

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, September 9, 2024, 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 December 4, 2023, meeting.
 - 2. Discussion and possible action to consider and make recommendations to the City Council on a proposal to amend the zoning ordinance for rule and regulations associated with Solar Energy Devices.
 - 3. Discussion and possible action to set a joint meeting date with City Council.
 - 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 6, 2024 at 3:00 pm, and remained so posted continuously for at least 72 hours before said meeting was convened.

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
December 4, 2023**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on December 4, 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 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).

Chairman Bill Dalton opened the Public Hearing at 6:01 p.m.

Tom Fullen, City Administrator, reported he spoke with the neighbor and they had no issues regarding the replat. 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 November 6, 2023 meeting.

Commissioner Martin made a motion to approve of the minutes of the November 6, 2023 meeting with an amendment stating they asked City Administrator, Tom Fullen, to speak to the neighbor. 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 Abercrombie made a motion to approve the final replat of item B1. 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 Dalton 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 _____, 2024.



**CITY OF HUNTERS CREEK VILLAGE
AGENDA DISCUSSION FORM**

AGENDA DATE:

September 9, 2024

AGENDA SUBJECT:

Discussion and possible action to consider and make recommendations to the City Council on a proposal to amend the zoning ordinance for rule and regulations associated with Solar Energy Devices.

EXHIBITS:

Draft Ordinance

Sec. 44-2. Definitions.

- (b) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Yard means an open space at grade between a building and the adjoining lot lines or street right-of-way line, unoccupied and unobstructed by any portion of a structure from the ground upward, except for signs in compliance with section 44-157(3), detached garages in compliance with section 44-161 (2)(a), accessory structures not attached to the dwelling in compliance with section 44-162, dish antennas in compliance with section 44-164, **ground-mounted solar energy devices in compliance with section 44-167**, emergency electric generators in compliance with section 44-166 and fences in compliance with section 44-163. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard, the minimum horizontal distance between the lot line and the edge of the structure or main building shall be used. For the purpose of such measurement, the eave line of a roof may project a maximum of 30 inches into the required yards.

Sec. 44-167. Solar Energy Devices.

- A. *Definitions.* For the purposes of this section, the following words and phrases shall have the meanings ascribed to them below:
- (1) *Solar Energy Device* means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power. The term shall not include individually powered outdoor solar lights, such as garden lights, accent lights, security lights, or flood lights.
- B. All solar energy devices and the installation of solar energy devices shall comply with all provisions of the city's Code of Ordinances, including any provisions of this chapter of general application, building codes and tree regulations, and shall be installed only after issuance of a building permit.
- C. No solar energy device shall be located in an area on any lot other than (A) mounted on the roof of the dwelling or any accessory building permitted by this chapter ("roof-mounted solar energy device") or (B) mounted on the ground in a fenced yard or patio ("ground-mounted solar energy device").
- D. Roof-mounted solar energy devices shall:
- (1) not extend higher than or beyond the roofline;
 - (2) have a top edge that is parallel to the roof ridge and shall conform to the slope of the roof; and
 - (3) be fabricated in such a manner that the frame, support brackets and all visible piping or wiring shall be in a silver, bronze, or black tone commonly available in the marketplace.
- E. Ground-mounted solar energy devices shall:
- (1) be mounted on the ground in a yard or patio that is surrounded on all sides by either (i) a fence in compliance with section 44-163 or (ii) the external wall of a dwelling or accessory building permitted by this chapter;
 - (2) comply with the provisions of section 44-159, section 44-160, and section 44-162 generally applicable to accessory buildings; and
 - (3) not be taller than the fence line.

