

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, December 4, 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 Mehran & Mahsa Massumi for the approval of a final replat which combines lots 16, 17A, and 17B located at **10930 Long Shadow** (Lots 16 & TRS 17A & 17B, of Long Shadows, an unrecorded subdivision in Harris County, Texas, according to the map or plat thereof as recorded in Vol. 855, Pages 513 and 516 of the deed records of Harris County, Texas).
 - C. **AGENDA ITEMS**
 - 1. Discussion and possible action to consider approval of the minutes of the November 6, 2023 meeting.
 - 2. Discussion and possible action to consider approval of the final replat of item B1.
 - 3. Discussion and possible action to consider any future agenda items.
 - C. Adjourn Open Meeting.
-

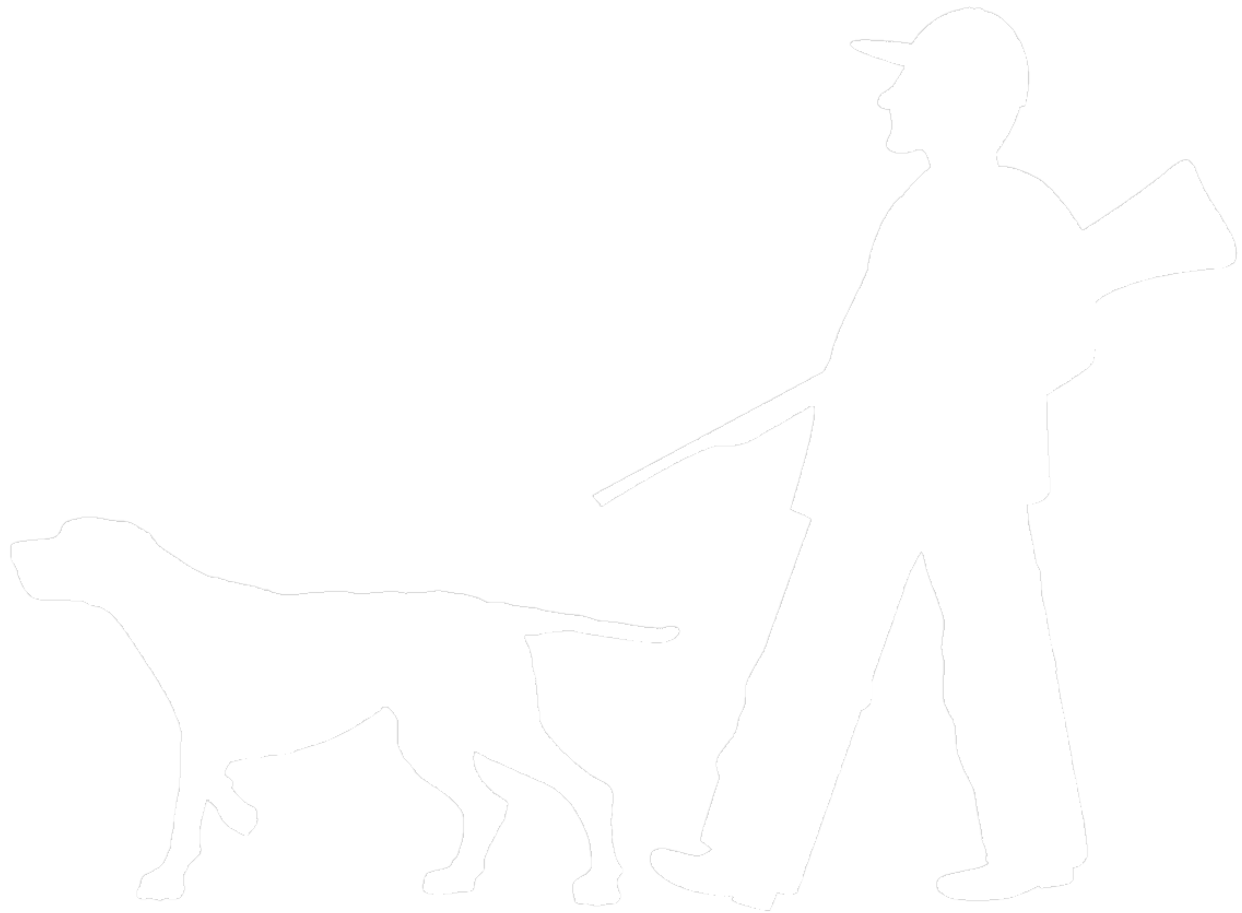
CERTIFICATION

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: December 1, 2023 at 3:00 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
November 6, 2023**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on November 6, 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. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the October 2, 2023 meeting.

