5-20-1980)

Sec. 44-187. Outdoor storage prohibited.

(a) Outdoor storage shall not be permitted in district B, except during periods of construction or in a service area enclosed in the manner required for areas as set out in section 44-186.

(b) No storage or similar use shall be allowed forward of the front building line in district B. (Ord. No. 340, § 7-6, 5-20-1980)

Sec. 44-188. Limitation on signs.

(a) Only on-site signs shall be permitted in district B.

(b) One wall sign and one freestanding sign shall be permitted on any premises and shall be "sign, on-site" as defined in this chapter. The freestanding sign may contain an electronic message center. "Electronic message center" shall mean a computer-controlled display panel with automatically changing or moving messages displayed by moving or intermittent lights and containing alphanumeric figures only, with no animation. A changing or moving message displayed on an electronic message center must remain constant for no less than five minutes and may be used only to display the name of the business located on the site.

(c) Signs which are equipped with glaring or rotating strobe or spotlights are prohibited.

(d) No sign shall be erected so as to extend into or over the public right-of-way of any street, nor shall any sign be placed so as to interfere with or obstruct vision at any intersection or along any public street.

(e) Notwithstanding the foregoing, an electronic message center on a freestanding sign may not exceed the height of the building on the lot on which the sign is located.

(f) Sign area; location.

- (1) No sign shall have more than two sides. The sign area includes the surface of a signboard and any portion of the supporting structure or trim upon which a message is displayed; provided, however, in the case of double-sided signs, only one side shall be computed to determine the sign area.
- (2) On a lot containing less than one acre, the sign area of a single sign or the sign area on each side of a double-sided sign shall not exceed 64 square feet.
- (3) For signs located on a lot containing onehalf acre or more that abuts IH-10 and upon which one business establishment is located, the sign area of a single free standing sign or the sign area on each side of a double-sided, freestanding sign shall not exceed 80 square feet. The widthto-height ratio of such detached sign shall not exceed one to five or five to one.
- (4) For signs located on a lot containing onehalf acre or more that abuts IH-10 and upon which more than one business establishment is located, each of which share common driveways and on-site parking facilities, the sign area of a single freestanding sign or the sign area on each side of a double-sided, freestanding sign shall not exceed 90 square feet. The widthto-height ratio of such detached sign shall not exceed one to five or five to one.
- (5) No sign allowed by this subsection (f) shall be placed in a yard which abuts district R (residential district).

(g) No portable signs are permitted.

(h) Lighted signs which are above the height of the building to which they pertain will be extinguished at or before 12:00 midnight.

(i) All signs shall be kept in a good state of repair.
(Ord. No. 431, § 2, 1-26-1988; Ord. No. 664, §§ 1-4, 4-18-2006; Ord. No. 676, § 1, 1-16-2007)

Sec. 44-189. District separation requirements.

(a) Improved business property in district B shall be separated from contiguous property in residential district R by any one of the following:

- (1) A screening fence seven feet high, built of brick or stone.
- (2) A strip of dense natural foliage at least 35 feet in width and at least seven feet in height measured from the boundary line of district B extending into district B.

