

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
PLANNING & ZONING COMMISSION
July 8, 2021

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on July 8, 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 Bill Dalton, John Abercrombie, David Childers, Brent Fredricks and Alternate Commissioner Rob Adams attending in Charles Martin's absence. Also, in attendance were: John Hightower, City Attorney; Tom Fullen, City Administrator; and James Stewart, City Building Official.

- A. Call the meeting to order and the roll of appointed officers will be taken.
- B. **PUBLIC HEARINGS.** Public hearings will be held before the Planning & Zoning Commission for the purpose of receiving testimony for or against the following proposed zoning amendments:

The Commission elected to reverse the order of the public hearings from what was shown on the meeting agenda.

- 1. A proposal to amend the specific use permit for the Houston Racquet Club to: remove the decibel limits on music emanating from the Club; prohibit the playing of music at the Club between the hours of 11:00 pm and 7:00 am; and require the Club to comply with the noise restrictions applicable to the City's residential zoning district; and

The Public Hearing was opened at 6:07 p.m.

Comments: Comments were received from the public, including several homeowners residing on the Ripple Creek and Pinewood Circle streets near the Houston Racquet Club who registered their opposition to the proposed amendment.

The Public Hearing was closed at 7:02 p.m.

- 2. A proposal to amend the specific use permit for the Hunters Creek Elementary School campus located at 10650 Beinhorn Road, Houston, Texas, 77024, to allow the installation of Building Identification Signage and the installation and operation of a marque electronic message sign, under certain conditions.

The Public Hearing was opened at 6:02 p.m.

Comments: There were no public comments on this item.

The Public Hearing was closed at 6:05 p.m.

C. **AGENDA ITEMS**

1. Discussion and possible action to consider approval of the minutes of the June 21, 2021 meeting.

Commissioner Fredricks made a motion to approve the minutes of the June 21, 2021 meeting. Commissioner Abercrombie seconded the motion and the motion carried unanimously.

2. Discussion and possible action to make a final report and recommendation to City Council on item B 1.

Commissioner Fredricks made a motion to table this item until the first Monday in October when the club could provide suggestions on how to baffle the sound. Additionally, he encouraged the neighbors and club management to get together and discuss a possible acceptable solution. Commissioner Childers seconded the motion and the motion carried unanimously.

3. Discussion and possible action to make a final report and recommendation to City Council on item B 2.

Commissioner Abercrombie made a motion to approve a final report and recommendation to City Council to approve the proposed amendment of the specific use permit for Hunters Creek Elementary School. Commissioner Adams seconded the motion and the motion carried unanimously. (A copy of the final report is attached as Exhibit "A" to these minutes.)

4. Discussion and possible action to consider any future agenda items.

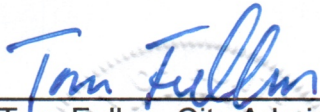
No action was taken on this item.

D. Adjourn Open Meeting.

Commissioner Abercrombie made a motion to adjourn the meeting at 7:19 p.m. Commissioner Childers seconded the motion and the motion carried unanimously.

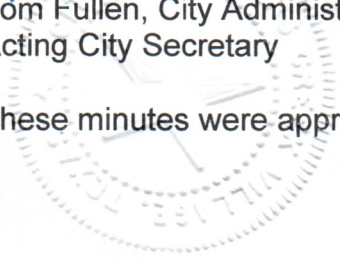
The meeting adjourned at 7:19 pm.

Respectfully Submitted,



Tom Fullen, City Administrator
Acting City Secretary

These minutes were approved on the 2nd day of August, 2021.



**FINAL REPORT ON PROPOSED AMENDMENT TO
SPECIFIC USE PERMIT FOR THE HUNTERS CREEK ELEMENTARY
SCHOOL CAMPUS TO ALLOW CERTAIN SIGNS**

The Planning and Zoning Commission has been asked to make a recommendation on a proposal that the specific use permit for the Hunters Creek Elementary School campus, located at 10650 Beinhorn Road, be amended to allow the installation of building identification signage and a marque electronic message sign under certain conditions. Pursuant to that request, the Commission: a) conducted deliberations on the proposed amendment at its meeting on June 7, 2021; b) conducted a public hearing on the proposed amendment on July 8, 2021; and c) conducted further deliberations on the proposed amendment on July 8, 2021, after the conclusion of the public hearing.

The Commission now issues this Final Report recommending that the City Council amend the specific use permit for the Hunters Creek Elementary School campus as to:

1) Allow the proposed building identification sign as presented by the school's architect and attached to this report as Exhibit "A" with the following modifications:

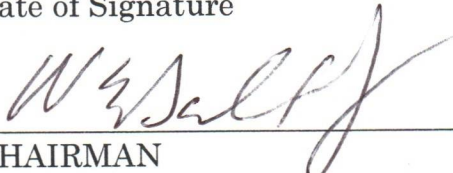
- a) The letters are to be 18" tall and raised 3" above the canopy;
- b) The letters shall not be illuminated;
- c) The word "school" shall be omitted;
- d) The trim around the letters shall be a dark brown color.

2) Allow the proposed marque electronic message center sign as presented by the school's architect and attached to this report as Exhibit "B" with the following modifications:

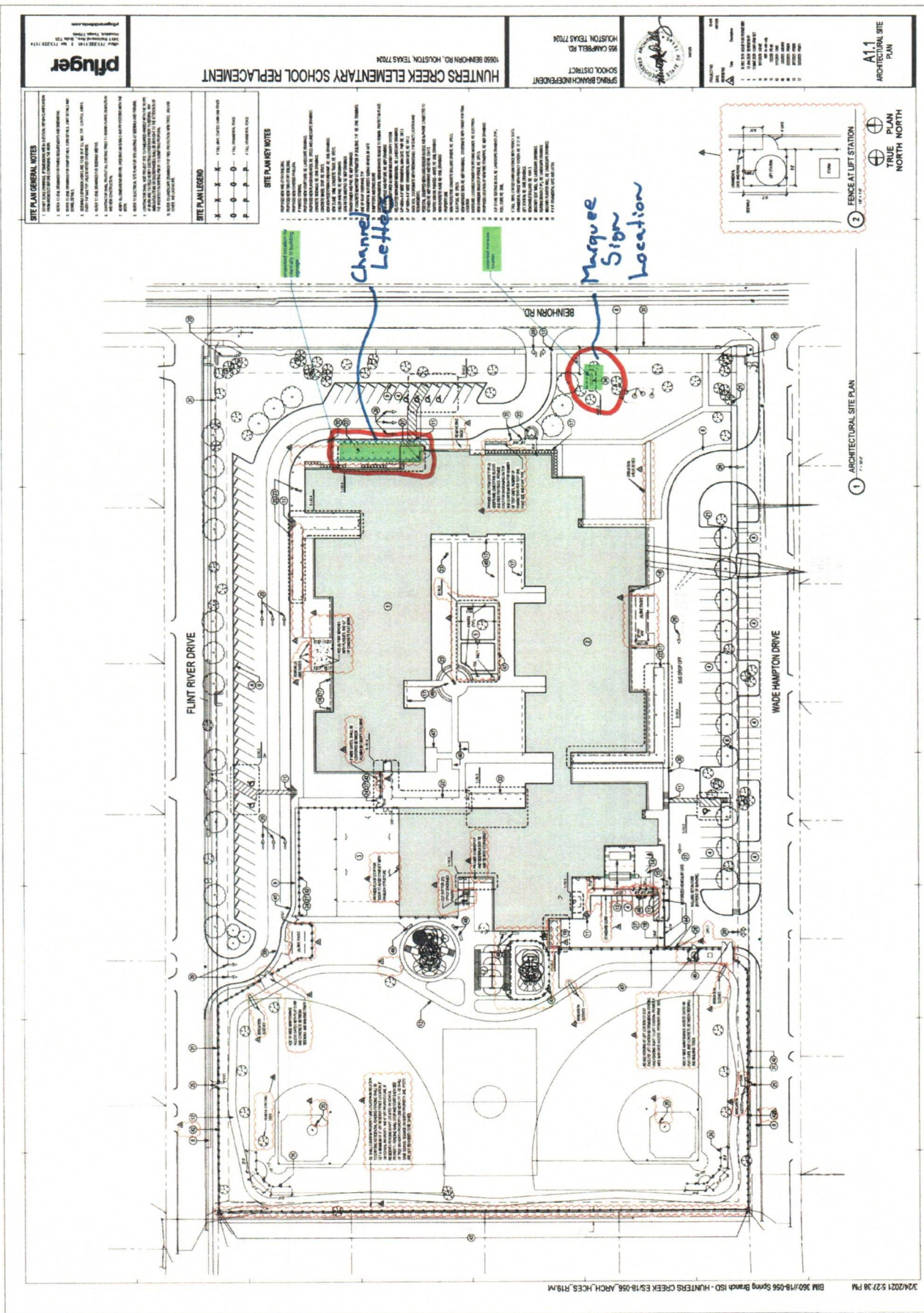
- a) The sign is to be operated only between the hours of 7:00 a.m. and 7:00 p.m.;
- b) The sign shall not be operated in a manner that is disruptive to the residential character of the surrounding neighborhood.
- c) The sign shall be operated with the auto-dimming feature activated.