Commissioner Abercrombie made a motion to approve the minutes of the October 2, 2023 meeting. Commissioner Martin seconded the motion and the motion carried unanimously.

2. Discussion and possible action to consider approval of an application filed on behalf of Mehran & Mahsa Massumi for the approval of a preliminary replat which combines lots 16, 17A, and 17B located at **10930 Long Shadow** (Lots 16 & TRS 17A & 17B, of Long Shadows, an unrecorded subdivision in Harris County, Texas, according to the map or plat thereof as recorded in Vol. 855, Pages 513 and 516 of the deed records of Harris County, Texas).

Commissioner Fredricks made a motion to approve the preliminary replat of 10930 Long Shadow. Commissioner Martin 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 Martin made a motion to adjourn. Commissioner Fredricks seconded the motion and the motion carried unanimously.

The meeting adjourned at 6:35 pm.

Respectfully Submitted,

Tom Fullen, City Administrator
Acting City Secretary

These minutes were approved on the ____ day of _____, 2023.

DRAFT



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: South Texas Surveying Associates Inc. - Adriana Grova
 Address: 11281 Richmond Ave, Ste J-101 Houston Tx 77082
 Telephone: 281-556-6918
 Email: Adriana@stsurvey.com

PROPERTY INFORMATION OF LOTS/TRACTS:

Name of Subdivision: Massumi Estate

Legal Description (address, general location, acreage, lot(s) no.(s), block no. for each lot): 10930 Long Shadow Ln, Houston Tx 77024 - LT16 and part of LT ~~17~~ 17 of Long Shadows, an unrecorded subdivision out of the J.D. Taylor Survey, Abs No 72

LICENSED ENGINEER OR SURVEYOR PREPARING PLAT:

Name: South Texas Surveying Associates Inc. - Fred W. Lawton
 Address: 11281 Richmond Ave, Ste J-101, Houston Tx 77082
 Telephone: 281-556-6918
 Email: FredLawton@stsurvey.com

List any easements or other restrictions on property (any public right-of-ways; public easements; other public improvements): 10' Houston Lighting & Power Esmt w/ 5' wide aerial esmt per Vol 2716, Pg 186 & Vol 2716, Pg 659 of H.C.D.R.

Requested variances (attach list of exceptions with the reason): _____

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.

Adriana Grova
 Signature

11/13/2023
 Date

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

Date: 11/13/2023

Received by: Jessica Pierce

CITY PLANNING LETTER

November 13, 2023
Effective Date: November 8, 2023

Job No. 2341297A Update
Ref: 10930 Long Shadow Lane

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:

Two tracts of land being Lot Sixteen (16) and part of Lot Seventeen (17), of Long Shadows, an unrecorded subdivision out of the J. D. Taylor Survey, Abstract No. 72, Harris County, Texas.

We find the record title to be apparently in:

Mehran Massumi and Mahsa Massumi, husband and wife

By virtue of that certain General Warranty Deed dated January 13, 2022, from Hubert Tai-Lap Wen to Mehran Massumi and Mahsa Massumi, husband and wife, and recorded under Harris County Clerk's File No. RP-2022-28265 of the Official Public Records of Harris County, Texas.

Subject to the following liens:

Deed of Trust dated January 14, 2022, and payable to Prosperity Bank, and recorded under Harris County Clerk's File No. RP-2022-28266 of the Official Public Records of Harris County, Texas.

Deed of Trust dated March 24, 2023, and payable to Prosperity Bank, and recorded under Harris County Clerk's File No. RP-2023-104285 of the Official Public Records of Harris County, Texas.

