

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
PLANNING & ZONING COMMISSION
September 13, 2021**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on September 13, 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.

A. **The meeting was called to order at 6:01 p.m. by Chairman Bill Dalton. In attendance were Vice-Chairman, David Childers, Commissioners Brent Fredricks, John Abercrombie, and alternate member Rob Adams. Also, in attendance were: John Hightower, City Attorney, Tom Fullen, City Administrator, and James Stewart, Building Official.**

B. PUBLIC HEARING

The purpose of the Public Hearing is to receive input from the public, either oral or written, regarding a proposal to amend the specific use permit for the Chinese Baptist Church to add two canopies to the south side of the main building.

Commissioner Dalton opened the public hearing at 6:01 p.m.

There were no comments from the public.

Commissioner Dalton closed the public hearing at 6:05 p.m.

C. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the August 2, 2021 meeting.

Commissioner Fredricks made a motion to approve the minutes of the August 2, 2021 meeting. Commissioner Abercrombie seconded the motion and the motion carried unanimously.

2. Discussion and possible action to make a final report to City Council on the proposal to amend the specific use permit for the Chinese Baptist Church to add 2 canopies to the south side of the main building.

Commissioner Fredricks made a motion to approve the proposed amendment to the specific use permit for the Chinese Baptist Church to allow the addition of two canopies as described in the proposal in front of the Commission. Commissioner Abercrombie seconded the motion and the motion carried unanimously.

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

No action was taken on this item.

D. ADJOURN OPEN MEETING

Commissioner Adams made a motion to adjourn. Commissioner Childers seconded the motion and the motion carried unanimously.

The meeting adjourned at 6:08 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: April 4, 2022
AGENDA SUBJECT: Discussion and possible action to consider and make a recommendation to City Council on a proposal to reduce the required setbacks for swimming pools on non-conforming lots.

EXHIBITS:

Section 44-157 (5) b. Use Regulations

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.

(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.



**CITY OF HUNTERS CREEK VILLAGE
AGENDA DISCUSSION FORM**

AGENDA DATE: April 4, 2022
AGENDA SUBJECT: Discussion and possible action to consider and make a recommendation to City Council on a proposal to reduce the required setbacks for garages facing Voss & Memorial on lots that front on side streets.

EXHIBITS:

Section 44-161 (2)d Automobile Shelters

Garages facing side streets allowed in certain circumstances. An automobile shelter may face toward a side street if it is setback from the side lot line that abuts the side street, by at least the same minimum distance that would have been required for an automobile shelter on the same lot that faced the front street. For example, if the front line of a dwelling is setback 30 feet from the front lot line, the minimum setback for a garage opening that faces the front street or a side street would be 80 feet from the applicable lot line (30 + 50). Similarly, if the front line of a dwelling is setback 50 feet from the front lot line, the minimum setback for a garage opening that faces the front street or a side street would be 100 feet from the applicable lot line (50 + 50).