

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, May 8, 2023 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. AGENDA ITEMS
 - 1. Discussion and possible action to consider approval of the minutes of the September 12, 2022 meeting.
 - 2. Discussion and possible action consider approval of an application filed on behalf of Emily and Vernon Reaser for the approval of a preliminary replat which moves the shared property line located between **728 Kuhlman Rd & 736 Kuhlman Rd** (Lots 6 & 7, Block D, of Memorial Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof as recorded in Vol. 17, Page 47 of the map records of Harris County, Texas).
 - 3. Discussion and possible action to consider any future agenda items.
 - C. Adjourn Open Meeting.
-

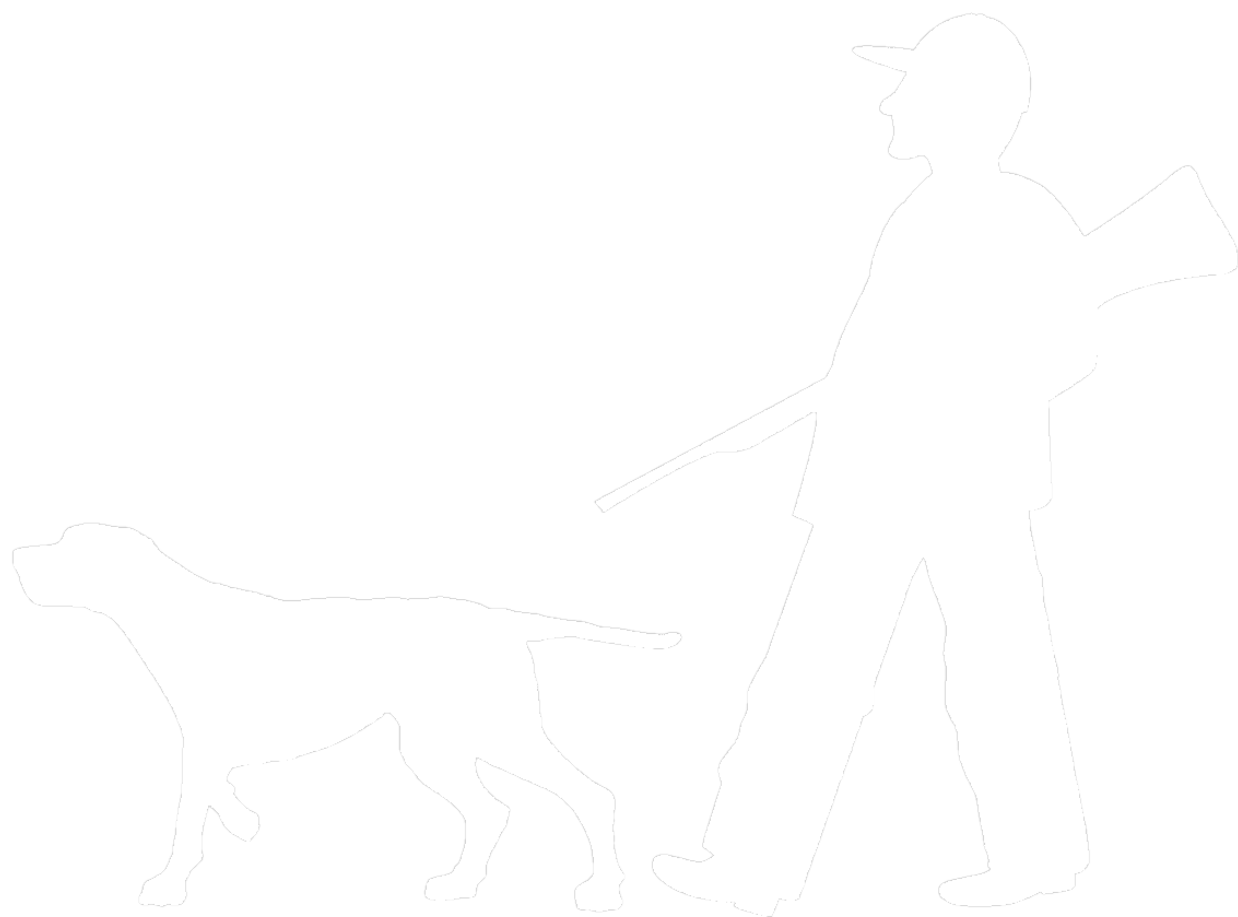
CERTIFICATION

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: May 5, 2023 at 3:00 pm, and remained so posted continuously for at least 72 hours before said meeting was convened.