Satisfaction of Deed of Trust dated April 10, 2023, and recorded under Harris County Clerk's File No. RP-2023-125821 of the Official Public Records of Harris County, Texas.

Subject to the following easements and encumbrances:

Easement Agreement dated January 12, 1954, and recorded under Harris County Clerk's

*P.O. Box 70558, Houston, TX 77270-0558 • 9800 Northwest Freeway, Suite 400, Houston 77092
Phone: 713-683-8030 • Fax: 713-683-0493 • email: orders@IntegrityTitle.com*

File Volume 2716, Page 186, of the Deed Records of Harris County, Texas.

Subject to the following restrictions:

Restrictions as set forth in Deed dated March 30, 1954, recorded in Volume 2766, Page 659, of the Deed Records of Harris County, Texas.

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

COURTHOUSE SPECIALIST

A handwritten signature in black ink, appearing to read 'N. Moore', is centered on a light gray rectangular background.

Nick Moore
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. COURTHOUSE SPECIALISTS (SELLER) MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD. IF THE TRANSACTION IN QUESTION IS ARISING FROM OR RELATED TO AN AUCTION OR FORECLOSURE, INCLUDING WITHOUT LIMITATION A TAX AUCTION, HOA AUCTION OR SIMILAR AUCTION PROCEEDING, THE BUYER TAKES THE PROPERTY SUBJECT TO ALL LIENS, ENCUMBRANCES AND OTHER MATTERS OF RECORD WHETHER OR NOT REFLECTED ON THE CERTIFICATE.

STATE OF TEXAS
COUNTY OF HARRIS

We, Mehron Massumi and Mahsa Massumi hereinafter referred to as Owners (whether one or more), of the 0.5364 acre tract described in the above and foregoing plat of Massumi Estate, HARRIS COUNTY, TEXAS, and the portion thereof, do hereby certify that the above and foregoing plat contains all the correct and true legal descriptions, restrictions, and notations on said 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, paths, watercourses, drains, easements, and public places shown thereon, whether existing or not, and we do hereby warrant, defend, and assign to the public, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby declare and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upwaer, located adjacent to all public utility easements shown hereon.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or other similar uses) and shall be subject to all applicable laws, ordinances, rules, regulations, and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be subject to all applicable laws, ordinances, rules, regulations, and conditions of such restrictions filed separately, whether such restrictions are imposed directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all boyous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, and we do hereby covenant and agree that we will not, our heirs, successors, and assigns shall not enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way, shall hereby be restricted to keep such drainage ways and easements clear of fences, walls, or other obstructions which might impede or obstruct the free flow of water into such facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

WITNESS, our hands in the City of Hunters Creek Village, Texas, this _____ day of _____, 20_____.

Mehron Massumi
Mahsa Massumi

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mehron Massumi and Mahsa Massumi, known to me to be the persons whose names 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 _____, 20_____.

Notary Public in and for the State of Texas
Print Name _____

My Commission expires: _____
We, Prospect Bank, owner and holder of a lien (or liens) against the property described in the plat known as Massumi Estate, said lien (or liens) being evidenced by instrument of record in the Clerk's File No. RP-2023-104285 of the O.P.R.O.D.P. of Harris County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the provisions of the same, and we do hereby certify that we have received from said owner (or owners) the sum of _____ dollars (or the sum of _____ dollars) and they confirm that I am (or we are) the present owner (or owners) of said lien (or liens) and have not assigned the same nor any part thereof.

By: _____
Print Name _____

STATE OF TEXAS
COUNTY OF HARRIS

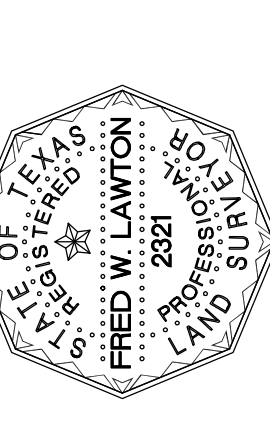
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20_____.

Notary Public in and for the State of Texas
Print Name _____

My Commission expires: _____

I, Fred W. Lawton, am authorized (or 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 and is a true and correct copy of the original survey on file in the County Clerk's Office of Harris County, Texas; that all 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 feet (3) and that the said survey was made in accordance with the Texas Coordinate System of 1983, south central zone.



