

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Linda Knox
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

PLANNING AND ZONING COMMISSION MEETING AGENDA

Notice is hereby given of a regular meeting of the Planning and Zoning Commission of Hunters Creek Village, Texas, to be held on **Monday, June 6, 2022 at 6:00 p.m.** in the City Hall at #1 Hunters Creek Place, for the purpose of considering the following agenda items.

- A. Call the meeting to order and the roll of appointed officers will be taken.
 - B. **PUBLIC HEARING** Public hearings will be held before the Planning & Zoning Commission for the purpose of receiving testimony for or against the following...
 - 1. An application filed on behalf of Julio & Amber Garcia for the approval of a preliminary replat which divides the lot located at **205 Fleetway Drive** (Lot 1, Block 1, of Fisher Burns Plaza Amending Plat, an addition in Harris County, Texas, according to the map or plat thereof as recorded in Vol. 696, Page 296 of the map records of Harris County, Texas) into two single-family residential conforming lots.
 - C. **AGENDA ITEMS**
 - 1. Discussion and possible action to consider approval of the minutes of the May 2, 2022 meeting.
 - 2. Discussion and possible action to consider approval of the preliminary replat of item B1.
 - 3. Discussion and possible action to consider and make recommendation to city council on a proposal to amend the zoning chapter to prohibit short-term rentals in the Single-Family Residential District.
 - 4. Discussion and possible action to consider any future agenda items.
 - D. Adjourn Open Meeting.
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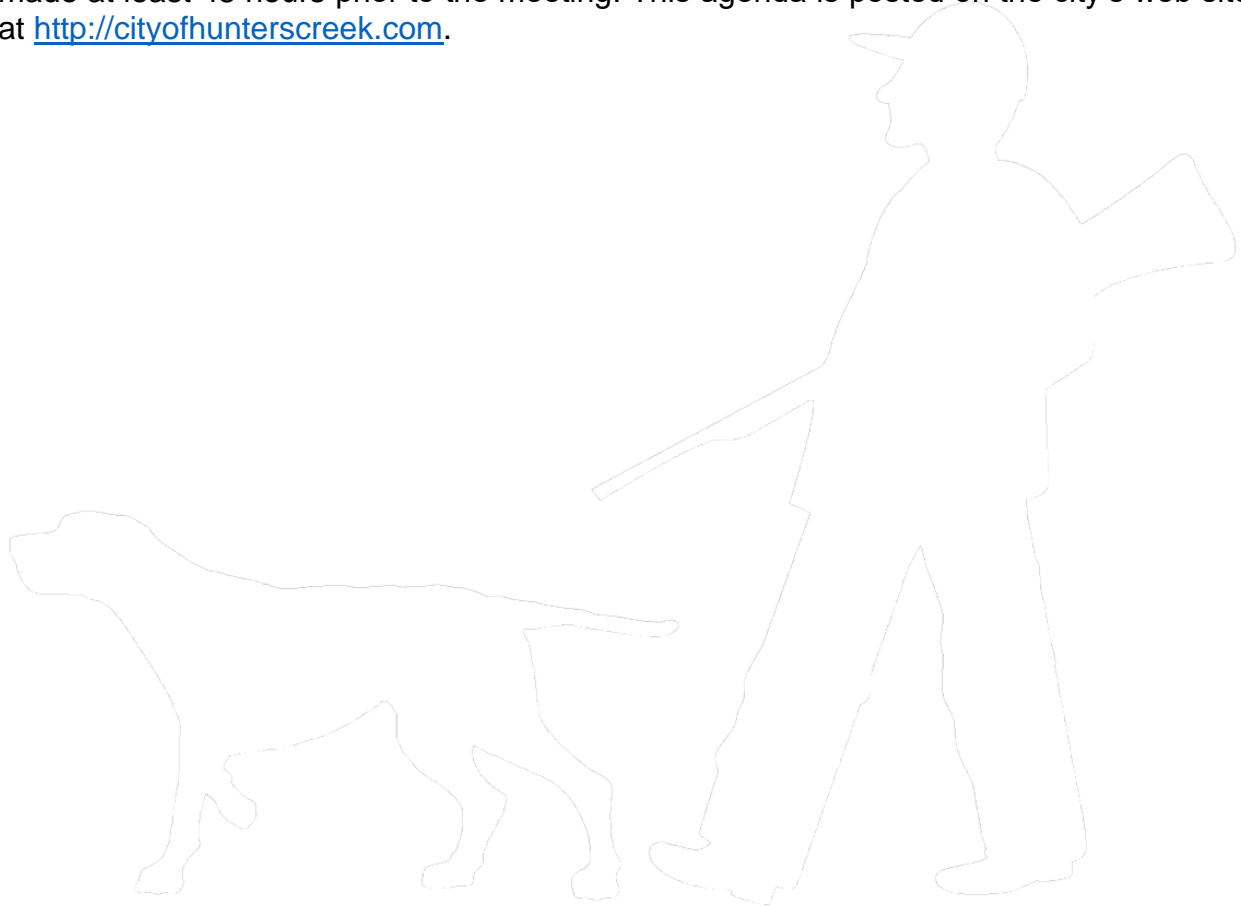
CERTIFICATION