July 8, 2021

Date of Signature



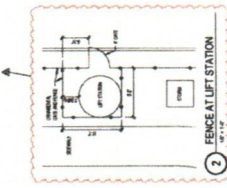
CHAIRMAN



1 ARCHITECTURAL SITE PLAN
1/4" = 10'-0"

2 FENCE AT LIFT STATION

TRUE PLAN
NORTH NORTH



A11
ARCHITECTURAL SITE
PLAN

SPRING BRANCH INDEPENDENT
SCHOOL DISTRICT
85 CAMPBELL RD
HOUSTON, TEXAS 77061

HUNTERS CREEK ELEMENTARY SCHOOL REPLACEMENT
10560 BEINHORN RD, HOUSTON, TEXAS 77061

Pfluger

SITE PLAN GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES.
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10. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES.

SITE PLAN LEGEND

- 1. EXISTING UTILITIES
- 2. EXISTING STRUCTURES
- 3. EXISTING LANDSCAPE
- 4. EXISTING DRIVEWAYS
- 5. EXISTING FENCES
- 6. EXISTING LIGHTING
- 7. EXISTING SIGNAGE
- 8. EXISTING UTILITIES
- 9. EXISTING STRUCTURES
- 10. EXISTING LANDSCAPE
- 11. EXISTING DRIVEWAYS
- 12. EXISTING FENCES
- 13. EXISTING LIGHTING
- 14. EXISTING SIGNAGE

SITE PLAN KEY NOTES

1. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES.
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EXHIBIT "A"



EXHIBIT "B"



(c. 63)

6'-10 13/16"



3'2 14/16"

3.16

SPECTRUM
SCOREBOARDS
Ph: 713.944.6200
Fax: 713.944.1290
spectrumscoreboards.com
10048 SUMMITT BLVD, HOUSTON, TX

DATE 2-19-11
PROJECT HUNTERS CREEK EM
LOCATION N/A
SALES REP STEPHEN KENNEDY
DRAWING NO. 2100-1804-01-P
DESIGNER N/A

SPECIFICATIONS
(1) 15mm RGB MATRIX 65X128 EMC
(BRCK OPENING 3'-4" 7-3/4")

CONSTRUCTION
FACE
100% ALUM. W/
POSSIBLE
BLACK
JANUARY
2011

COLORS

ELECTRICAL REQUIRED
N/A

SCALE
1" = 1'-0"
OPTION
PAGE 1

UNIVERSITY OF HOUSTON