

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, January 27, 2025, 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. Public Comments: Public comments are limited to three (3) minutes.
 - C. AGENDA ITEMS
 - 1. Discussion and possible action to consider approval of the minutes of the regular meeting on September 9, 2024.
 - 2. Discussion and possible action to consider approval of the minutes of the Joint Meeting with City Council on October 22, 2024.

EXECUTIVE SESSION: A closed meeting will be held concerning the following item(s):

Texas Government Code, Section 551.071, Consultation with Attorney: The Planning & Zoning Commission may conduct a private consultation with its attorney when the Planning & Zoning Commission seeks the advice of its attorney about pending or contemplated litigation; or a settlement offer, or on a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.

- D. RECONVENE into Open Session and consider action, if any, on items discussed in Executive Session.
 - 3. Discussion and possible action to amend the Zoning Ordinance regarding residential district regulations including dwelling and parking regulations.
 - 4. Discussion and possible action to consider any future agenda items.
- E. Adjourn Open Meeting.

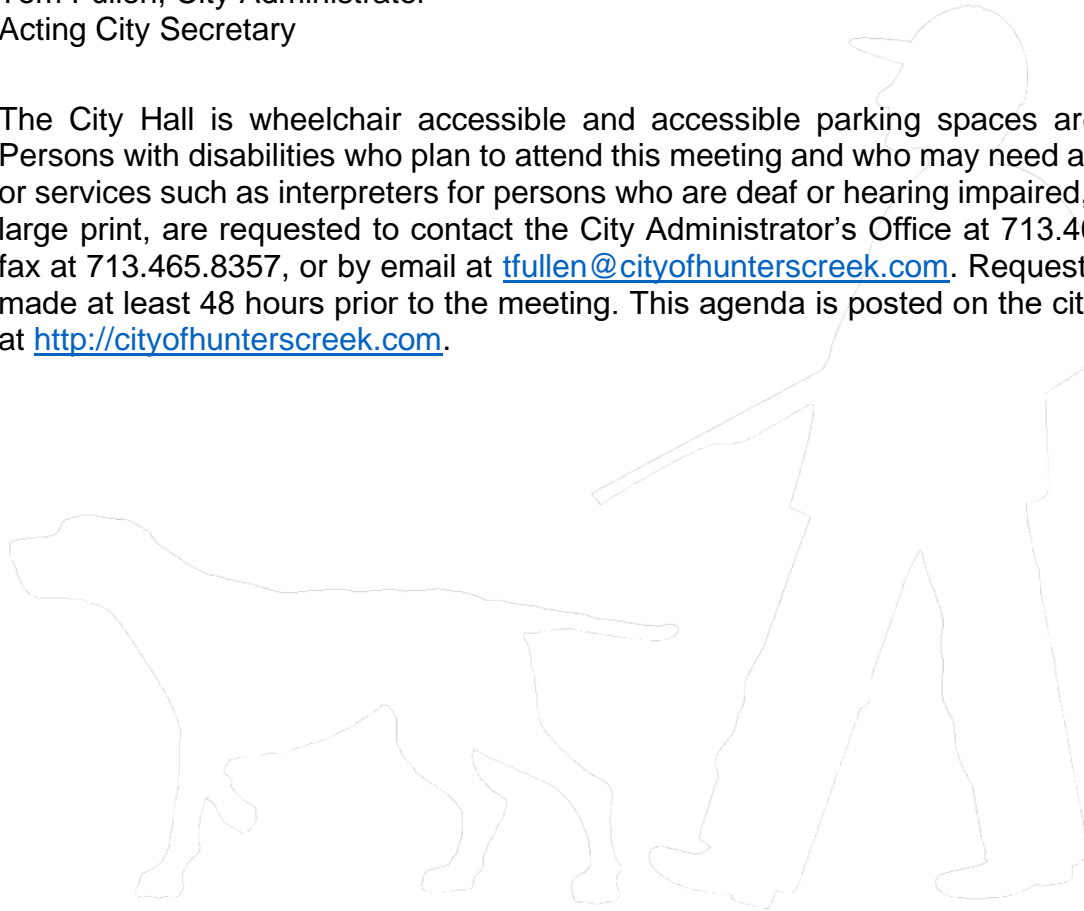
CERTIFICATION

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: January 22, 2025 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
September 9, 2024

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on September 9, 2024, 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, and Brent Fredricks. Also, in attendance were Tim Kirwin, City Attorney, and Tom Fullen, City Administrator.**

B. AGENDA ITEMS

1. Discussion and possible action to consider approval of the minutes of the December 4, 2023, meeting.

Commissioner Fredricks made a motion to approve of the minutes of the December 4, 2023, meeting. Commissioner Childers seconded the motion, and the motion was carried unanimously.

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.

Commissioner Fredricks made a motion that the commission recommend a proposed Ordinance to amend the zoning chapter to add rules and regulations for Solar Energy Devices. Commissioner Abercrombie seconded the motion, and the motion was carried unanimously.

3. Discussion and possible action to set a joint meeting date with City Council.

Commissioner Abercrombie made a motion to set the joint meeting date for October 22, 2024. Commissioner Fredricks seconded the motion, and the motion was carried unanimously.

4. 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 Fredricks seconded the motion, and the motion was carried unanimously.

The meeting adjourned at 6:28 p.m.

Respectfully Submitted,

Tom Fullen, City Administrator
Acting City Secretary

These minutes were approved on the ____ day of January 2025.

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CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
PLANNING & ZONING COMMISSION
October 22, 2024

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a Joint meeting with City Council on October 22, 2024, at 5:45 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. Call to order and the roll of elected and appointed officers will be taken for the City Council and the Planning & Zoning Commission.

With a quorum of the Council Members present and a quorum of Planning & Zoning Commissioners present, Mayor Pappas called the meeting to order at 5:45 p.m.

- B. PUBLIC COMMENTS *At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquiries about a subject that is not specifically identified on the agenda, a member of council or a staff member may only respond by giving a statement of specific factual information or by reciting existing policy. The City Council may not deliberate or vote on the matter.*

No comments.

- C. **Planning & Zoning Commission item:** Discussion and possible action to make a preliminary report and approve and forward a final report and recommendation to City Council regarding proposed zoning text amendments to the Zoning Ordinance regulating solar energy devices.

Commissioner Fredricks made a motion to approve a preliminary report and approve and forward a final report and recommendation to City Council regarding proposed zoning text amendments to the Zoning Ordinance regulating solar energy devices. Commissioner Martin seconded the motion, and the motion was carried unanimously.

- D. JOINT PUBLIC HEARING A Joint Public Hearing on a preliminary report and final report will be held before the Hunters Creek Village City Council and Planning & Zoning Commission for the purpose of receiving testimony for or against proposed amendments to the City's Zoning Chapter. The proposed amendments would accomplish the following:

- Amending the definition of yard to include solar energy devices.
- Add a new section to the Zoning Ordinance regarding rules and regulations of solar energy devices.

Public Hearing Opened: 5:49 p.m.

No comments from the public. Discussion between Council and P&Z Commissioners.

Public Hearing Closed: 5:54 p.m.

E. REGULAR AGENDA

1. **City Council item:** Discussion and possible action to adopt an ordinance of the City of Hunters Creek Village, Texas, amending the Code of Ordinances of the City of Hunters Creek Village, Texas, by amending Chapter 44, Zoning Ordinance, to provide rules and regulations for solar energy devices.

Councilmember Carlton made a motion to adopt an ordinance of the City of Hunters Creek Village, Texas, amending the Code of Ordinances of the City of Hunters Creek Village, Texas, by amending Chapter 44, Zoning Ordinance, to provide rules and regulations for solar energy devices. Councilmember Knox seconded the motion, and the motion was carried unanimously.

F. ADJOURNMENT

At 5:55 p.m., Councilmember Sapien made a motion to adjourn. Councilmember Knox seconded the motion, and the motion was carried unanimously. The meeting was adjourned at 5:55 p.m.

Respectfully Submitted,

Tom Fullen, City Administrator
Acting City Secretary

These minutes were approved on the ____ day of January 2025.