I, the undersigned authority, do 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 2, 2022 at 3:30 pm, 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 tfullen@cityofhunterscreek.com. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://cityofhunterscreek.com>.





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

AGENDA DATE: June 6, 2022
AGENDA SUBJECT: Discussion and possible action to consider approval of the minutes of the May 2, 2022 meeting.

EXHIBITS: May 2, 2022 Minutes

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
PLANNING & ZONING COMMISSION
May 2, 2022**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on May 2, 2022, 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 6:00 p.m. by Chairman Bill Dalton. In attendance were Commissioners Bill Dalton, David Childers, John Abercrombie, and Charles Martin. Also, in attendance were Scott Bounds, City Attorney, Tom Fullen, City Administrator, and Henry Rivas, Building Official.**

B. Call the meeting to order and the roll of appointed officers will be taken.

C. PUBLIC HEARING Public hearings will be held before the Planning & Zoning Commission for the purpose of receiving testimony for or against the following proposed zoning amendments.

1. Amend the zoning ordinance to reduce the required setbacks for swimming pools on non-conforming lots.

Open Public Hearing: 6:01 p.m.

Close Public Hearing: 6:02 p.m.

Comments: There were no public comments.

2. Amend the zoning ordinance to reduce the required setbacks for garages facing Voss & Memorial on lots that front on side streets.

Open Public Hearing: 6:02 p.m.

Close Public Hearing: 6:03 p.m.

Comments: There were no public comments.

D. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the April 4, 2022, meeting.

Commissioner Abercrombie made a motion to approve the minutes of the April 3, 2022, meeting. Commissioner Martin 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 C1.

Commissioner Martin made a motion to approve the final report and recommend that the proposed amendment be approved by the City Council. 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 C2.

Commissioner Martin made a motion to approve the final report and recommend that the proposed amendment be approved by the City Council. Commissioner Childers seconded the motion and the motion carried unanimously.

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

E. ADJOURN OPEN MEETING

Commissioner Martin made a motion to adjourn. Commissioner Abercrombie seconded the motion and the motion carried unanimously.

The meeting adjourned at 6:13 pm.

Respectfully Submitted,

Tom Fullen, City Administrator
Acting City Secretary

These minutes were approved on the ____ day of June, 2022.



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

AGENDA DATE: June 6, 2022
AGENDA SUBJECT: Discussion and possible action to consider approval of the preliminary replat of item B1.
EXHIBITS: Application & Preliminary Replat



City of Hunters Creek Village, Texas
 #1 Hunters Creek Place
 Hunters Creek Village, Texas 77024
 713-465-2150

PLAT APPLICATION

PRELIMINARY **FINAL**

All plats must be prepared according to the requirements stated in Section 36-24 for Preliminary Plat and Section 36-25 for Final Plat of the Code of Ordinances of the City as to form and content.

