

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 5, 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. **PUBLIC HEARING** Public hearings will be held before the Planning and Zoning Commission for the purpose of receiving testimony for or against the following...
 - 1. An application filed on behalf of Emily and Vernon Reaser for the approval of a final 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).
 - C. **AGENDA ITEMS**
 - 1. Discussion and possible action to consider approval of the minutes of the May 8, 2023 meeting.
 - 2. Discussion and possible action consider approval of the final replat of item B1.
 - 3. Discussion and possible action to consider any future agenda items.
 - C. Adjourn Open Meeting.
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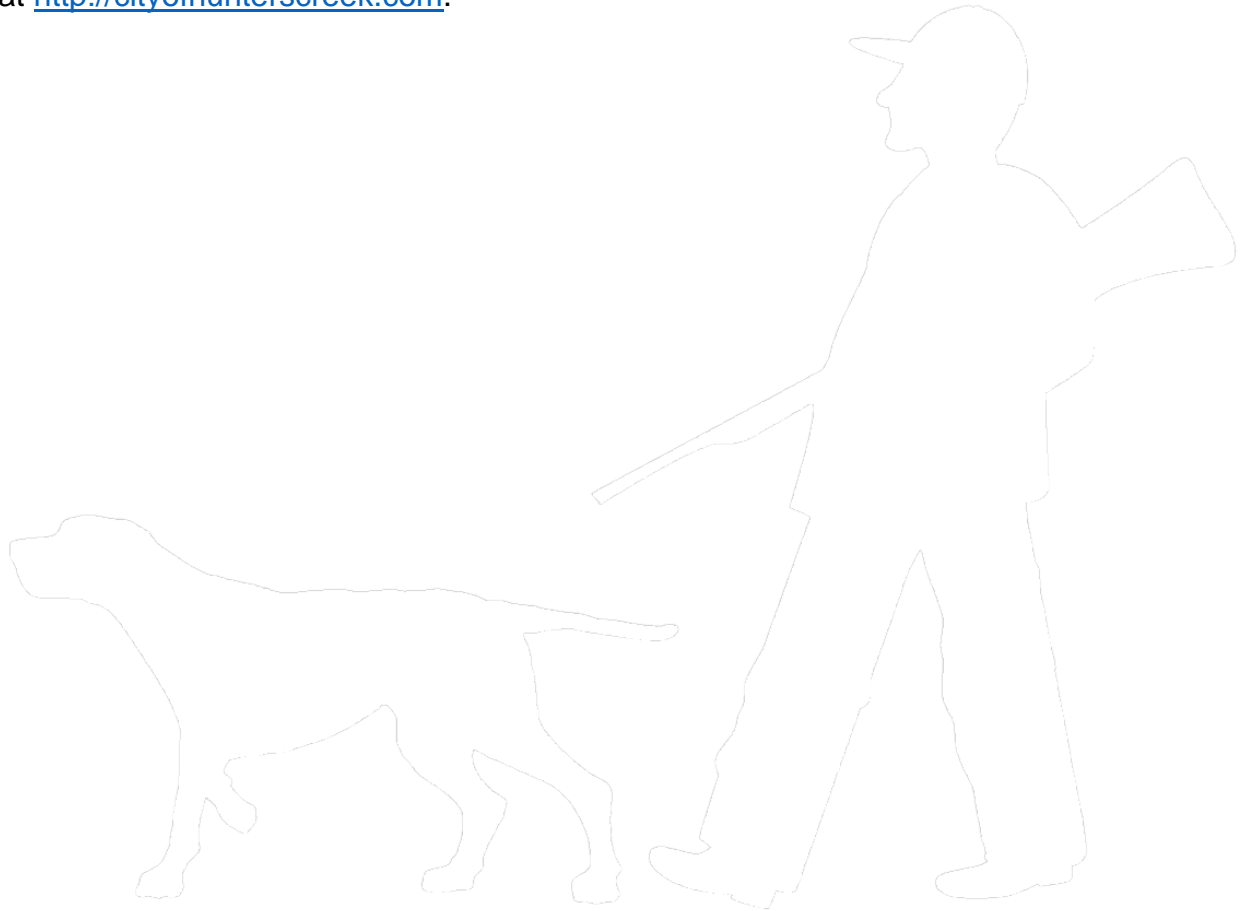
CERTIFICATION

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 1, 2023 at 4:00 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, TEXAS
MINUTES OF THE
PLANNING & ZONING COMMISSION
May 8, 2023**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on May 8th, 2023, 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. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the September 12, 2022 meeting.

