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 <u>Monday, June 5, 2023 at 6:00 p.m.</u> 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. <u>PUBLIC HEARING</u> 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. <u>AGENDA ITEMS</u>

- 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.

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 <u>tfullen@cityofhunterscreek.com</u>. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <u>http://cityofhunterscreek.com</u>.

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.

 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.



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

List any easements or other restrictions on property (any public right-of-ways; public easements;

other public improvements): <u>Restrictions as set forth in plat recorded in Vol. 17, Pg. 47 of the Map Records</u> 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

Received by:

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

Signature

5/12/23 Date

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



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.



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

INTEGRITY TITLE COMPANY LLC

M- 4

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.

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

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

_, 2023.

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

DAY OF , 2023

BILL DALTON, CHAIRMAN

TOM FULLEN, 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 __, 2023, AT _____O'CLOCK ____.M., AND DULY 2023, AT _____O'CLOCK ___.M., AND AT FILM CODE OFFICE ON RECORDED ON 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.

BY:

DEPUTY

TENESHIA HUDSPETH COUNTY CLERK

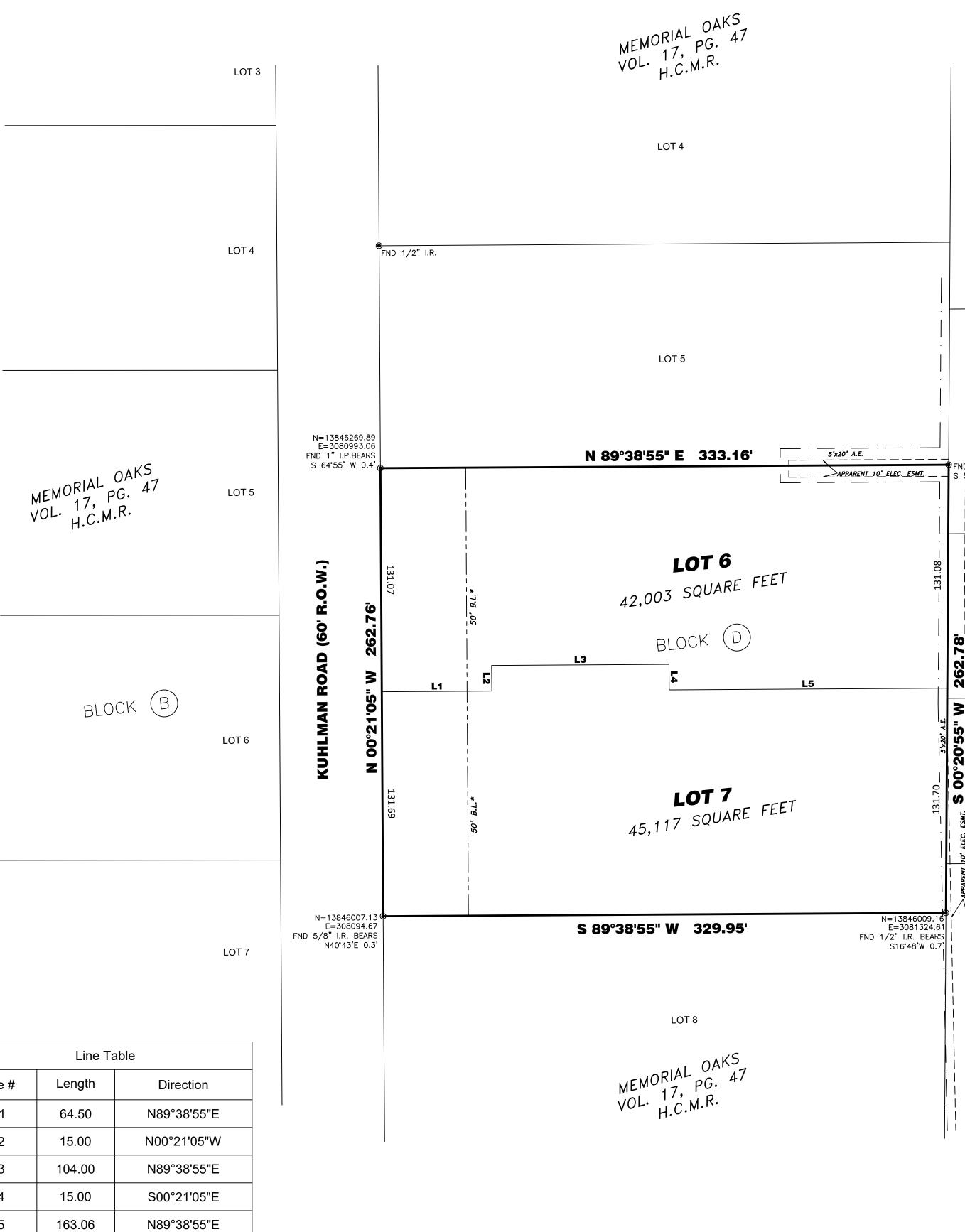
OF HARRIS COUNTY, TEXAS

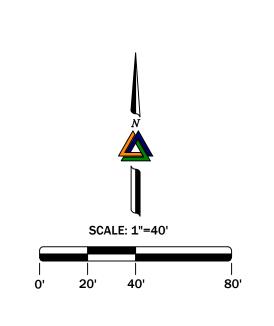
LEGAL DESCRIPTION

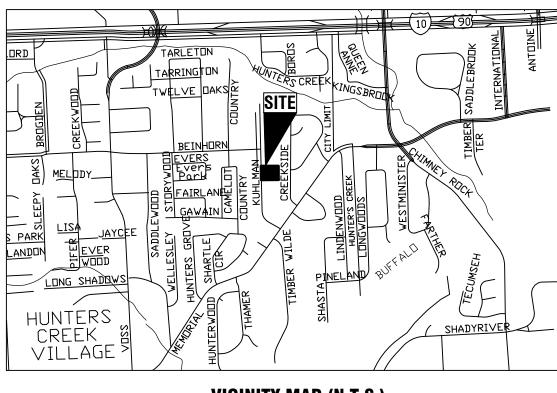
A 2.000 acres (87,120 square feet) tract of land, being all of Lots 6 and lot 7, Block D, MEMORIAL OAKS, as recorded under Vol. 17, Pg. 47, Harris County Map Records, as conveyed to Vernon Reaser and Emily Reaser, described in deed recorded in Harris County Clerk's File Numbers (HCCF No.) RP-2022-196699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