Fred W. Lawton
Texas Registration No. 2321

This is to certify that the Planning and Zoning Commission of the City of Hunters Creek Village, Texas, has approved this plat and submission of Massumi Estate in conformance with applicable laws, ordinances, rules, regulations, and conditions of such restrictions shown hereon, and authorize the recording of this plat this _____ day of _____, 20_____.

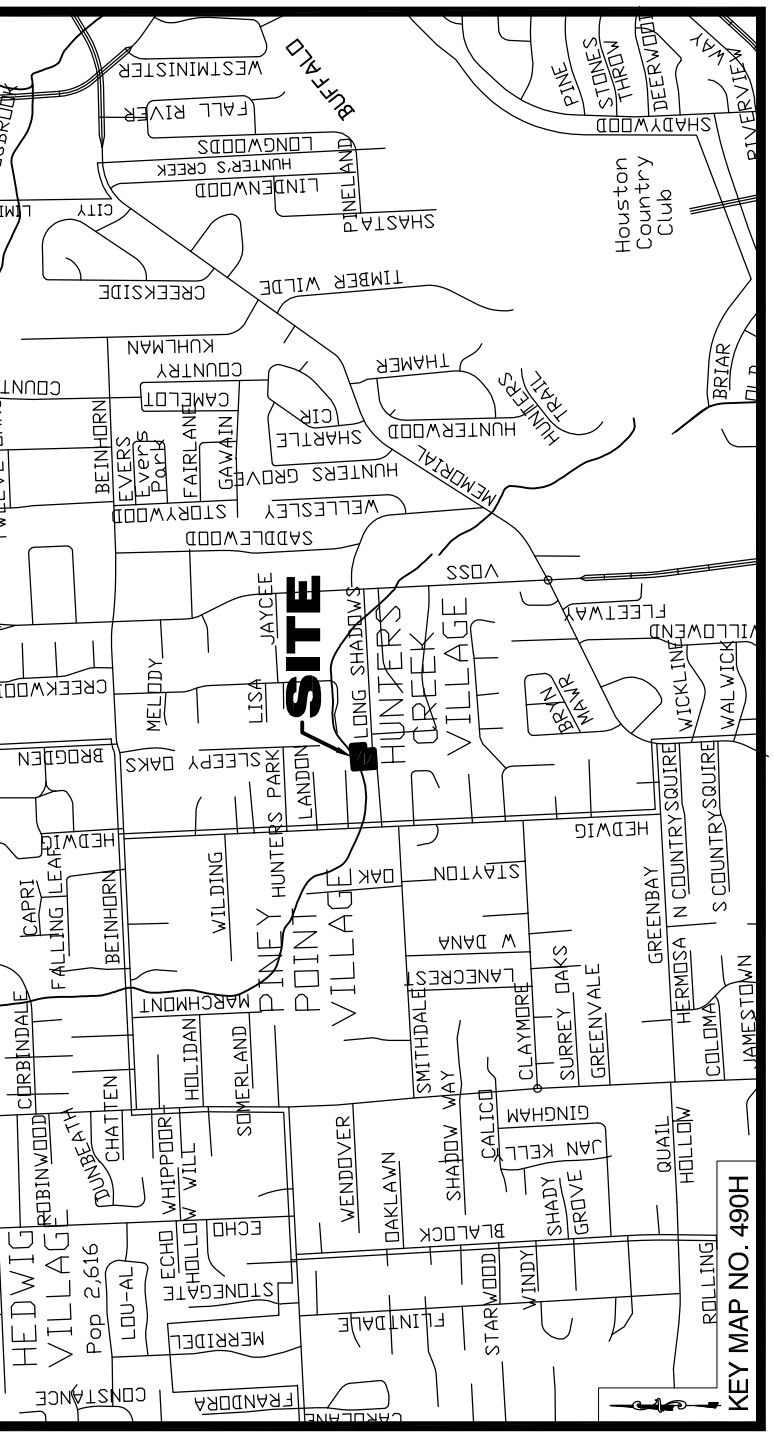
By: _____
Tom Fullen
City Administrator

I, Tenechia Hudspeth, County Clerk of Harris County, do hereby certify that the above and foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 20_____, at _____ o'clock _____ M., and duly recorded.

