

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING & ZONING COMMISSION
August 13, 2013

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a public meeting on August 13, 2013 at 7:00 p.m. in the 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, David Childers and Reagan Kneese. Also in attendance were: Deborah Loesch, City Administrator/City Secretary; Crystal Seagler, Assistant City Secretary; Tom Fullen, Building Official; and John Hightower, City Attorney.

1. Discussion with possible action to approve the minutes of the July 1, 2013 meeting.

A motion was made by Commissioner Childers and a second by Commissioner Kneese to approve the minutes as written. The motion carried unanimously.

2. Discussion and possible action to consider a request from the Houston Racquet Club to amend their specific use permit to increase the number of outdoor lighted tennis courts from 19 to 26, consider a preliminary report, and call for a public hearing.

Thomas Premul, General Manager for the Houston Racquet Club, made the presentation to the Commission on their behalf.

A motion was made by Commissioner Childers with a second by Commissioner Kneese to adopt the preliminary report as follows:

The Commission is of the opinion that the application should be granted and the amendment adopted by ordinance to:

- 1.) Incorporate a new site plan permitting the increase in the number of lighted tennis courts from 21 to 28 as per site plan (on file in the City Secretary's office) with courts located on the southwest side of the property;
- 2.) Make clear that the Houston Racquet Club property must comply with the regulations regarding the size of front, rear and side yards that are applicable in District R; and
- 3.) Call for a public hearing to be held before the Commission on September 9, 2013 at 7:00 p.m. at City Hall.

The motion carried unanimously.

The Commission requested that when the notices are sent to the property owners adjacent to the site, to include a copy of the site plan with the notice.

3. Discussion and possible action to review the preliminary reports amending the zoning ordinances as follows:

- a. Section 44-160(1) a. Size of Lot. To clarify the calculation of lot area to be exclusive of public and private right-of-ways; and

The preliminary report adopted at the July 1, 2013 meeting was reviewed before opening the public hearing for comments. Hearing none, the Commission continued their discussion to consider a final report and recommendation on the proposed amendment. A motion was made by Commissioner Childers with a second by Commissioner Kneese to adopt the following final report and recommendation:

Recommendation to amend Section 44-160(1)a of the Code of Ordinances as follows and call for public hearing:

- (a) *“Lot area.* No building shall be constructed on any lot less than 22,500 square feet. The net area of the lot, expressed in square feet, shall be exclusive of any portion of the public or private right-of-way or roadway.”

The motion carried unanimously.

- b. Section 44-160(2) a. Size of yards. Establishing requirements for the designation of front yards on corner lots.

The preliminary report adopted at the July 1, 2013 meeting was reviewed before opening the public hearing for comments. Hearing none, the Commission continued their discussion to consider a final report and recommendation on the proposed amendment. A motion was made by Commissioner Childers and a second made by Commissioner Kneese to adopt the following final report and recommendation and call for a public hearing:

Recommendation to amend Section 44-160(2)a of the Code of Ordinances to include the additional language as follows and call for a public hearing:

- (2) Size of yards.
 - a. Front yard. There shall be a front yard having a depth of not less than 50 feet. Where lots have double front- age running through from one street to another, the required

front yard shall be provided on both streets. For computation of front yard depth, the building shall not be less than 70 feet minimum from the building to the center of the street, whether public or private, and not less than 50 feet from the edge of the street easement or right-of-way; provided, however, that a front yard on a turn circle shall have a front yard depth not less than 35 feet from the street right-of-way line and not less than 70 feet from the center of a turn circle. Where lots are located at the corner of two streets the required front yard shall be provided on one of the two streets. Once a front yard has been established for a particular lot, it may not be changed unless the Planning & Zoning Commission approves a replat of the lot that establishes a front building line reflecting the desired change. For purpose of this section a front yard is established if:

- i) a front building line is designated on a subdivision plat; or
- ii) a residence has been constructed on the lot.

The motion carried unanimously.

4. Discussion and possible action to consider proposed amendments to Section 44-158 of the Zoning Chapter of the Code of Ordinances related to special exceptions to use regulations.

There was discussion with no action taken. The Commission requested that once staff was ready to return with additional information on the proposed amendment, the item should be tabled until that time.

5. Discussion and possible action to consider the following items as described above: (a) adopt a preliminary report on any proposed amendments described in items 3 and 4 above; (b) conduct a public hearing for the purpose of receiving testimony for and against any proposed amendments described in items 3 and 4 above; and (c) adopt a final report and recommendation to City Council on any proposed amendments described in items 3 and 4 above.

Please refer to the action taken in items 3 and 4 above.

Adjourn Open Meeting

With no further business coming before the Commission, a motion was made by Commissioner Kneese, with a second by Commissioner Childers, to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 8:02 p.m.

Respectfully Submitted,

Deborah L. Loesch, TRMC
City Administrator/ City Secretary

These minutes were approved on the 9th day of September 2013.

The Preliminary and Final Reports referred to in these minutes are by reference only and are maintain on file in the City Secretary's office.