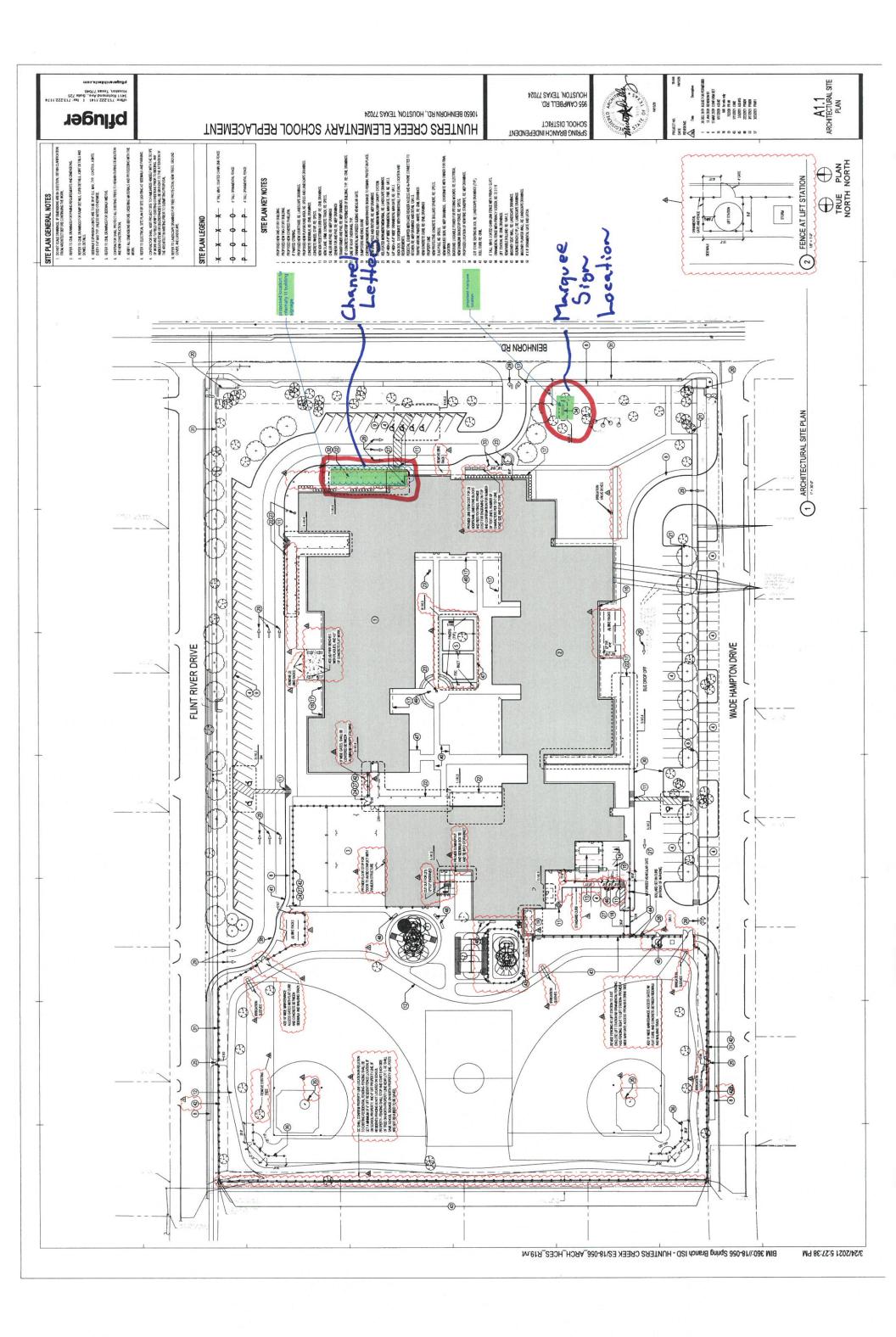
(b) No building shall have windows with a view into any property within district R of the city, provided that the board of adjustment may grant an exception to such requirement if it determines that any such window, while it would literally have a view into property within district R of the city, would be unlikely to result in individuals having an actual view through such window into property within district R. (Ord. No. 340, § 7-8, 5-20-1980)

Secs. 44-190-44-216. Reserved.

ARTICLE IV. NONCONFORMING LOTS, USES AND STRUCTURES

Sec. 44-217. Intent.

Within the districts established by this chapter or amendments that may later be adopted, there may exist lots, structures, uses of land and structures and characteristics of use which were lawful before this chapter was passed or amended, but which would be prohibited, regulated or restricted under the terms of this chapter or future amendments. It is the intent of this chapter to permit those nonconformities to continue until they are removed, but not to encourage their survival. It is







