

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, March 10, 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 January 27, 2025.
 2. Discussion and possible action to consider and make recommendations to City Council on a request from the First Congregational Church to amend their Specific Use Permit to install a plaza cover.
 3. 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: March 7, 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
January 27, 2025

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on January 27, 2025, 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, 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 September 9, 2024 meeting.

Commissioner Childers made a motion to approve of the minutes of the September 9, 2024 meeting. Commissioner Fredricks seconded the motion, and the motion was carried unanimously.

2. Discussion and possible action to consider approval of the minutes of the Joint Meeting with City Council on October 22, 2024.

Commissioner Childers made a motion to approve of the minutes of the Joint Meeting with City Council on October 22, 2024. Commissioner Martin seconded the motion, and the motion was carried unanimously.

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.

Commission convened into closed executive session at 6:01 p.m.

- C. RECONVENE into Open Session and consider action, if any, on items discussed in Executive Session.

Commission reconvened into open session at 6:26 p.m. No action was taken after the closed session.

3. Discussion and possible action to amend the Zoning Ordinance regarding residential district regulations including dwelling and parking regulations.

Commissioner David Childers made a motion to schedule a committee meeting on this subject with Commissioner Dalton, Commissioner Childers, City Administrator Tom Fullen, City Attorney Tim Kirwin, Councilmember Chip Cowell, Councilmember Stuart Marks. Commissioner Abercrombie 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 Fredricks made a motion to adjourn. Commissioner Martin seconded the motion, and the motion was carried unanimously.

The meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Tom Fullen, City Administrator
Acting City Secretary

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



January 15, 2025

Thomas Fullen, City Administrator
Hunters Creek Village
1 Hunters Creek Place
Hunters Creek Village, TX 77024

Dear Tom,

Thank you for meeting with Chuck Stilwell and me today to discuss First Congregational Church's plans for improvements to its campus. As we mentioned, those improvements include new landscaping and the addition of a cover over an outside gathering area between the church office and the Christian Education building.

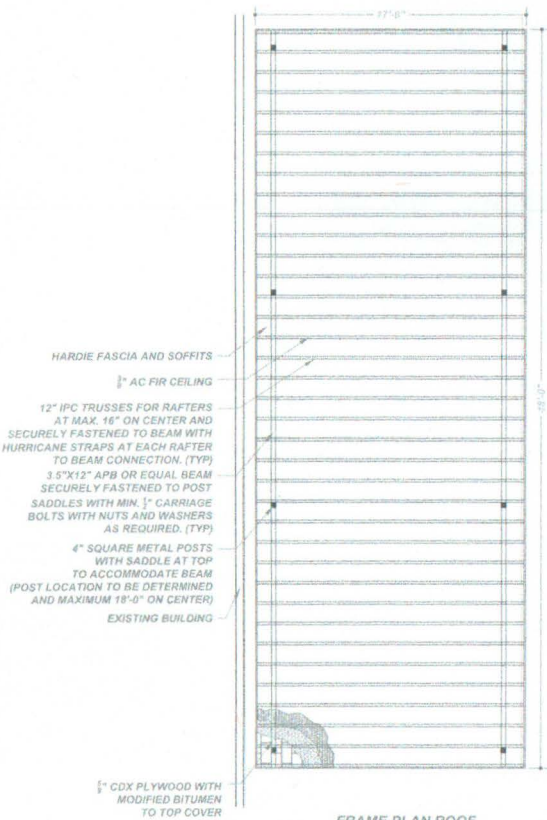
Since FCC will need a specific use permit for the cover, we would like to start the process of obtaining that permit as soon as possible.

Sincerely yours,

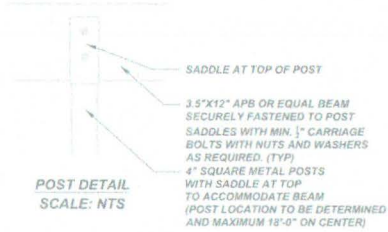
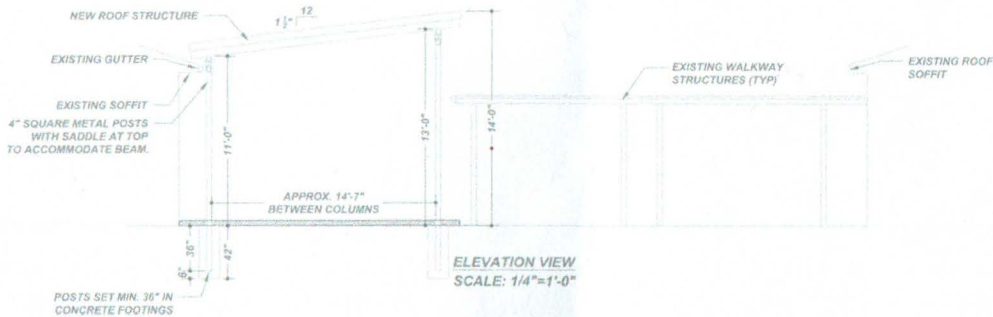
A handwritten signature in blue ink that reads "Mary Lou Strange".