Tom Fullen

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, TEXAS
MINUTES OF THE
PLANNING & ZONING COMMISSION
September 12, 2022**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on September 12, 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, Brent Fredricks and Alternate Commissioner Rob Adams. Also, in attendance were John Hightower, City Attorney, and Tom Fullen, City Administrator.**

B. 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. A request from First Congregational Church to amend their Specific Use Permit to reconstruct the primary sign structure to raise and enlarge the sign face containing the name of the church, and to eliminate or relocate the smaller sign faces.

Vice Chairman David Childers opened the Public Hearing at 6:01 p.m.

No Comments were made.

Vice Chairman David Childers closed the Public Hearing at 6:02 p.m.

AGENDA ITEMS

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

Commissioner Childers made a motion to approve the minutes of the August 1, 2022 meeting. Commissioner Fredricks seconded the motion and the motion carried unanimously.

2. Discussion and possible action to make a final report and recommendation to City Council on amending the First Congregational Church's Specific Use Permit to reconstruct the primary sign structure to raise and enlarge the sign face containing the name of the church, and to eliminate or relocate the smaller sign faces.

Commissioner Fredricks made a motion to approve a final report recommending that the City Council approve the proposed ordinance amending the First Congregational Church's Specific Use Permit to

reconstruct the primary sign structure to raise and enlarge the sign face containing the name of the church, and to eliminate or relocate the smaller sign faces. Commissioner Childers 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.

(Resident Jess Mason joined the meeting after a vote to approve a final report and recommend that the City Council approve the proposed ordinance amending the First Congregational Church's Specific Use Permit to reconstruct the primary sign structure to raise and enlarge the sign face containing the name of the church, and to eliminate or relocate the smaller sign faces. Jess Mason spoke in opposition of the amended Specific Use Permit being approved.)

C. ADJOURN OPEN MEETING

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

The meeting adjourned at 6:17 pm.

Respectfully Submitted,

Tom Fullen, City Administrator
Acting City Secretary

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



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

PLAT APPLICATION

X **REPLAT** _____ **AMENDING PLAT** (For lot joinder only)

PRELIMINARY

FINAL

APPLICANT/PROPERTY OWNER:

Name: Emily and Vernon Reaser
 Address: 728 kuhlman Rd. Houston, TX 77024
 Telephone: 832-928-9552
 Email: Lacey@reasefamilyoffice.com

PROPERTY INFORMATION OF LOTS/TRACTS:

Name of Subdivision: Kuhlmas Estates at Memorial Oaks

Legal Description (address, general location, acreage, lot(s) no.(s), block no. for each lot):
lots 6 and 7, block "D", of Memorial Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 17, Page 47 of the Map Records of Harris County, Texas.

LICENSED ENGINEER OR SURVEYOR PREPARING PLAT:

Name: Tom Duecker
 Address: 10401 Westoffice Dr. Houston, TX 77042
 Telephone: 281-830-2309
 Email: tduecker@tritechtx.com

List any easements or other restrictions on property (any public right-of-ways; public easements; other public improvements): Restrictions as set forth in plat recorded in Vol. 17, Pg. 47 of the Map Records of Harris County, Texas. Restrictions recorded in Vol 1200, pg 160 of the deed records of Harris County, Texas and H.C.C.F No.'s C070903, M611294, 20150281734, and 20150288425.

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

A COMPLETE APPLICATION MUST INCLUDE ALL OF THE FOLLOWING:

- Amended Plat (2 copies for recording)
- Current Title Report or Letter dated within 30 days of application from title company
-

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

Signature

2/21/23
 Date

This will acknowledge receipt of the \$650.00 application fee.

Date: _____

Received by: _____



Integrity Title

CITY PLANNING LETTER

March 17, 2023
Effective Date: March 14, 2023

Job No. 2341002A

STATE OF TEXAS:
COUNTY OF HARRIS:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

Lots 6 and 7, Block "D", of Memorial Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 17, Page 47 of the Map Records of Harris County, Texas.

We find the record title to be apparently in:

VERNON REASER AND EMILY REASER

By virtue of that certain General Warranty Deed dated May 8, 2015 from Herb and Brenda Petry and recorded in Harris County Clerk's File No. 20150197123.

By virtue of that Special Warranty Deed dated April 13, 2022 from the Estate of Martha Gehring and recorded in Harris County Clerk's File No. RP-2022-196699.

Subject to the following liens:

None found of record.

Subject to the following easements and encumbrances:

None found of record.

Subject to the following restrictions:

Restrictions as set forth per plat recorded in Volume 17, Page 47 of the Map Records of Harris County, Texas.