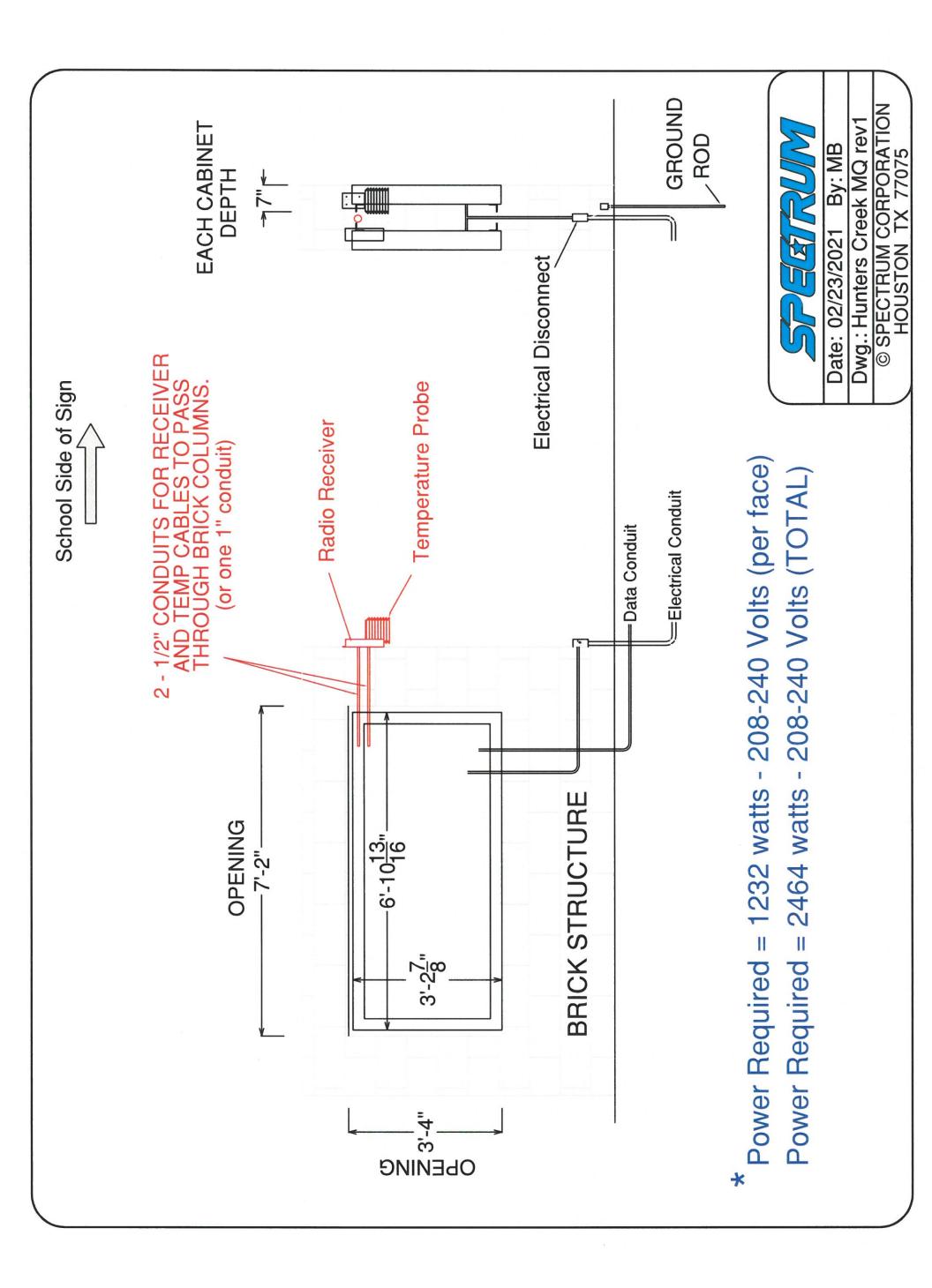
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HORIZON

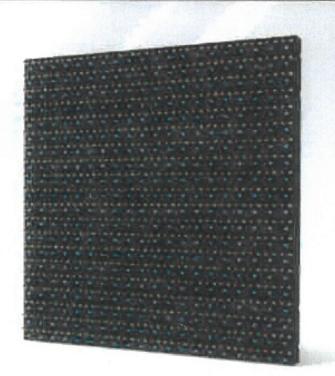
HORIZON" Q15 FULL COLOR LED DISPLAYS

FEATURE HIGHLIGHTS

- High resolution 15mm displays
- Superior brightness for brilliant daytime use
- 281 Trillion Colors
- Wide viewing angle for maximum visibility

OPTIONAL UPGRADES

- SmartPixel[™] Virtual Image Enhancement
- Power & Data Redundancy

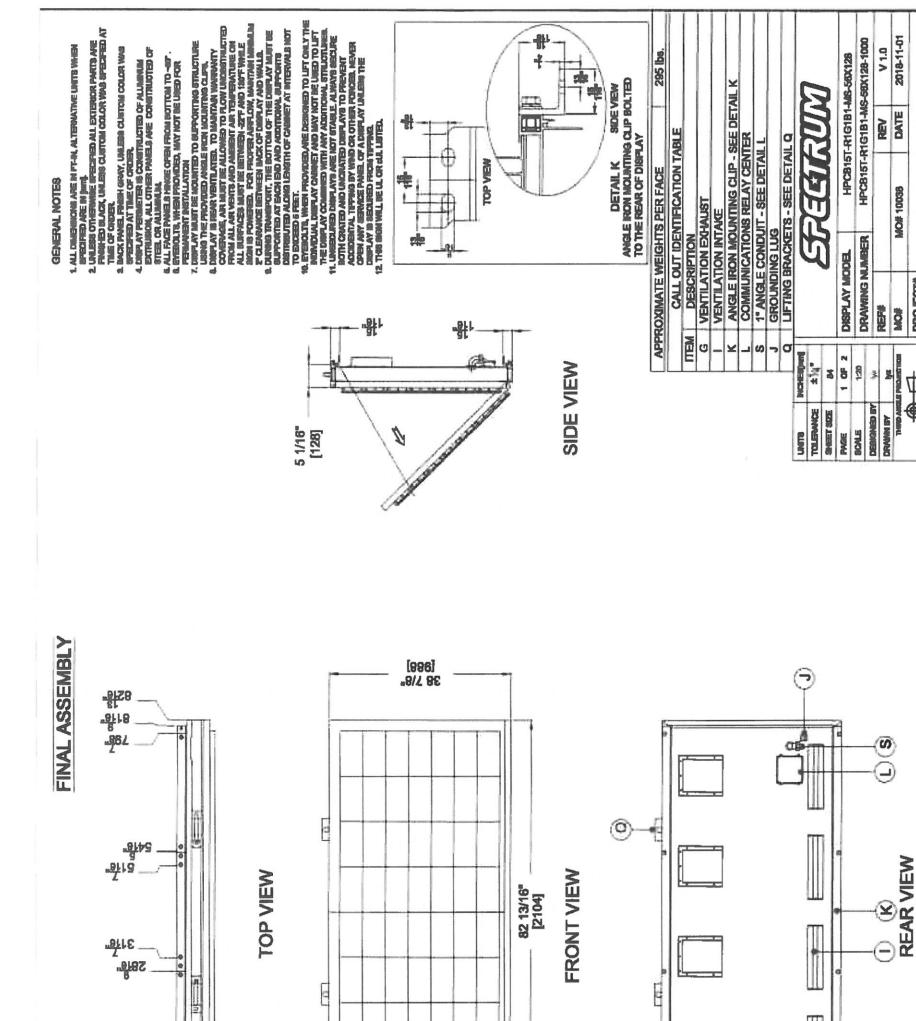


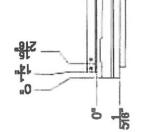
Outdoor LED Displays (Q-Series)	15mm (.62" spacing)
Pixel Configuration	3 LEDs per Pixel (1-Red, 1-Green, 1-Blue)
Video Frames per Second	60 fps
Color Processing	48+8 bit
Color Capability	281 trillion colors
Dimming Capability	256 levels (with auto dimming)
Operating Temperature	-40°F to 130°F
Scanning Rate	3840 Hz
LED Lifetime	>100,000 hours
Horizontal Viewing Angle	160°
Vertical Viewing Angle	70°
Contrast Ratio	10,000:1
Service Access	Front
Power Requirements	120/240V AC
Max Brightness	≥12,500 NITs
Pixel Block Configuration	20 x 20
Pixel Block Dimensions (HxW)	12.52" x 12.52" (318mm x 318mm)
Pixels Per Square Meter	3,955
Max Watts per Module (including power supply)	.552 amps @110V per module

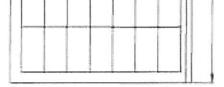
Max Watts per Module (including power supply) Average Watts per Module (including power supply) Cabinet Construction Cabinet IP Rating Manufacturing Compliance .552 amps @110V per module .166 amps @110Vper module Aluminum Extrusion IP 65 NEMA 4 UL Listed, cUL Listed, FC

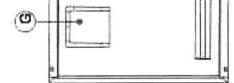
spectrum/score/poards.com 800.332.5050 713.944.6200 Copyright @ 2017 Spectrum Corporation. Horizon and Spectrum are registered trademarks of Spectrum Corporation. 75Cl. No. 18040 H02700812











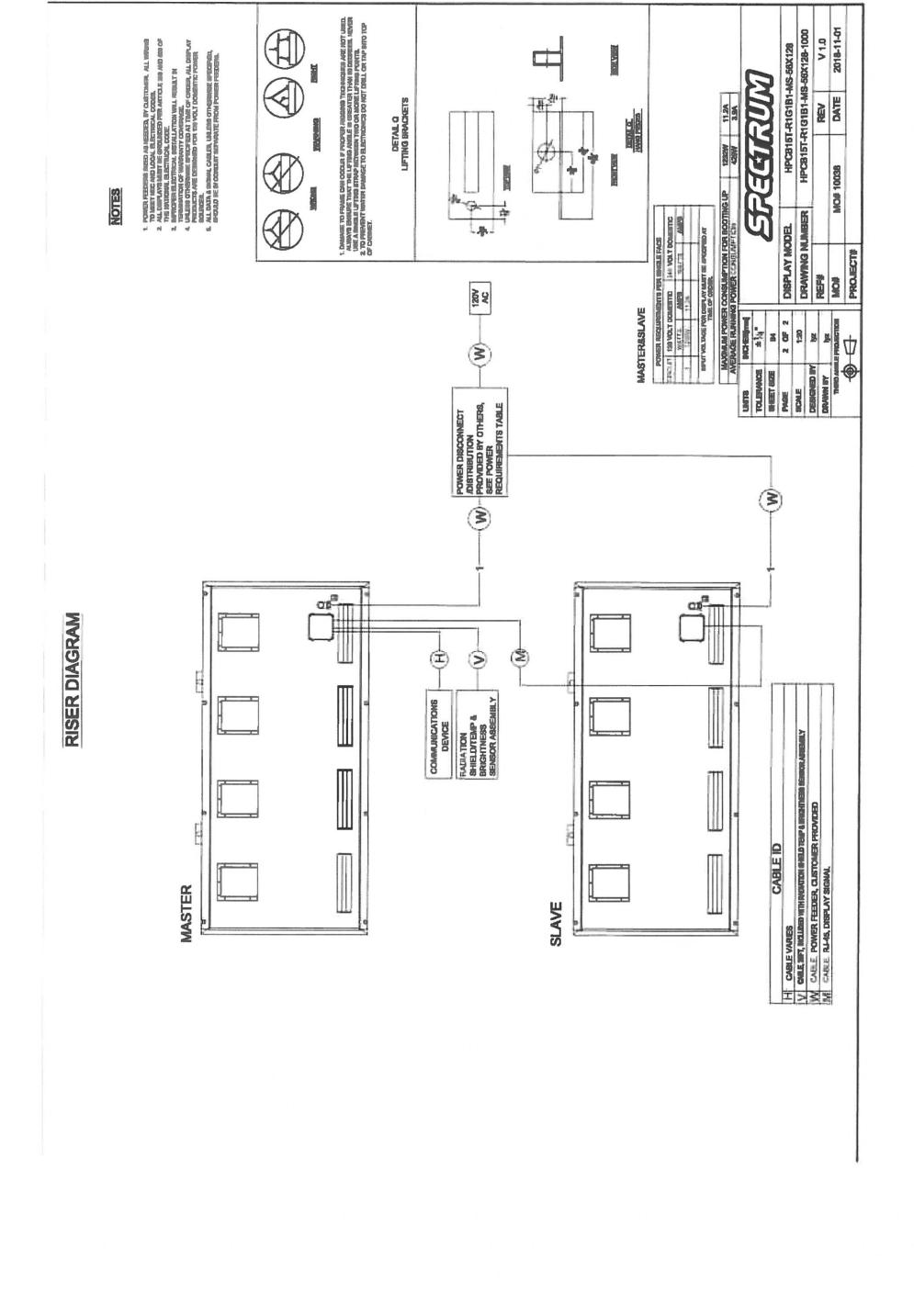
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PROJECTI

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10048 Easthaven Blvd. . Houston, TX 77075 . Ph: 713-944-6200 . 800-392-5050 . Fax: 713-944-1290 . spectrumscoreboards.com

HORIZON MARQUEE WARRANTY

SPECTRUM CORPORATION warrants that the Horizon Marquee, except as noted below, is, from the date of installation, warranted for a period of five (5) years against defects in material and workmanship. The Perma-Coat Finish is warranted for a period of ten (10) years against fading or peeling. Lamps are not included in this warranty.

SPECTRUM CORPORATION will repair or replace (at Spectrum's option) any such defect in material or workmanship "on-site" for the first two (2) years including parts, labor and travel. Warranty for the remaining three (3) years covers the cost of parts only. Replacement parts are warranted for the remainder of the original applicable warranty.