Witness my hand and seal of office, at Houston, the day and date last above written.

Tenechia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
1 inch = 20 ft.

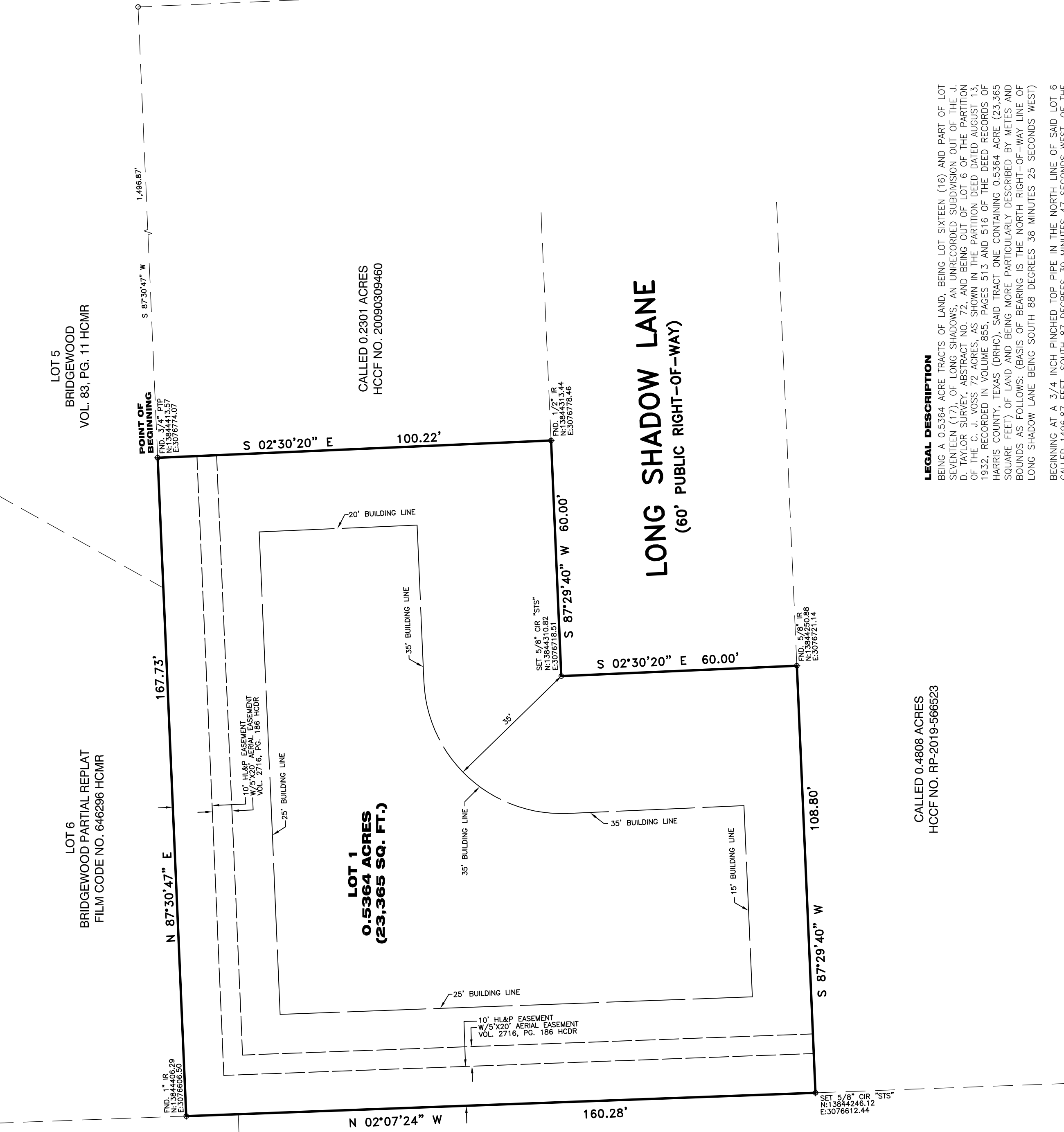
LEGEND:
SQ. FT. - SQUARE FEET
B.L. - BUILDING LINE
L.D. - LOT DIVISION
R.O.W. - RIGHT-OF-WAY
H.C.C.F. - HARRIS COUNTY CLERKS FILE
VOL. - VOLUME
F.D. - FOUND
IP - IRON PIPE
IR - IRON ROD
C.D. - CEMENT DIAL
ST'S - STAMPEDED SOUTH TEXAS SURVEYING