APPLICANT/PROPERTY OWNER:

Name: Julio Garcia & Amber Garcia
 Address: 12422 Rip Van Winkle, Houston TX 77024
 Telephone: 713-516-2848
 Email: julio@ambriza.com

PROPERTY INFORMATION OF LOTS/TRACTS:

Name of Subdivision: Fleetway Reserve
 Legal Description (address, general location, acreage, lot(s) no.(s), block no. for each lot):
205 Fleetway Drive, Houston, TX 77024; ± 123' West of Int. of Voss Road, & Fleetway Drive; 1.5034 AC
Lot 1, Block 1 of Fisher Burns Plaza Amending Plat

LICENSED SURVEYOR PREPARING PLAT:

Name: Probstfeld & Associates, Inc. (Mario Colina, P.E.)
 Address: 515 Park Grove Drive, Suite 102, Katy, TX 77450
 Telephone: 281-829-0034
 Email: mario@probstfeld.com

List any easements or other restrictions on property (any public right-of-ways; public easements; other public improvements): 10' Utility Easement with 5'x 20' Aerial Easement west side of property, 40' Drainage Easement south side of property

Requested variances (attach list of exceptions with the reason): N/A

A COMPLETE APPLICATION MUST INCLUDE ALL OF THE FOLLOWING. Application shall be filed with the City Secretary at least 30 days prior to the next regular meeting of the Planning & Zoning Commission:

- Preliminary or Final Plat (10 copies)
- Current Title Report or Letter dated within 30 days of the filing of the application
- Metes and bounds description if not included in title report
- Payment of fee: \$650.00

The undersigned hereby requests review by the Planning and Zoning Commission of the above identified subdivision plat.

Signature

4/21/22
 Date

Received by:

Date: 4/21/22

Kim and Paul Fangman
110 Willowend Drive
Hunters Creek Village, TX 77024

1 June 2022

Planning and Zoning Commission
Tom Fullen, City Administrator and Acting City Secretary
#1 Hunters Creek Place
Hunters Creek Village, TX 77024

Re: Notice of Public Hearing, 205 Fleetway Drive

Secretary Fullen and members of the Commission,

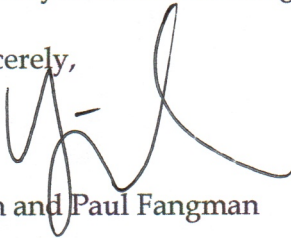
We received letter of notice on Friday 27 May for the preliminary replat of 205 Fleetway Drive and reviewed the plans at City Hall on Tuesday 31 May.

Based on this review we are writing to register the following concerns:

- The lots upon development must avoid impacts to drainage along the southern edge of the property - this stream has been the subject of prior flooding impacts, and prior drainage improvements by the city, and adjacent development or bank profile changes could result in degraded takeaway capacity with effects upstream in Willowick or downstream in Hunters Ridge or Magnolia Bend
- The limit street frontage of these new divided lots changes the character of the street with its broad and visible lots; proposed Lot 2 and proposed Lot 1 each have a 70-foot frontage whereas the current minimum frontage on Fleetway Drive is 125 feet, with four lots having >200 feet of frontage - reference facet map 5057B11 from the Harris County Appraisal District

Thank you for considering these concerns, and for your careful deliberation in the matter at hand.

Sincerely,



Kim and Paul Fangman





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

AGENDA DATE:

June 6, 2022

AGENDA SUBJECT:

Discussion and possible action to consider and make recommendation to city council on a proposal to amend the zoning chapter to prohibit short-term rentals in the Single-Family Residential District.

EXHIBITS:



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

AGENDA DATE:

June 6, 2022

AGENDA SUBJECT:

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

EXHIBITS:
