

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING AND ZONING COMMISSION
FEBRUARY 16, 2011

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a meeting on February 16, 2011 at 7:00 p.m. in City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas.

The meeting was called to order at 7:00 p.m. by Chairman Bill Dalton. In attendance were Commissioners Bill Dalton, Nancy Parks, Tod Dimitry, Allison Gower and David Childers. Also in attendance were Deborah Loesch, City Administrator/City Secretary, Tom Fullen, Building Official, and John Hightower, City Attorney.

Discussion with possible action to approve the minutes of the November 8, 2010 meeting.

A motion was made by Commissioner Gower with a second by Commissioner Parks to approve the minutes of the November 8, 2010 meeting as written. The motion carried.

Voting: Aye (4) – Dalton, Parks, Childers, Gower; Abstain (1) – Dimitry.

Discussion and possible action to consider the following:

- a. Presentation and discussion of the proposed preliminary replat of the replat of Coopers Retreat, being 1.56± acres being a replat of Lot 2 of the replat of Coopers Retreat situated in the J. D. Taylor Survey, A-72, also known as 218 Voss Road, of the City of Hunters Creek Village, Texas to create three (3) single-family residential lots. The application for approval of the replat was filed with the City Secretary on January 24, 2011.

The Commission received for its consideration: 1) a subdivision plat document prepared by or on behalf of the applicant; 2) a memorandum from City staff containing the staff's recommendations regarding deficiencies in the form and content of the proposed subdivision plat submitted by the applicant; and 3) a memorandum from the City's attorney to the City Secretary/City Administrator regarding the definition of the term "lot" under the City's zoning ordinance. The proposed subdivision plat document submitted by the applicant was not identified as to whether it was being submitted as a preliminary replat or a final replat and was not signed and acknowledged by the property owner and did not contain a reference to an original corner.

Mr. Stephen Riner, Applicant, and Christi Smidt with Kerry Gilbert & Associates, presented the proposed replat of the property and explained, among other things, that the applicant's calculation of the lot size for purpose of complying with the City's zoning ordinance includes the 40' wide strip proposed to be dedicated as a public street easement.

During the presentation by the applicant, members of the Commission asked questions of the applicant, the City staff, and the City's attorney concerning the question of whether the proposed replat complied with the City's zoning ordinance and other requirements and whether it should be approved.

After the completion of the applicant's presentation, the Commission members discussed the proposed replat and the City's zoning and other requirements for approval of plats.

- b. A public hearing was held for the purpose of receiving testimony for and against the approval of the preliminary replat described in Item 2a above.

Chairman Dalton opened the public hearing for comments at 7:30 p.m. Comments were received from Rex and Becky Hinshaw opposing the replat as their concerns was regarding drainage issues since they are one of the adjoining lots. Mrs. Riner addressed the drainage issues.

Hearing no further comments, the public hearing was closed at 7:51 p.m.

It was noted for the record that written comments were received by the City Secretary from:

John & Amy Cone, 7 Pinewood Circle – opposing
Darryl Schroeder, 214 Voss Rd – opposing
Rex & Rebecca Hinshaw, 216 Voss Rd – opposing
Duncan Dodds, 926 Huntington Cove – in favor
Mark Bragg, 7926 S. Wellington Court – in favor

- c. Consider approval of the preliminary replat of the replat of Coopers Retreat, being 1.56± acres being a replat of Lot 2 of the replat of Coopers Retreat situated in the J. D. Taylor Survey, A-72, also known as 218 Voss Road, of the City of Hunters Creek Village, Texas to create three (3) single-family residential lots.

Mr. Riner requested that the Commission continue the hearing to the next meeting to allow him to work with his neighbors to resolve their concerns.

A motion was made by Commissioner Dimitry with a second by Commissioner Parks to deny approval of the replat as presented. The motion carried unanimously.

Mr. Riner requested the stated reasons for denial of the replat to be provided to him in writing.

Adjournment

With no further business coming before the Commission, a motion was made by Commissioner Dimitry with a second by Commissioner Childers to adjourn the meeting. The meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Deborah L. Loesch, TRMC
City Administrator/City Secretary