

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING AND ZONING COMMISSION
OCTOBER 1, 2007

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened in a regular session on October 1, 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 (arriving at 7:25 p.m.), Bill Dalton and Tod Dimitry (Alternate #2). Also in attendance were Deborah Loesch, City Secretary and John Hightower, City Attorney.

1. Discussion with possible action to approve the minutes of the August 6, 2007 meeting.

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

2. Discussion and possible action to consider a preliminary report for a request by the Houston Racquet Club located at 10709 Memorial Drive for an amendment to the specific use permit issued to allow for the relocation and/or lighting of certain outdoor tennis courts.

A presentation was made by Steve Griffin representing the Houston Racquet Club explaining the proposed improvements planned to relocate an additional tennis court and rearrange the parking lot adjacent to those courts and to add additional lighting to 2 existing courts in the interior of the property.

A motion was made by Don Fizer with a second by Nancy Parks to adopt a preliminary report that the Commission is of the opinion that the application should be granted and that the City Council should adopt as an amendment to the zoning ordinance, an ordinance amending the 2005 Specific Use Permit to: (1) incorporate a new site plan permitting the relocation and and/or lighting of certain tennis courts; and (2) make it 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. The motion carried unanimously.

3. Discussion and possible action to consider proposed amendments to the zoning ordinance regarding amending Chapter 14, Section 6, Sub-section 6.1.c (1) – (3) of the Code of Ordinances regarding sign regulations in zoning district R.

Chairman David Weaver presented a draft of some proposed language to generate discussion for the Commission. Based on the discussions, the

following proposed regulations were considered for amendments:

Sub-section 6.1. USE REGULATIONS. The building or premises shall be used only for the following purposes:

- a. Single Family Dwellings.
- b. Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.
- c. Accessory buildings and uses customarily incident to the above uses and located on the same lot therewith and not involving the conduct of a business, trade or profession. A billboard, signboard, ~~or~~ advertising sign or any other form of posted notice shall not be permitted as an accessory use, except as ~~follows provided below;~~ and ~~shall only if~~ not ~~be~~ located upon a City street, right-of-way or easement:

(1) ~~One unilluminated "For Sale" or "For Rent" sign not more than four (4) square feet in area advertising the property on which the same is erected.~~ Not more than one portable, double-face "For Sale" sign may be erected and maintained on a lot or tract of land, which sign may contain, in addition to the words "For Sale" or "For Lease," only a telephone number and, if the property owner is represented by a real estate agent or broker, the word "Agent" or "Broker" and the agent's or broker's license number. If the owner is also a real estate agent or broker, the words "Owner-Broker" or "Owner-Agent" may also be included. In addition, the sign structure for a "For Sale" sign shall have a steel, metal or wrought iron support, painted either dark green or black, and the sign face shall be white with dark green lettering. The sign face of a "For Sale" sign shall not exceed two square feet, and the sign, including any part of the sign structure, shall not exceed three feet in height. Lettering or numerals on any such sign shall not exceed two inches in height. No "For Sale" sign authorized by this subsection shall be located upon a public roadway or right-of-way.

(2) In lieu of a portable "For Sale" sign as hereinabove described, a lot owner may place not more than one window sign not exceeding four square feet in sign area; however, no window sign erected in lieu of a portable "For Sale" sign shall contain any message not otherwise allowed for a portable "For Sale" sign, nor contain letters or numerals which exceed four inches in height.

~~(2)~~ (3) One unilluminated sign advertising one or more

contractors performing work on the property on which the sign is erected; provided however, such sign shall not be more than four (4) square feet in area, and shall be removed immediately upon completion of the building or structure.

(~~3~~4) Churches and other institutions may display signs showing names, activities and services therein provided. Such signs shall not exceed eight (8) square feet in area and shall be erected on the property to which they relate.

(45) One unilluminated security sign and any other signs that recognizes the non-professional activities or achievements of the residents, such as participation on sports teams or birth of a baby. Such signs shall not be more than two (2) square feet in area and shall be located within ten (10) feet of the Single Family Dwelling.

(~~5~~6) Signs promoting candidates for elected office and signs promoting propositions before the electorate. Such signs shall not be more than two (2) square feet in area and shall be placed no more than 45 days before the election and shall be removed within two (2) days following the close of the polls.

A motion was made by Jim Pappas with a second by Bill Dalton to adopt the proposed amendments as above as the preliminary report. The motion carried unanimously.

A formal preliminary report and public hearing will be held at the November meeting. The City Attorney will prepare a draft ordinance based on the proposed amendments.

4. Discussion and possible action to consider recommending new regulations to provide for building construction site requirements.

The Commission discussed various issues that concerned the safety, securing and maintaining property during construction. Such issues discussed included security, fencing, location of portable toilets, maintenance, trash containers, debris, and parking. Bill Dalton offered to draft some language for the November meeting.

Adjournment

With no further business coming before the Commission, a motion was made by Don Fizer and a second by Tod Dimitry to adjourn the meeting. The motion carried unanimously. The meeting adjourned at 8:35 p.m.

Respectfully Submitted,

Deborah L. Loesch, TRMC
City Secretary

These minutes were approved on the 5th day of November, 2007.