

**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, October 2, 2023 at 6:00 p.m.** in the City Hall at #1 Hunters Creek Place, for the purpose of considering the following agenda items.

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- 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 June 5, 2023 meeting.
    - 2. Discussion and possible action 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, Kuhlman Estates at Memorial Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof as recorded in Vol. 704, Page 460 of the map records of Harris County, Texas).
    - 3. Discussion and possible action to consider approval of an application filed on behalf of Voss BBG LLC for the approval of a preliminary replat which divides the tract located at **210 Voss Road** (Being a 3.80-acre parcel of land situated in the J.D. Taylor Survey, Harris County, Texas, and being the same called 3.80 acres as described in Harris County Clerk's File RP-2022-134506) into 4 lots.
    - 4. 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: September 29, 2023 at 3:00 pm, and remained so posted continuously for at least 72 hours before said meeting was convened.

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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](mailto: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**  
**June 5, 2023**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on June 5, 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, Charles Martin, John Abercrombie, Brent Fredricks. Also, in attendance were John Hightower, City Attorney, and Tom Fullen, City Administrator.**

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).

**Chairman Bill Dalton opened the Public Hearing at 6:00 p.m.**

**There were no comments from the public.**

**Chairman Bill Dalton closed the Public Hearing at 6:03 p.m.**

C. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the May 8, 2023 meeting.

**Commissioner Fredricks made a motion to approve of the minutes of the May 8, 2023 meeting. Commissioner Abercrombie seconded the motion and the motion carried unanimously.**

2. Discussion and possible action consider approval of the final replat of item B1.

**Commissioner Fredricks made a motion to approve the final replat of item B1. 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.**

C. ADJOURN OPEN MEETING

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

**The meeting adjourned at 6:14 pm.**

Respectfully Submitted,

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Tom Fullen, City Administrator  
Acting City Secretary

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

DRAFT



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: Kuhlman Estates At Memorial Oaks No. 2

**Legal Description** (address, general location, acreage, lot(s) no.(s), block no. for each lot):  
lots 6 and 7, block "D", of Kuhlman Estates at Memorial Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 704, Page 460 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
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The undersigned hereby requests review by the Planning and Zoning Commission of the above identified subdivision plat.

Signature

9/13/23  
 Date

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

Date: \_\_\_\_\_

Received by: \_\_\_\_\_



# Integrity Title

## CITY PLANNING LETTER

September 22, 2023  
Effective Date: September 15, 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 Kuhlman Estates at Memorial Oaks, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 704460 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:**

Apparent Electric Easement as set forth per plat recorded in Film Code No. 704460 of the Map Records of Harris County, Texas.

### **Subject to the following restrictions:**

Restrictions as set forth per plat recorded in Volume 17, Page 47 and Film Code No. 704460 of the Map Records of Harris County, Texas.



# Integrity Title

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*

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.



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

**PLAT APPLICATION**

       **REPLAT**        **AMENDING PLAT** (For lot joinder only)  
 **PRELIMINARY**  
 **FINAL**

**APPLICANT/PROPERTY OWNER:**

Name: VOSS BBG LLC  
 Address: 7660 WOODWAY SUITE 311 77055  
 Telephone: 713-306-6532  
 Email: WRINGER@AOL.COM

**PROPERTY INFORMATION OF LOTS/TRACTS:**

Name of Subdivision: SAVOIE  
 Legal Description (address, general location, acreage, lot(s) no.(s), block no. for each lot):  
210 VOSS 13.8 ACRES  
3 Lots one block  
lots 1, 2 and 3

**LICENSED ENGINEER OR SURVEYOR PREPARING PLAT:**

Name: KINGS LAND SURVEYING  
 Address: 315 GENTRY ST. #C5, SPRING, TX 77373  
 Telephone: 281-350-8003  
 Email: KINGSSURVEY@HOTMAIL.COM


List any easements or other restrictions on property (any public right-of-ways; public easements; other public improvements): SANITARY SEWER EASEMENT

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

8/30/23  
 Date

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

Date: \_\_\_\_\_ Received by: \_\_\_\_\_



**OWNER'S POLICY OF TITLE INSURANCE**

**SCHEDULE A**

**Old Republic National Title Insurance Company**  
400 Second Avenue South  
Minneapolis, MN 55401-2499

G.F. No. 22000147

Issued with Policy Number: TL08708188

Policy No. TO08155302

Address for Reference Only: 210 Voss Rd, Houston, TX 77024.