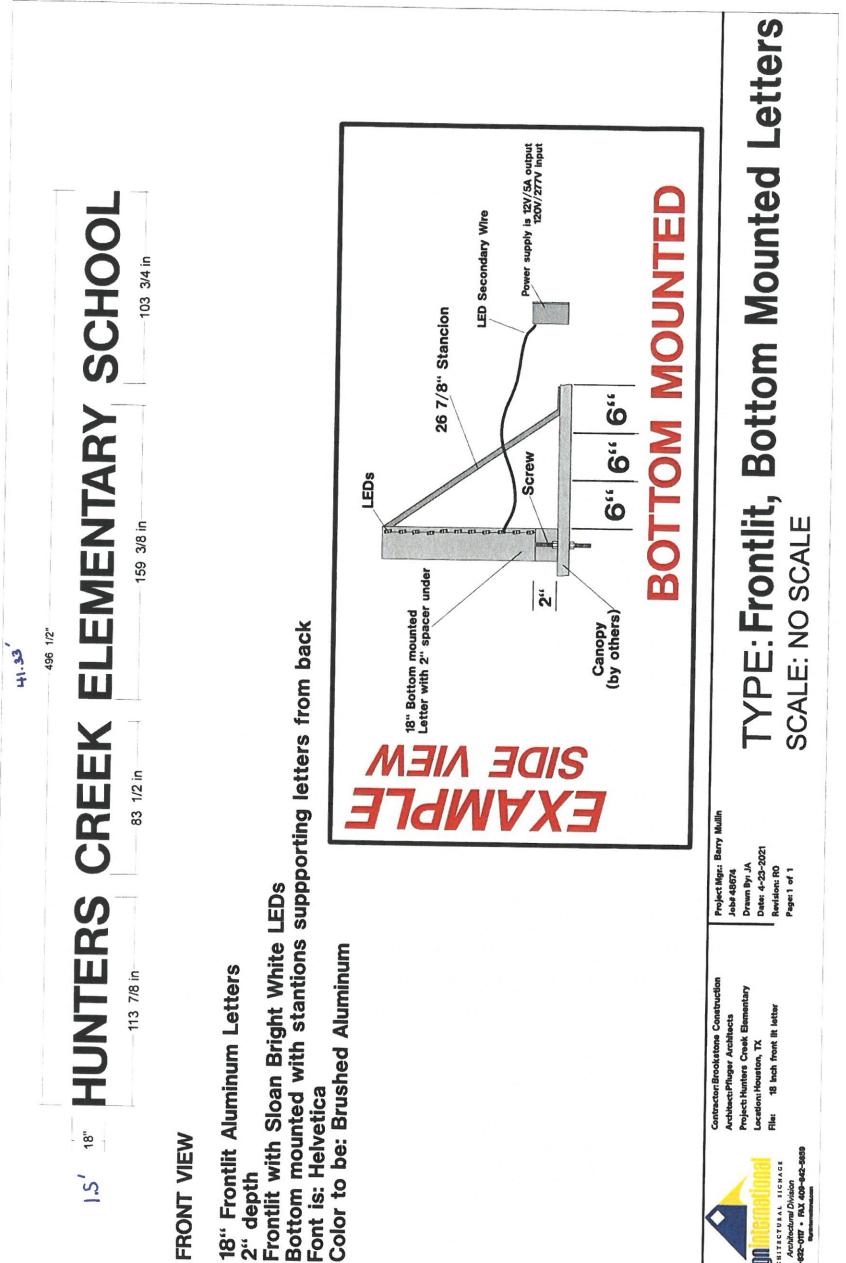
We agree to repair or replace to the satisfaction of the Architect/Owner all work that may prove defective in workmanship or materials within that period, ordinary wear and tear and unusual abuse or neglect excepted, together with all other work which may be damaged or displaced in so doing.

All repairs or replacements made within the warranty period shall have a guarantee period equal to the original guarantee period as herein stated, dated from the final acceptance of repairs or replacements.

No charge for time or materials used by others in making repairs will be paid by Spectrum. Lamps are not included in the warranty. Warranty does not cover unauthorized repairs or modifications, abuse, acts of God, exceptionally high or low voltage, and/or improper grounding, installation, operation, or shipment to the factory.

THIS WARRANTY IS GIVEN IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, WHICH ARE SPECIFICALLY EXCLUDED INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE, LOSS OF TIME, INCONVENIENCE, COMMERCIAL LOSS, LOST PROFITS OR SAVINGS OR OTHER

INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES ARISING OUR OF THE USE OR INABILITY TO USE THIS PRODUCT.



1.5' 18"

FRONT VIEW

18" Frontlit Aluminum 2" depth

Bottom mounted with **Color to be: Brushed** Font is: Helvetica

