

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, February 2, 2026, at 6:00 p.m.** in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas 77024, 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 8, 2025.
 - 2. Discussion and possible action to approve or disapprove a Final Plat for the joiner of 325 Ripple Creek Drive with the West half of the right-of-way of the former Ripple Creek Drive.
 - 3. Discussion and possible action to approve or disapprove a Final Plat for the joiner of 322 and 326 Ripple Creek Drive with the East half of the right-of-way of the former Ripple Creek Drive, combining 322 and 326 Ripple Creek Drive into 1 lot, and removing a southerly portion of 322 Ripple Creek Drive to 311 Hunters Trail Street.
 - 4. Discussion and possible action to approve or disapprove a Final Plat for 311 Hunters Trail Street to add the southern portion of 322 Ripple Creek Drive.
 - 5. Discussion and possible action to consider any future agenda items.
 - D. 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: January 27, 2026 at 5:00 pm, and remained so posted continuously for at least three business days 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 website at <http://cityofhunterscreek.com>.





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

AGENDA DATE: February 2, 2026
AGENDA SUBJECT: Discussion and possible action to consider approval of the minutes of the regular meeting on September 8, 2025.

EXHIBITS: Minutes

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
PLANNING & ZONING COMMISSION
September 8, 2025**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on September 8, 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, Charles Martin, David Childers, John Abercrombie, and Brent Fredricks. Also, in attendance were Tim Kirwin, City Attorney, and Tom Fullen, City Administrator.**

B. PUBLIC COMMENTS Public comments are limited to three (3) minutes

No Comments.

C. AGENDA ITEMS

1. Discussion and possible action to make a Preliminary Report to amend the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.

Commissioner Fredricks made a motion to approve the Preliminary Report to amend the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry. Commissioner Martin seconded the motion, and the motion was carried unanimously.

D. PUBLIC HEARING Public hearings will be held before the Planning and Zoning Commission for the purpose of receiving testimony for or against the following:

a. Amending the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.

Public Hearing Opened: 6:01 p.m.

Comments: No Comments.

Public Hearing Closed: 6:02 p.m.

E. AGENDA ITEMS

2. Discuss and possible action to forward a Final Report to City Council amending the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry.

Commissioner Abercrombie made a motion to approve and forward the Final Report to City Council amending the Zoning Ordinance, Section 44-163, regarding rules and regulations for walls and fences and defining masonry. Commissioner Martin seconded the motion, and the motion was carried unanimously.

3. Discussion and possible action to consider approval of the minutes of the regular meeting on August 4, 2025.

Commissioner Martin made a motion to approve the minutes of the regular meeting on August 4, 2025. Commissioner Childers seconded the motion, and the motion was carried unanimously.

4. Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for the joinder of 325 Ripple Creek Drive with the West half of the right-of-way of the former Ripple Creek Drive.

Item was taken at same time as item #5 as one item.

Commissioner Fredricks made a motion to approve, with the condition that the Applicant obtain property title to the right-of-way prior to final plat being submitted, a Preliminary Plat for the joinder of 325 Ripple Creek Drive with the West half of the right-of-way of the former Ripple Creek Drive. Commissioner Childers seconded the motion, and the motion was carried unanimously.

5. Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for the joinder of 322 and 326 Ripple Creek Drive with the East half of the right-of-way of the former Ripple Creek Drive, combining 322 and 326 Ripple Creek Drive into 1 lot, and removing a southerly portion of 322 Ripple Creek Drive to 311 Hunters Trail Street.

Item was taken at same time as item #4 as one item.

Commissioner Fredricks made a motion to approve, with the condition that the Applicant obtain property title to the right-of-way prior to final plat being submitted, a Preliminary Plat for the joinder of 322 and 326 Ripple Creek Drive with the East half of the right-of-way of the former Ripple Creek Drive, combining 322 and 326 Ripple Creek Drive into 1 lot, and removing a southerly portion of 322 Ripple Creek Drive to 311 Hunters Trail Street. Commissioner Childers seconded the motion, and the motion was carried unanimously.

6. Discussion and possible action to approve, disapprove, or approve with conditions a Preliminary Plat for 311 Hunters Trail Street to add the southern portion of 322 Ripple Creek Drive.

Commissioner Fredricks made a motion to approve a Preliminary Plat for 311 Hunters Trail Street to add the southern portion of 322 Ripple Creek Drive. Commissioner Martin seconded the motion, and the motion was carried unanimously.

7. Discussion and possible action to consider any future agenda items.

No Action.

F. ADJOURN OPEN MEETING

The meeting adjourned at 6:23 p.m.

Respectfully Submitted,

Tom Fullen, City Administrator
Acting City Secretary

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



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

AGENDA DATE: February 2, 2026
AGENDA SUBJECT: Discussion and possible action to approve or disapprove a Final Plat for the joinder of 325 Ripple Creek Drive with the West half of the right-of-way of the former Ripple Creek Drive.

EXHIBITS: Final Plat



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

AGENDA DATE: February 2, 2026
AGENDA SUBJECT: Discussion and possible action to approve or disapprove a Final Plat for the joinder of 322 and 326 Ripple Creek Drive with the East half of the right-of-way of the former Ripple Creek Drive, combining 322 and 326 Ripple Creek Drive into 1 lot, and removing a southerly portion of 322 Ripple Creek Drive to 311 Hunters Trail Street.

EXHIBITS: Final Plat



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

AGENDA DATE: February 2, 2026
AGENDA SUBJECT: Discussion and possible action to approve or disapprove a Final Plat for 311 Hunters Trail Street to add the southern portion of 322 Ripple Creek Drive.

EXHIBITS: Final Plat



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

AGENDA DATE: February 2, 2026
AGENDA SUBJECT: Discussion and possible action to consider any future agenda items.

EXHIBITS:
