

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE PLANNING AND ZONING COMMISSION  
NOVEMBER 8, 2010**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened in a regular session on November 8, 2010 at 12:00 p.m. in City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas.

The meeting was called to order at 12:00 p.m. by Chairman Bill Dalton. In attendance were Bill Dalton, Nancy Parks, Tod Dimitry and David Childers. Also in attendance were Deborah Loesch, City Administrator/City Secretary, Tom Fullen, Building Official, and John Hightower, City Attorney.

1. Discussion with possible action to approve the minutes of the July 12, 2010 meeting.

A motion was made by Commissioner Nancy Parks with a second by Commissioner David Childers to approve the minutes of the July 12, 2010 meeting as written. The motion carried unanimously.

2. Discussion and possible action to review Section 44-161(1)b of the Zoning Chapter of the Code of Ordinances regarding proposed amendments to regulations for placement of automobile shelters on corner lots.

- a. adopting a preliminary report on any proposed amendments.

Tom Fullen, the City's Building Official, presented a proposal concerning the matter whereby properties situated on corner lots were prohibited from placing the automobile shelter opening to face the front street. Any other lot would be allowed to have an opening facing the front street provided it is at least 50 feet to the rear of the front line of the dwelling. Corner lots are restricted to orienting the garage in only 2 directions, where all other typical lots are given 4 directions in which to face their garage. Therefore, staff was proposing to amend the regulations to allow automobile shelters on corner lots to face a front street provided such opening is at least 50 feet to the rear of the front line of the dwelling.

After review of the proposal, a motion was made by Commissioner Parks with a second by Commission Childers to adopt the following preliminary report and recommendation:

“Section 44-161. Automobile Shelters.

The following shall apply to automobile shelters in district R:

(1) *Minimum size.* Every single-family dwelling must have at least a 200 square foot garage; or a 200 square foot carport and a 100 square foot completely enclosed storage room with an outside door.

(2) *Other requirements.* Subject to the following exceptions, all automobile shelters must meet the setback requirements of the dwelling; and the opening of the automobile shelter shall face the rear of the lot, provided, however,

a. *Setbacks.* An automobile shelter, if not attached to the dwelling, may be located not closer than five feet from the rear lot line and not closer than five feet distance from the side lot line unless such line abuts a street, in which event the automobile shelter shall be located at least 20 feet from such side street line.

b. *Front-facing automobile shelters.* An automobile shelter opening may face toward the front street provided such opening is at least 50 feet to the rear of the front line of the dwelling. Provided further that a front facing automobile shelter on a corner lot must, in addition, either:

1. be located on the interior lot line side of the lot, or
2. if located on the street side of the lot, must be screened from the street by a masonry wall that: a) extends from the automobile shelter opening to the front building line; b) is a minimum of seven feet in height; and c) is in compliance with the other provisions of this chapter governing the construction and location of fences and walls.

c. *Side-facing automobile shelters.* An automobile shelter opening may face toward the side line of the lot, provided that:

1. Such opening will not face a street;
2. The front edge of such opening will not be forward of the front line of the residence;
3. Such opening will be at least 28 feet from the side lot line.

(3) *Driveways.* No driveway shall have entry onto Memorial Drive or Voss Road if the lot or tract upon which the driveway is located has access or is contiguous to another street within the city.”

The motion carried. Voting: Aye (3) – Dalton, Parks, Childers; Nay (1) – Dimitry.

- b. Conducting a public hearing for the purpose of receiving testimony for and against the proposed amendments.

The public hearing was opened for comments, hearing none, the public hearing was closed.

- c. Adopting a final report and recommendation to City Council on the proposed amendments.

A motion was made by Commissioner Parks with a second by Commissioner Dalton to adopt the final report as the same as the preliminary report. The motion carried. Voting: Aye (2) – Dalton, Parks; Nay (1) – Dimitry.

Commissioner Childers left the meeting and was not present for the vote on this item.

Adjournment

With no further business coming before the Commission, a motion was made by Commissioner Parks with a second by Commissioner Dalton to adjourn the meeting. The meeting was adjourned at 1:35 p.m.

Respectfully Submitted,



Deborah L. Loesch, TRMC  
City Administrator/City Secretary

These minutes were approved on the 16th day of February, 2011.

Copies of the Preliminary Report and Final Report are attached to these minutes.

## PRELIMINARY REPORT

The Planning and Zoning Commission considered a proposal to amend Section 44-161(1)b. of the Zoning Chapter of the Code of Ordinances regarding regulations in District R for the placement of automobile shelters on corner lots. The Commission has reviewed the proposed amendment and is of the opinion that the regulations should be amended to read as follows:

Section 44-161. Automobile Shelters.

The following shall apply to automobile shelters in district R:

(1) *Minimum size.* Every single-family dwelling must have at least a 200 square foot garage; or a 200 square foot carport and a 100 square foot completely enclosed storage room with an outside door.

(2) *Other requirements.* Subject to the following exceptions, all automobile shelters must meet the setback requirements of the dwelling; and the opening of the automobile shelter shall face the rear of the lot, provided, however,

a. *Setbacks.* An automobile shelter, if not attached to the dwelling, may be located not closer than five feet from the rear lot line and not closer than five feet distance from the side lot line unless such line abuts a street, in which event the automobile shelter shall be located at least 20 feet from such side street line.

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2. The front edge of such opening will not be forward of the front line of the residence;
3. Such opening will be at least 28 feet from the side lot line.

(3) *Driveways.* No driveway shall have entry onto Memorial Drive or Voss Road if the lot or tract upon which the driveway is located has access or is contiguous to another street within the city.

## FINAL REPORT AND RECOMMENDATION

The Planning and Zoning Commission, having met in regular session on November 8, 2010, considered a proposed amendment to Section 44-161(1)b to the zoning chapter of the Code of Ordinances relating to regulations in District R for the placement of automobile shelters on corner lots. A public hearing was held before the Commission on November 8, 2010, to receive testimony for and against the proposed amendments.

The Commission presents the following final report and recommendation to amend Section 44-161 of the Code of Ordinances, as follows:

Section 44-161. Automobile Shelters.

The following shall apply to automobile shelters in district R:

(1) *Minimum size.* Every single-family dwelling must have at least a 200 square foot garage; or a 200 square foot carport and a 100 square foot completely enclosed storage room with an outside door.

(2) *Other requirements.* Subject to the following exceptions, all automobile shelters must meet the setback requirements of the dwelling; and the opening of the automobile shelter shall face the rear of the lot, provided, however,

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1. Such opening will not face a street;
2. The front edge of such opening will not be forward of the front line of the residence;
3. Such opening will be at least 28 feet from the side lot line.

(3) *Driveways.* No driveway shall have entry onto Memorial Drive or Voss Road if the lot or tract upon which the driveway is located has access or is contiguous to another street within the city.

The Commission recommends that City Council call for a public hearing on these matters and consider adoption of the amendment as a part of the attached draft ordinance.

Planning and Zoning Commission  
City of Hunters Creek Village, Texas  
Adopted November 8, 2010