Restrictions as recorded in Volume 1200, Page 160 of the Deed Records of Harris County, Texas and Harris County Clerk's File No.'s C070903, M611294, 20150281734 and 20150288425.



Integrity Title

We have made no examination as to special assessments or conflicts.

INTEGRITY TITLE COMPANY LLC

Marco Lopez
Abstractor

LIMITATION OF LIABILITY: THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HEREWITH WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.

METES & BOUNDS DESCRIPTION
2.000 ACRES (87,120 SQUARE FEET)
BEING ALL OF LOT 6 AND
LOT 7, BLOCK D
MEMORIAL OAKS,
HARRIS COUNTY, TEXAS

A 2.000 acres (87,120 square feet) tract of land, being all of Lots 6 and lot 7, Block D, MEMORIAL OAKS, as recorded under Vol. 17, Pg. 47, Harris County Map Records, as conveyed to Vernon Reaser and Emily Reaser, described in deed recorded in Harris County Clerk's File Numbers (HCCF No.) RP-2022-196699 and 20150197123, Harris County, Texas, and being more fully described as follows;

BEGINNING, at a point lying in the east Right-of-Way (ROW) line of Kuhlman Road (60 feet wide), marking the common west corner of Lot 5 and Lot 6, of said Block D and being the northwest corner of the herein described tract, from which a found 1-inch iron pipe, bears South 64 deg. 55 min. West, 0.4 feet, (having Texas State Plane Coordinates, South Central Zone 4204, US Survey Feet, N=13,846,269.89, E=3,080,993.06);

THENCE, North 89 deg. 38 min. 55 sec. East, along the common line of Lot 5 and 6, of said Block D, for a distance of 333.16 feet, to the northeast corner of the herein described tract, from which a found 5/8-inch iron rod, bears South 59 deg. 32 min. West, 0.5 feet;

THENCE, South 00 deg. 20 min. 55 sec. West, departing common line of Lot 5 and 6, of said Block D, passing at a distance of 131.07 feet, to the east common corner of said Lots 6 and 7, and continuing a total distance of 262.70 feet, to the southeast corner of the herein described tract, from which a found 1/2-inch iron rod, bears South 16 deg. 48 min. West, 0.7 feet;

THENCE, South 89 deg. 38 min. 55 sec. West, along the common line of Lot 7 and 8, of said Block D, a distance of 329.95 feet, to the southwest corner of the herein described tract, from which a found 5/8-inch iron rod, bears North 40 deg. 43 min. East, 0.3 feet,;

THENCE, North 00 deg. 21 min. 05 sec. West, along the aforementioned east ROW line of said Kuhlman Road, a distance of 262.76 feet, to the **POINT-OF-BEGINNING** and containing 87,120 square feet (2.000 acre) of land, more or less.

- 1) The plat being Page 1 of 2.
- 2) This field note description is based on record;
- 3) The square footage and acreage values (if) shown hereon are mathematical values calculated from the boundary data shown hereon. These values in no way represent the precision of closure of this survey or the accuracy of boundary monuments found or set.



Daniel S. Sullivan, R.P.L.S. No. 5828
04-21-2023
Job No. M3982-22



STATE OF TEXAS
COUNTY OF HARRIS

WE, VERNON REASER AND EMILY REASER, OWNERS, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KUHLMAN ESTATES AT MEMORIAL OAK, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED ARIEL EASEMENTS FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL UTILITY EASEMENTS AS SHOWN.

WITNESS OUR HAND IN THE CITY OF HOUSTON, TEXAS, THIS _____ DAY OF _____, 2023.

VERNON REASER, OWNER
EMILY REASER, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERNON AND EMILY REASER, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME

MY COMMISSION EXPIRES

I, DANIEL S. SULLIVAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

DANIEL S. SULLIVAN, RPLS
TEXAS REGISTRATION NO. 5828

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUNTERS CREEK VILLAGE, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KUHLMAN ESTATES AT MEMORIAL OAKS, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUNTERS CREEK VILLAGE, TEXAS

THIS _____ DAY OF _____, 2023.

