

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING & ZONING COMMISSION
November 4, 2013

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened a regular meeting on November 4, 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, Todd Mueller, Mary Smith and Reagan Kneese. Alternate Commissioners attending were Stuart Marks and Carmon White. Also in attendance were: Deborah Loesch, City Administrator/City Secretary; Crystal Seagler, Assistant City Secretary; Tom Fullen, Building Official; and John Hightower, City Attorney.

Discussion and possible action to consider approval of the minutes of the September 9, 2013 and September 30, 2013 meetings.

A motion was made by Commissioner Smith with a second by Commissioner Childers to accept the minutes as written. The motion carried unanimously.

Discussion and possible action to consider proposed amendments to the zoning regulations related to ground coverage and lot area covered by impermeable surface limitations.

- a. Adopt a preliminary report on any proposed amendments;**
- b. Conduct a public hearing for the purpose of receiving testimony for and against any proposed amendments; and**
- c. Adopt a final report and recommendation to City Council on any proposed amendments.**

The discussion continued from the September 9, 2013 meeting on the definition of “green space” as it would relate to the percentage of buildable area on non-conforming and conforming lots. Staff presented an example of a how to calculate areas for pools, decks, driveways, sidewalks and other paving areas. As well a proposed definition of “green space” was presented for discussion purposes. The discussion included that any regulations would affect “new” construction and at what point would this apply to a remodel of existing structures. A motion was made by Commissioner Smith with a second by Commissioner Mueller to direct staff to prepare a draft ordinance for the next meeting based upon the proposal presented by the Building Official, to consider exceptions for limitations on pools and decks on existing structures, and keeping pools and decks independent of the green space percentage calculations. The motion carried unanimously.

Discussion and possible action to consider a request by Stephen N. Riner to speak before the Commission.

The City Secretary received a request from Steve Riner to be placed on the next Planning & Zoning Commission meeting agenda to discuss what he referred to as his “proposed subdivision”. City staff advised the Commission that Mr. Riner has not submitted any application for subdivision of his property or any other materials required under Section 36-24 of the Code of Ordinances for subdivision of land other than the application for approval of a preliminary plat that he filed in January 2011, and that was denied by the Commission. Mr. Riner was informed, prior to the Commission meeting that, if he was referring to the application submitted in January 2011, that the Commission has already acted on that application. He was also asked to explain what action if any he was requesting the Commission to take at this time. Mr. Riner did not respond.

Chairman Bill Dalton advised Mr. Riner that his previous subdivision application was denied and that the Commission has no jurisdiction to consider it further. Chairman Dalton also explained to Mr. Riner that, if he wishes to discuss a new subdivision proposal with the Commission prior to submitting a formal application, he must provide the Commission with a written description of the new proposal and the aspects that he wishes to discuss with the Commission. Once he provides that information, the matter will be placed on the Commission’s agenda at a future meeting for discussion purposes only. Mr. Riner insisted on arguing that the Commission should not have denied his previous application and that it should reconsider the matter. The Chairman and the City Attorney advised Mr. Riner that the Commission did not have jurisdiction to reconsider the previous application.

Adjourn Open Meeting

With no further business coming before the Commission, a motion was made by Commissioner Childers with a second by Commissioner Mueller to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Deborah L. Loesch, TRMC
City Administrator/ City Secretary

These minutes were approved on the 2nd day of December 2013.