

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING AND ZONING COMMISSION
JULY 12, 2010

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened in a regular session on July 12, 2010 at 7:00 p.m. in City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas.

The meeting was called to order at 7:06 p.m. by Chairman Bill Dalton. In attendance were Bill Dalton, Nancy Parks, and Allison Gower. Also in attendance were Deborah Loesch, City Administrator/City Secretary and John Hightower, the City Attorney.

1. Discussion with possible action to approve the minutes of the May 3, 2010 meeting.

A motion was made by Commissioner Nancy Parks with a second by Commissioner Allison Gower to approve the minutes of the May 3, 2010 meeting as written. The motion carried unanimously.

2. PUBLIC HEARING. A public hearing was held before the Planning and Zoning Commission for the purpose of receiving testimony for or against a request by the Houston Racquet Club located at 10709 Memorial Drive to amend their specific use permit to increase the maximum allowable number of members from 1,300 to 1,750.

- a. Chairman Dalton opened the public hearing for comments. Representatives from the Houston Racquet Club gave a brief presentation on their request for the increase of memberships for the specific use permit. Sigh Agah stated concerns of how the increase would impact the parking, locker room facilities and swimming pool. Written comments were received from Dr. Davey and Patricia Lieb and were read aloud for the record stating concerns for the purpose of the increase, consider including social memberships, parking, and noise. A copy of the letter is made a part of the record of the meeting by reference and is on file in the City Secretary's office. Tim Purcell with the Houston Racquet Club addressed the concerns raised in these comments. They feel there is adequate parking available and there are options to add additional spaces, if necessary. The Club is also looking at valet parking as another option. He stated that with the aging club house, there will come a point in time when a new building would need to be constructed and they would have to meet the city's regulations regarding parking spaces. They have considered expanding the memberships to include "social" but at this time they have not defined the criteria for a social membership.

- b. With no further comments forthcoming, the public hearing was closed at 7:18 p.m.

3. Discussion and possible action to consider a final report and recommendation to City Council for a request from the Houston Racquet Club located at 10709 Memorial Drive

to amend their specific use permit to increase the maximum allowable number of members from 1,300 to 1,750.

Commissioner Nancy Parks inquired as to how many of the additional 450 would be considered "social". Tim Purcell advised that again the "social" membership criteria has not been fully thought through and would have to be approved by the membership as a change in their by-laws.

With no further comments forthcoming, a motion was made by Allison Gower with a second by Nancy Parks to approve the final report and recommendation as follows:

That the City Council should adopt, as an amendment to the zoning ordinance, an ordinance amending the 2005 specific use permit, and as amended in 2007, to increase the maximum allowable number of members from 1,300 to 1,750, such amendment would read:

"Section 6. D. "Membership"Section 6. D. of Ordinance No. 639 entitled "Membership" is amended to read as follows: "Membership in the private recreation club shall be limited to a total of 1,750 memberships, including fully paid, partially paid, and honorary memberships."

Also the Commission recommends the City Council call for a public hearing before the Council at a date and time to be determined by the Council. The motion carried unanimously.

Deborah Loesch advised that the next Council meeting would be held on August 24, 2010 and at that meeting the final report and recommendation would be presented to the City Council.

Adjournment

With no further business coming before the Commission, a motion was made by Commissioner Allison Gower with a second by Commissioner Nancy Parks to adjourn the meeting. The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,



Deborah L. Loesch, TRMC
City Administrator/City Secretary

These minutes were approved on the 8th day of November, 2010.