BILL DALTON, CHAIRMAN
CRYSTAL DAZIER, SECRETARY

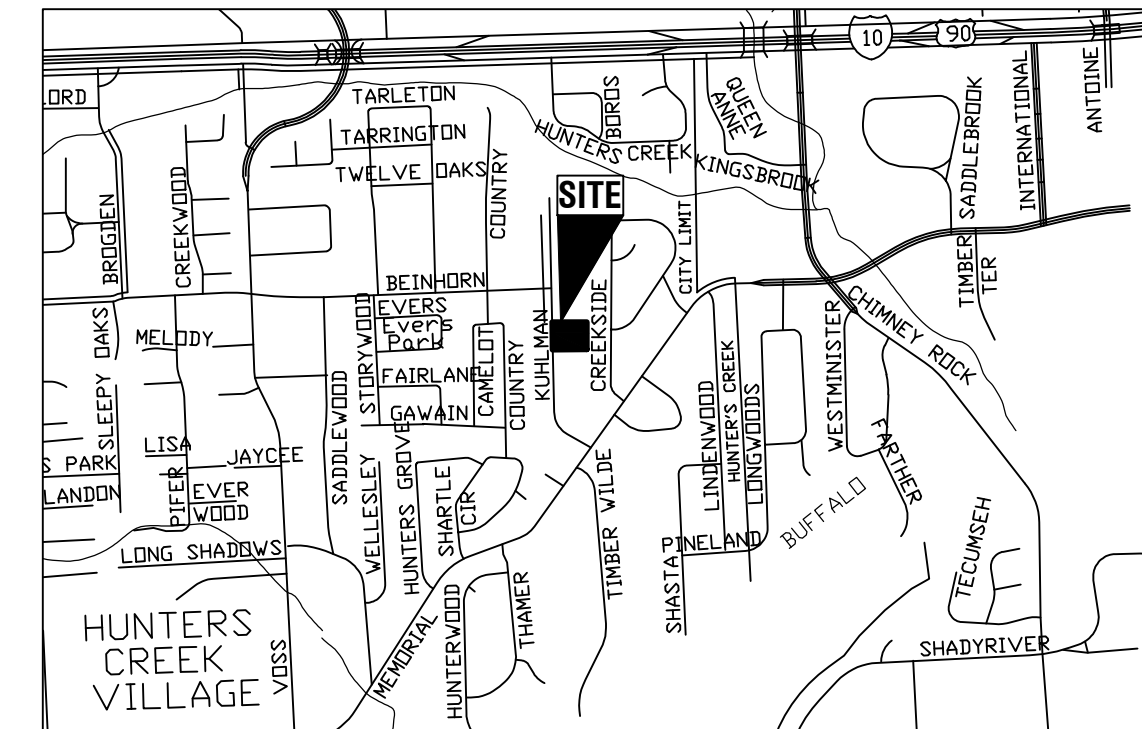
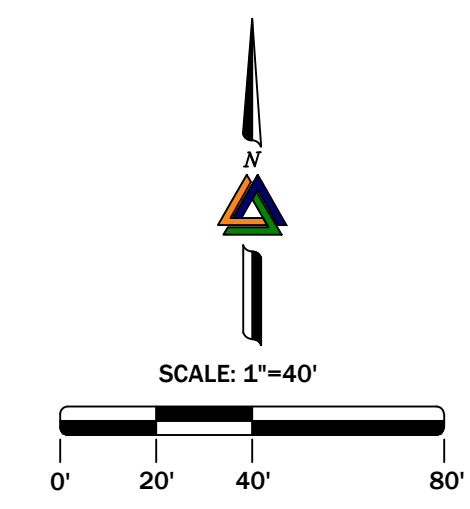
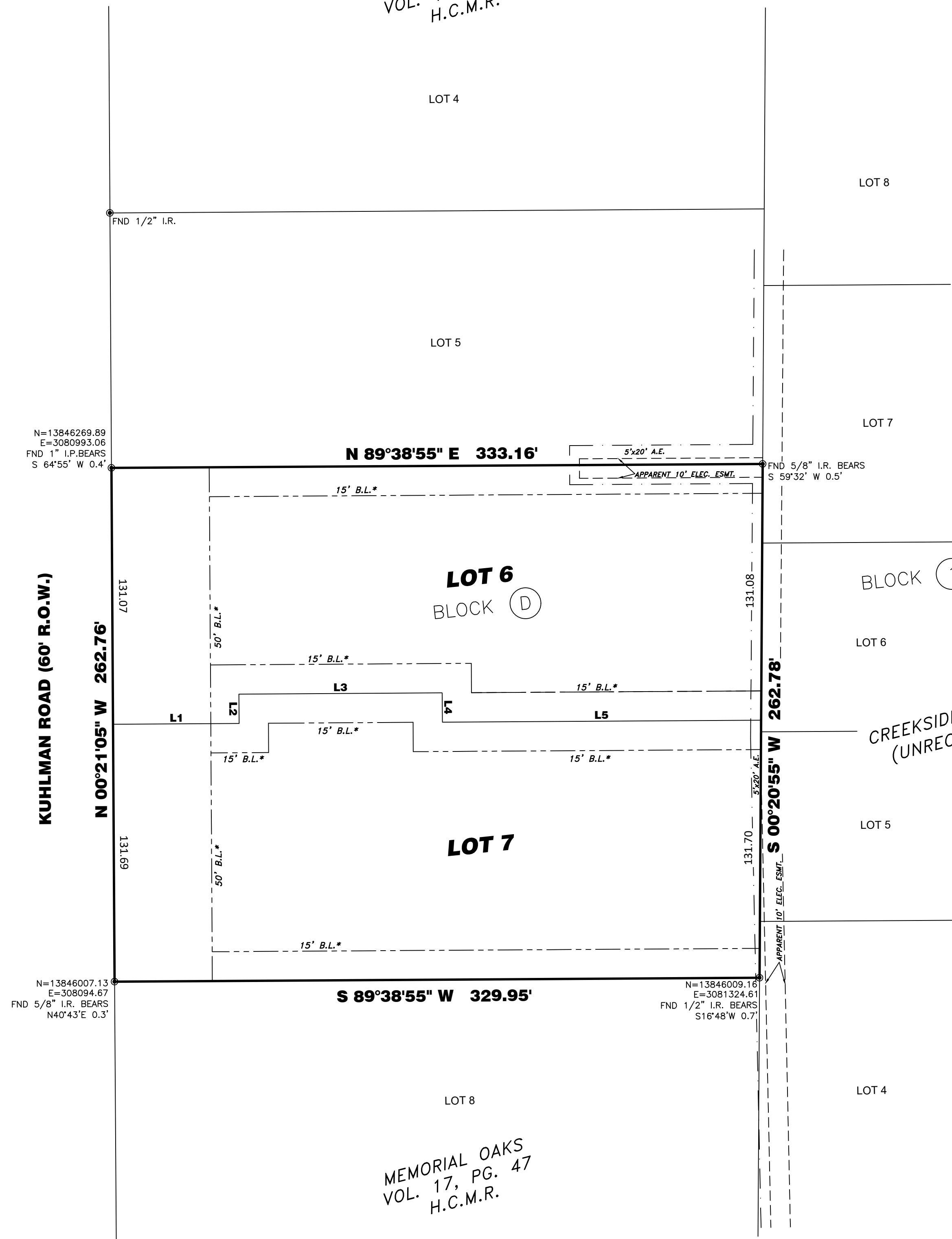
I, TENESHIA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2023, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____, OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