Chuck Stillwell
Mary Lou Strange

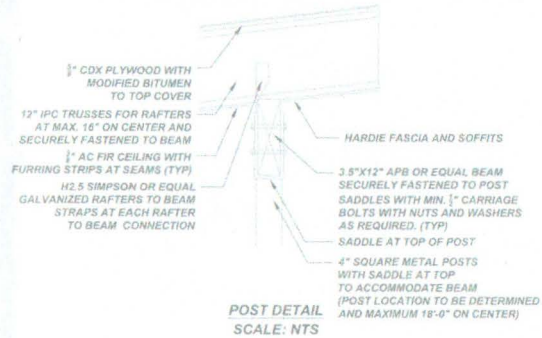
Campus Beautification Committee Two



FRAME PLAN ROOF
SCALE: 1/4"=1'-0"



POST DETAIL
SCALE: NTS



POST DETAIL
SCALE: NTS

THIS DRAWING IS DESIGNED FOR THE CITY OF HOUSTON. CITY CODE:

- 2021 INTERNATIONAL RESIDENTIAL CODE (WITH HOUSTON AMENDMENTS)
- 2021 INTERNATIONAL PUBLIC WORKS CODE (WITH HOUSTON AMENDMENTS)
- 2021 INTERNATIONAL MECHANICAL CODE (WITH HOUSTON AMENDMENTS)
- 2021 INTERNATIONAL PLUMBING CODE (WITH HOUSTON AMENDMENTS)
- 2021 NATIONAL ELECTRICAL CODE (WITH AMENDMENTS)

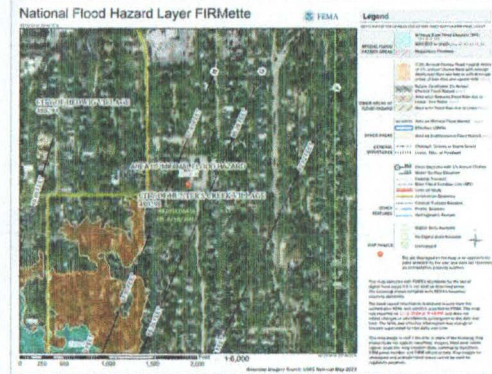
THIS DRAWING IS DESIGNED IN ACCORDANCE WITH THE DESIGN WIND LOADS OF THE 2021 IRC (131 MPH RISK CATEGORY 2 PER ASCE 7-22)

THIS DESIGN ALSO COMPLIES WITH WIND LOAD PROVISIONS FOR 2021 IRC

NOTE: ALL JOISTS AND RAFTERS WITH HURRICANE STRAPS AND BEAM HANGERS AS REQUIRED FOR 131 MPH WIND CODE

NOTES: (ROOF STRUCTURE)

1. POSTS TO BE 4" SQUARE METAL POSTS SET MINIMUM 36" IN CONCRETE FOOTINGS WITH SADDLE AT TOP TO ACCOMMODATE BEAM AND SECURELY FASTENED WITH (2) 1" CARRIAGE BOLTS, NUTS AND WASHERS AT EACH POST.
2. MAXIMUM SPAN OF POSTS TO BE 18'-0" ON CENTER.
3. 12" IPC OR EQUAL RAFTERS AT MAXIMUM 16" ON CENTER WITH HURRICANE STRAP AT EACH RAFTER TO BEAM CONNECTION STRAPS TO BE H2.5 SIMPSON OR EQUAL 3.5"x12" APB OR EQUAL BEAMS AT FRONT AND BACK OF STRUCTURE.
4. TOP COVER WITH 1/2" CDX PLYWOOD AND MODIFIED BITUMEN AS REQUIRED.
5. CEILING TO BE 1/2" AC FIR WITH FURRING STRIPS AT SEAMS TO FINISH.



ASCE Hazards Report

Address: 12840 Beinhorn Rd
Houston, Texas 77024

Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: Default

Latitude: 29.777722
Longitude: -95.504541
Elevation: 60.193426221795 ft (NAVD 85)



Wind

Results:

| | |
|--------------------|----------|
| Wind Speed | 131 Vmph |
| 10-year MRI | 76 Vmph |
| 25-year MRI | 80 Vmph |
| 50-year MRI | 102 Vmph |
| 100-year MRI | 112 Vmph |
| 300-year MRI | 124 Vmph |
| 750-year MRI | 131 Vmph |
| 1,700-year MRI | 138 Vmph |
| 3,000-year MRI | 143 Vmph |
| 10,000-year MRI | 151 Vmph |
| 100,000-year MRI | 165 Vmph |
| 1,000,000-year MRI | 178 Vmph |

Data Source: ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2.1-CC.2.4, and Section 26.5.2
Data Accessed: Thu Nov 07 2024

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Thu Nov 07 2024

RESPONSIBLE:

DESIGNED EXCLUSIVELY FOR:
FIRST CONGREGATIONAL CHURCH
10840 BEINHORN
HOUSTON, TEXAS 77024

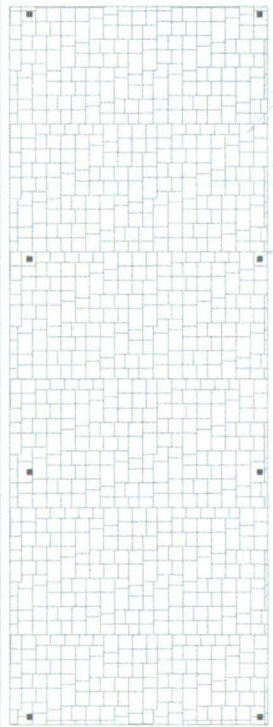
ALL DESIGNS, PERMITS, CONTRACTS AND SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE CITY OF HOUSTON, TEXAS.

ENGINEER SEAL:

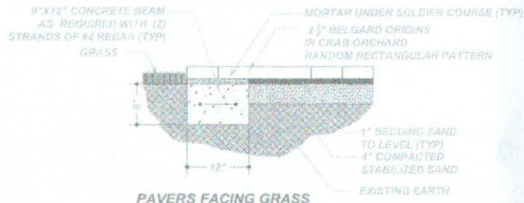




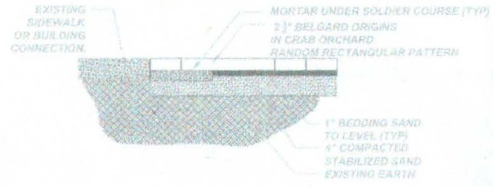
PROPERTY PLAN VIEW
SCALE: 30'-0" = 1"



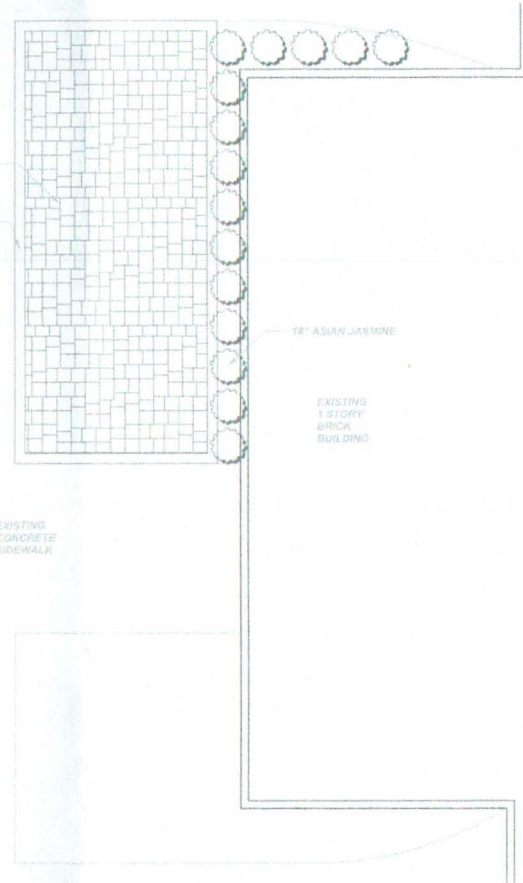
PATIO PLAN VIEW
SCALE: 1/4" = 1'-0"



PAVERS FACING GRASS
SCALE: 1/4" = 1'-0"



PAVERS AT EXISTING CONCRETE OR BUILDING
SCALE: 1/4" = 1'-0"



- NOTES: PAVER PATIO
1. INSTALLATION OF BELGARD ORIGINS PAVERS IN CRAB ORCHARD COLOR WITH RANDOM RECTANGULAR PATTERN.
 2. 8"X12" BEAM PERIMETER UNDER SOLDIER COURSE WITH (2) STRANDS OF #4 REBAR, MORTAR, AND SOLDIER COURSE AT GRASS PERIMETER. (SEE DETAIL)
 3. MORTAR UNDER SOLDIER COURSE AS REQUIRED AT BUILDING AND CONCRETE PERIMETER CONNECTIONS.
 4. 4" THICK COMPACTED SUB BASE WITH 1" BEDDING SAND TO LEVEL.

DESIGNED EXCLUSIVELY FOR:
FIRST CONGREGATIONAL CHURCH
10840 BEINHORN
HOUSTON, TEXAS 77024

THE DRAWINGS, SPECIFICATIONS, CONDITIONS AND EXCLUSIONS OF CONTRACT SHALL GOVERN IN THE EVENT OF ANY CONFLICT OR DISCREPANCY BETWEEN THE DRAWINGS AND SPECIFICATIONS.
AUGUST 2023

ENGINEER SEAL