	Line
Line #	Length
L1	64.50
L2	15.00
L3	104.00
L4	15.00
L5	163.06







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 0.999894607017.
- 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 FENCING.
- NO KNOWN DEED RESTRICTION VIOLATIONS EXIST AT THE PROPERTY.

Ď 5/8" Ι.R. BEARS S 59°32' W 0.5'

BLOCK (1,

LOT 6

LOT 7

LOT 8

- CREEKSIDE MANOR UNRECORDED)

LOT 5

KUHLMAN ESTATES AT MEMORIAL OAKS

LOT 4

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,

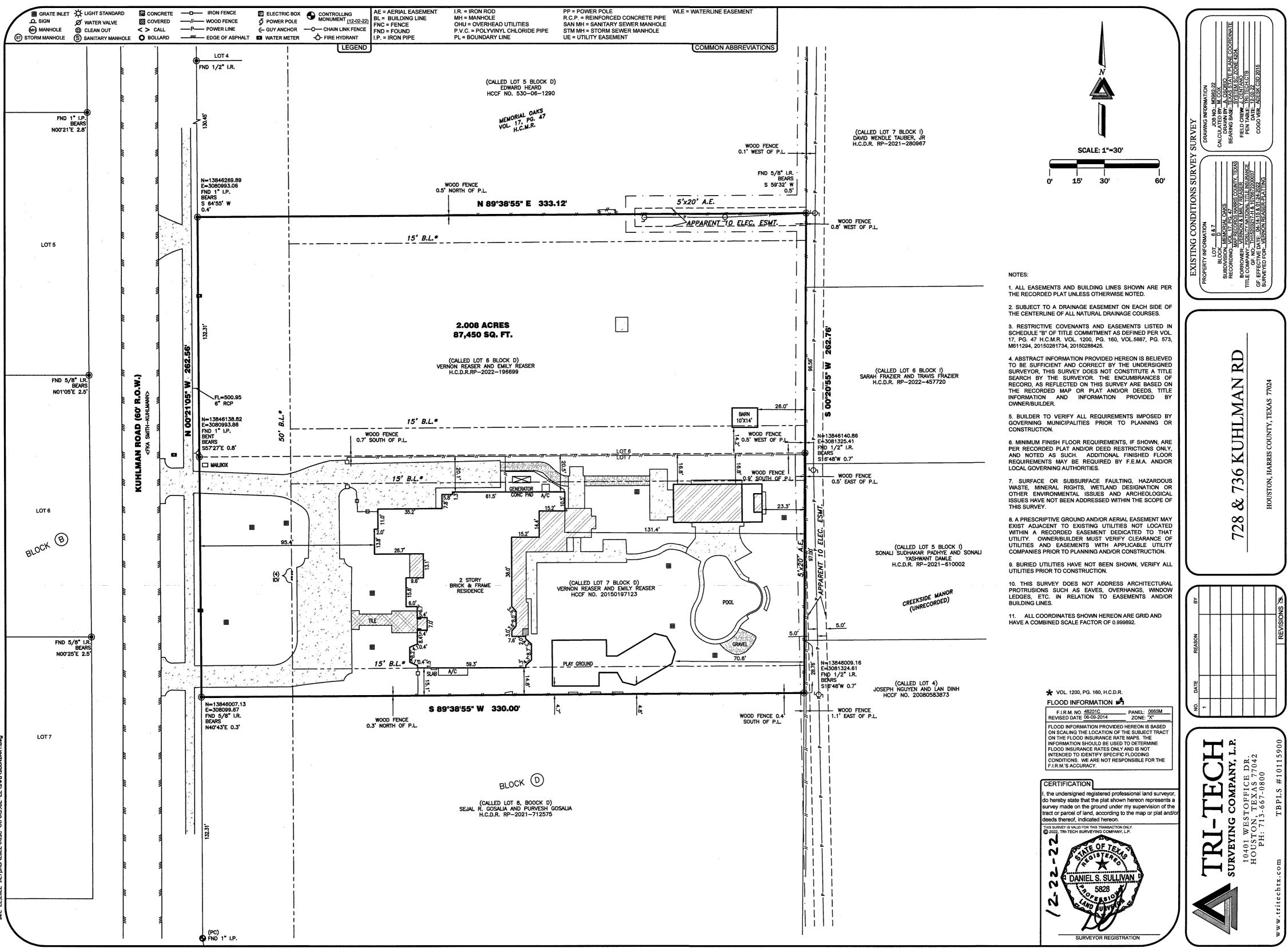
2 LOTS 0 RESERVES 1 BLOCK REASON FOR REPLAT: TO ADJUST THE LOT LINE BETWEEN LOTS 6 & 7, **BLOCK D OF MEMORIAL OAKS**

SCALE: 1"=40' DATE: FEBRUARY 2023

OWNER: VERNON REASER AND EMILY REASER



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