TENESHIA HUDSPETH
COUNTY CLERK
OF HARRIS COUNTY, TEXAS

LEGAL DESCRIPTION
Lots 6 and 7, Block "D", of Memorial Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 17, Page 47 of the Map Records of Harris County, Texas.

Line Table		
Line #	Length	Direction
L1	64.50	N89°38'55"E
L2	15.00	N00°21'05"W
L3	104.00	N89°38'55"E
L4	15.00	S00°21'05"E
L5	163.06	N89°38'55"E



VICINITY MAP (N.T.S.)
KEY MAP: 491E

LEGEND
B.L. - BUILDING LINE
G.B.L. - GARAGE BUILDING LINE
E.A.E. - EMERGENCY ACCESS EASEMENT
PG. - PAGE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
FND. - FOUND
I.R. - IRON ROD

GENERAL NOTES

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 44, CODE OF ORDINANCES, CITY OF HUNTERS CREEK VILLAGE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND HAVE A COMBINED SCALE FACTOR OF 0.99989467017.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fences.
- NO KNOWN DEED RESTRICTION VIOLATIONS EXIST AT THE PROPERTY.

KUHLMAN ESTATES AT MEMORIAL OAKS

A SUBDIVISION OF 2.000 ACRES (87,120 SQUARE FEET) OF LAND SITUATED IN THE A.H. OSBORN SURVEY, A-610, AND BEING A PARTIAL REPLAT OF LOTS 6 & 7, BLOCK D OF MEMORIAL OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN/UNDER FILM CODE NO 017047, OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS.

2 LOTS 0 RESERVES 1 BLOCK
REASON FOR REPLAT: TO ADJUST THE LOT LINE BETWEEN LOTS 6 & 7, BLOCK D OF MEMORIAL OAKS

SCALE: 1"=40' DATE: FEBRUARY 2023

OWNER: VERNON REASER AND EMILY REASER



10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800