NOTES:
Coordinates shown hereon are Texas South Central Zone, no 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.99998320445123.

2. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any easement thereunder. Any improvements or obstructions may be removed by any public utility at the property owner's expense. While the removal of easements and easement locations along the perimeter of the site may be necessary for the improvement to be permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities have the right to access the site for their lines and facilities back up, but generally will not replace with new fencing.



VOSS ROAD
(PUBLIC RIGHT-OF-WAY)



LOT 5
BRIDGEWOOD
VOL. 83, PG. 11 HCMR

CALLIED 0.2301 ACRES
HCCF NO. 2009030940

LONG SHADOW LANE
(60' PUBLIC RIGHT-OF-WAY)

CALLIED 0.4808 ACRES
HCCF NO. RP-2019-566523

LEGAL DESCRIPTION
BEING A 0.5364-ACRE TRACT OF LAND, BEING LOT SIXTEEN (16) AND PART OF LOT SEVENTEEN (17), OF LONG SHADOWS, AN UNRECORDED SUBDIVISION OUT OF THE J. D. TAYLOR SURVEY, ABSTRACT NO. 72, AND BEING OUT OF LOT 6 OF THE PARTITION OF THE MASSUMI ESTATE, HARRIS COUNTY, TEXAS, AS SHOWN ON A PLAT FILED FOR RECORD IN VOLUME 1932, RECORDED IN VOLUME 855, PAGES 513 AND 516 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (URHO), SAID TRACT ONE CONTAINING 0.5364 ACRE (23.365 SQUARE FEET) OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 OF LONG SHADOW LANE BEING SOUTH 88 DEGREES 38 MINUTES 25 SECONDS WEST; BEGINNING AT A 3/4 INCH PINCHED TOP PIPE IN THE NORTH LINE OF SAID LOT 6 OF LONG SHADOW LANE BEING SOUTH 87 DEGREES 02 MINUTES 25 SECONDS WEST; WEST RIGHT-OF-WAY LINE OF VOSS ROAD, BASED ON A WIDTH OF 80 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 100.22 FEET; LINE OF LONG SHADOW LANE (60 FOOT PUBLIC RIGHT-OF-WAY); THENCE SOUTH 87 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LONG SHADOW LANE; THENCE SOUTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 108.80 FEET TO THE EAST LINE OF LONG SHADOW LANE; DISTANCE OF 60.00 FEET EAST, 54/8 INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF A CALLED 0.4808 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERKS FILE NUMBER RP-2019-566523 OF HARRIS COUNTY DEED RECORDS OF HARRIS COUNTY TEXAS; THENCE SOUTH 87 DEGREES 29 MINUTES 40 SECONDS WEST, A DISTANCE OF 108.80 FEET TO A 3/8 INCH CAPPED IRON ROD STAMPEDED SOUTH TEXAS SURVEYING SET FOR THE WEST CORNER OF SAID 0.4808 ACRE TRACT; BEING IN THE WEST LINE OF SAID LOT 6; THENCE NORTH 02 DEGREES 30 MINUTES 24 SECONDS WEST WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 100.22 FEET TO A 1 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 87 DEGREES 30 MINUTES 47 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 167.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.5364 ACRE (23.365 SQUARE FEET) OF LAND.

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave, Bldg. I, Suite 101, Houston, Texas 77082
281-556-6318, FAX 281-556-9331
www.stsa-surveying.com
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SCALE: 1" = 20' DATE: 08/2023

1 BLOCK, 1 LOT