Amount of Insurance:

Premium:

Date of Policy: March 14, 2022, 01:31 pm

MM 3/29/2022

1. Name of Insured: STEPHEN N. RINER
2. The estate or interest in the Land that is insured by this policy is: Fee Simple
3. Title is insured as vested in: STEPHEN N. RINER
4. The land referred to in this policy is described as follows:

Being a 3.80 acre parcel of land situated in the J.D. Taylor Survey, Abstract No. 72 being a part of a called 21.87 acre tract conveyed to John E. Cooper as recorded in Volume 1614, Page 116 of the deed records of Harris County, said 3.80 acres of land being the same 3.65 acre tract conveyed to Edwin J. Jennings as recorded in Volume 2101, Page 31 of the Deed Records of Harris County, and refilled in Volume 2122, Page 298 of the Deed Records of Harris County, Texas and a 0.15 acre tract as conveyed to Edwin J. Jennings as recorded under Harris County Clerk's File No. C204130, said 3.80 acre tract being more particularly described by metes and bounds as follows:

Beginning at a found 5/8 inch iron rod found in the East right-of-way line of Voss Road, marking the Northwest corner of Bayou Bend Estates, as recorded in Volume 343, Page 109 of the Map Records of Harris County and being the Southwest corner of the said called 3.65 acre tract and being the Southwest corner of the herein described parcel of land;

THENCE, North 05° 26' 50" West, along the common lines of the said called 3.65 acre tract, the East line of said called Voss Road and the herein described parcel of land, a distance of 206.00 feet, to a point marking an angle point in the East line of the herein described parcel of land;

THENCE, North 16° 28' 30" West, along the common lines of the said called 3.65 acre tract, the East line of said called Voss Road and the herein described parcel of land, a distance of 58.28 feet to a point marking an angle point of the herein described parcel of land;

THENCE, North 00° 05' 30" West, along the common line of the said Voss Road and the herein described parcel, a distance of 103.04 feet to a 5/8 inch iron rod set marking the Southwest corner of Coopers Retreat R/P, as recorded under Volume 233, Page 20 of the Map Records of Harris County, Texas;

THENCE, along the North lines of the herein described parcel and the centerline of the creek, the following courses and distances:

North 89° 54' 30" East, a distance of 128.86 feet,  
North 49° 59' 30" East, a distance of 156.20 feet,  
South 56° 54' 41" East, a distance of 31.18 feet,  
And South 89° 11' 00" East, a distance of 149.60 feet, To a 1/2 inch iron rod found marking the Southeast corner of the said called Coopers Retreat, the Northeast corner of the said called 3.65 acre tract and being the Northeast corner of the said called 3.65 acre tract and being the Northeast corner of the herein described parcel of land;

THENCE, South 00° 03' 00" East, along the common lines of the called 3.65 acre tract and the herein described parcel, a distance of 427.49 feet to a 1 inch iron pipe found marking the Northeast corner of Bayou Bend Estates, the Southeast corner of the said called 3.65 acre tract and the herein described parcel of land;

THENCE, South 87° 56' 49" West, along the common lines of the said called Bayou Bend Estates, the said called 3.65 acre tract and the herein described parcel of land, a distance of 252.77 feet to a 1/2 inch iron rod found marking an angle point in the common lines of the said called Bayou Bend Estates and the said called 3.65 acre tract and the herein described parcel of land;

THENCE, South 86° 14' 15" West, along the common lines of the said called Bayou Bend Estates, the said called 3.65 acre tract and the herein described parcel of land a distance of 136.02 feet to the POINT OF BEGINNING and containing 3.80 acres.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.