

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING AND ZONING COMMISSION
AUGUST 6, 2007

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened in a regular session on August 6, 2007 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 David Weaver. In attendance were David Weaver, Don Fizer, Nancy Parks, Jim Pappas and Bill Dalton.

1. Discussion with possible action to approve the minutes of the July 23, 2007 meeting.

A motion was made by Nancy Parks with a second by Bill Dalton to approve the minutes as written. The motion carried unanimously.

2. Discussion and possible action to consider proposed amendments to the zoning ordinance regarding amending Chapter 14, Section 7, Sub-Section 7-4 of the Code of Ordinances relating to Off-Street Parking Requirements in District B providing for the minimum number of off-street parking spaces required for specific uses and providing for dimensions and design requirements for all parking spaces.

a. Discussion and possible action to adopt a preliminary report.

After review and discussion, a motion was made by David Weaver with a second by Jim Pappas to adopt the following preliminary report and proposed changes to Sub-Section 7-4. Off- Street Parking Requirements of Chapter 14 of the Code of Ordinances. The motion carried unanimously.

Preliminary Report
Sub-Section 7-4. Off-Street Parking Requirements

(a) There must be sufficient off-street parking spaces provided on the premises of any business use to accommodate the anticipated parking needs of the persons using the premises. The minimum number of off-street parking spaces required for specific uses is as follows:

- 1) For general office use, including any use in which the principal occupants of the improved building space are employees rather than visitors or customers, two (2) spaces for each 1,000 square feet of gross floor area;*
- 2) For any other use four (4) spaces for each 1,000 square feet of gross floor area;*

(b) All parking spaces must be at least nine feet wide and 18 feet long in order to be counted towards the minimum required number. The width of the parking spaces shall be measured perpendicular to the parking angle. The length of parking spaces shall be measured at right angles to the parking line.

b. Conduct a public hearing to receive public comments on the proposed regulations.

A public hearing was held before the Planning and Zoning Commission to receive public comments on the proposed changes. With no comments being heard, the public hearing was closed.

c. Discussion and possible action to adopt a final report and recommendation to City Council.

A motion was made by Jim Pappas with a second by Bill Dalton to adopt the final report and recommendation to consider an ordinance based on the proposed changes in the final report and to call for public hearings. The motion carried unanimously.

Final Report

Sub-Section 7-4. Off-Street Parking Requirements

(a) There must be sufficient off-street parking spaces provided on the premises of any business use to accommodate the anticipated parking needs of the persons using the premises. The minimum number of off-street parking spaces required for specific uses is as follows:

- 1) For general office use, including any use in which the principal occupants of the improved building space are employees rather than visitors or customers, two (2) spaces for each 1,000 square feet of gross floor area;*
- 2) For any other use four (4) spaces for each 1,000 square feet of gross floor area;*

(b) All parking spaces must be at least nine feet wide and 18 feet long in order to be counted towards the minimum required number. The width of the parking spaces shall be measured perpendicular to the parking angle. The length of parking spaces shall be measured at right angles to the parking line.

Adjournment

With no further business coming before the Commission, a motion was made by Bill Dalton and a second by Jim Pappas to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 7:45 p.m.

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Respectfully Submitted,

Deborah L. Loesch

Deborah L. Loesch, TRMC
City Secretary

These minutes were approved on the 1st day of October, 2007.