Commissioner Abercrombie made a motion to approve of the minutes of the September 12, 2022 meeting. Commissioner Childers seconded the motion and the motion carried unanimously.

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).

Commissioner Childers made a motion to approve the preliminary replat with the condition to correct the deficiencies staff noted and the provide the original survey of the properties at the following meeting. 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.

C. ADJOURN OPEN MEETING

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

The meeting adjourned at 6:12 pm.

Respectfully Submitted,

Tom Fullen, City Administrator
Acting City Secretary

These minutes were approved on the 5th day of June, 2023.

DRAFT



Integrity Title

CITY PLANNING LETTER

May 9, 2023
Effective Date: May 5, 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.

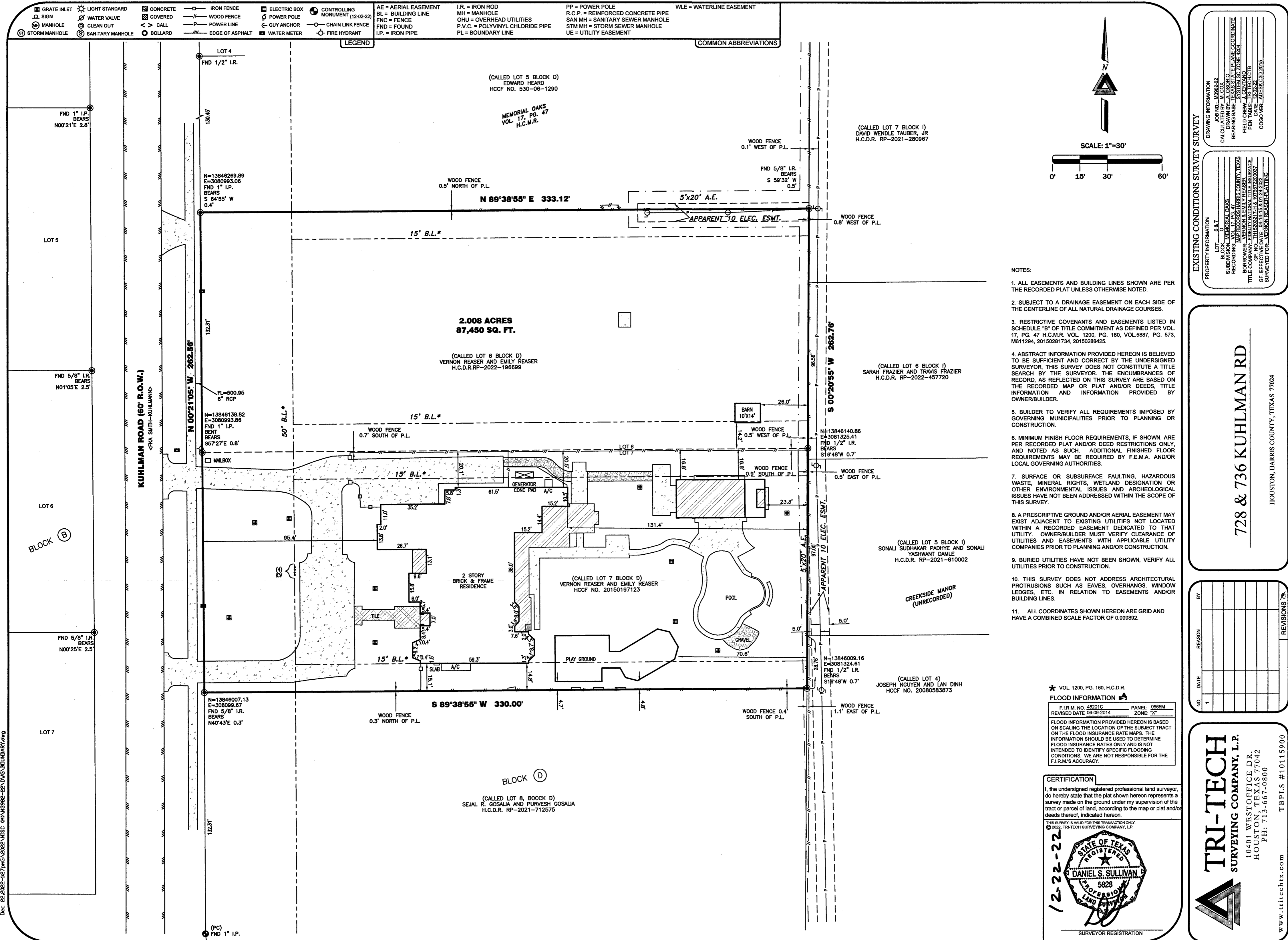
LEGEND

GRATE INLET	LIGHT STANDARD	CONCRETE	IRON FENCE	ELECTRIC BOX	CONTROLLING MONUMENT (12-02-22)	AE = AERIAL EASEMENT	I.R. = IRON ROD	PP = POWER POLE	WLE = WATERLINE EASEMENT
SIGN	WATER VALVE	COVERED	WOOD FENCE	POWER POLE		BL = BUILDING LINE	MH = MANHOLE	R.C.P. = REINFORCED CONCRETE PIPE	
MANHOLE	CLEAN OUT	CALL	POWER LINE	GUY ANCHOR	CHAIN LINK FENCE	FNC = FENCE	OHU = OVERHEAD UTILITIES	SAN MH = SANITARY SEWER MANHOLE	
STORM MANHOLE	SANITARY MANHOLE	BOLLARD	EDGE OF ASPHALT	WATER METER	FIRE HYDRANT	FND = FOUND	P.V.C. = POLYVINYL CHLORIDE PIPE	STM MH = STORM SEWER MANHOLE	
						I.P. = IRON PIPE	PL = BOUNDARY LINE	UE = UTILITY EASEMENT	

COMMON ABBREVIATIONS

N

SCALE: 1"=30'



- NOTES:**
1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
 3. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE 'B' OF TITLE COMMITMENT AS DEFINED PER VOL. 17, PG. 47 H.C.M.R. VOL. 1200, PG. 160, VOL. 5887, PG. 573, M811294, 20150281734, 20150288425.
 4. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
 5. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
 6. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
 7. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
 8. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
 9. BURIED UTILITIES HAVE NOT BEEN SHOWN, VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS EAVES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.
 11. ALL COORDINATES SHOWN HEREON ARE GRID AND HAVE A COMBINED SCALE FACTOR OF 0.999992.

FLOOD INFORMATION

F.I.R.M. NO. 46201C PANEL: 06SEM
 REVISED DATE: 06-09-2014 ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

CERTIFICATION

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
 © 2022, TRI-TECH SURVEYING COMPANY, L.P.

12-22-22

SURVEYOR REGISTRATION

DRAWING INFORMATION

JOB NO.: M8952-22
 CALCULATED BY: W. GOSALIA
 BEARING BASE: TEXAS STATE PLANE COORDINATE SYSTEM SC ZONE 4904
 FIELD CREW: TRITECH
 PEN NO.: 12-02-22
 DATE: 12-02-22
 COGO VER: ABESBK.GSD.2015

PROPERTY INFORMATION

LOT: 6 & 7
 BLOCK: MEMORIAL OAKS
 RECORDING: VOL. 17, PG. 47
 FORWOMER: VERNON REASER AND EMILY REASER
 TITLE CO.: VERNON REASER AND EMILY REASER
 OF. NO.: H15020217.H & 10787220037
 GF EFFECTIVE DATE: 04-14-15 E.O. 24-2022
 SURVEYED FOR: VERNON REASER/PLATTING

728 & 736 KUHLMAN RD

HOUSTON, HARRIS COUNTY, TEXAS 77024

NO.	DATE	REASON	BY	REVISIONS
1				

TRI-TECH SURVEYING COMPANY, L.P.

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

www.tritechtx.com

TBP.LS #10115900

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