

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING AND ZONING COMMISSION
NOVEMBER 5, 2007

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened in a regular session on November 5, 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, 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 October 1, 2007 and October 16, 2007 meetings.

A motion was made by Don Fizer with a second by Jim Pappas to approve the minutes of the October 1, 2007 meeting as written. The motion carried unanimously.

A motion was made by Jim Pappas with a second by Bill Dalton to approve the minutes of the October 16, 2007 meeting as written. The motion carried unanimously.

2. 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.

a. adopting a preliminary report on the proposed amendments.

A motion was made by Don Fizer with a second by Jim Pappas and carried unanimously to adopt a preliminary report recommending the following amendments:

“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, advertising sign or any other form of posted notice shall not be permitted as an accessory use, except as provided below and shall not be located upon a City street or right-of-way:

(1) 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 four (4) 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.

(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.

(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. Larger signs may be allowed by specific use permit.

(5) One unilluminated security sign shall not be more than two (2) square feet in area 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 shall not be more than four (4) square feet in area and shall be located within ten (10) feet of the Single Family Dwelling.

(6) Temporary signs used in connection with political campaigns, provided such signs are removed within five days following the conclusion of such campaign, and provided such signs are not located upon or within any public building, public street or public roadway right-of-way."

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 Don Fizer with a second by Bill Dalton to adopt the preliminary report as the Final Report. The motion carried unanimously.

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

The Commission discussed various items regarding secured placement of permit documents on site, trash and construction debris, portable toilets, work hours, parking of vehicles, city property damage, excessive noise, deliveries, erosion control, and security. A motion was made by David Weaver with a second by Don Fizer to direct staff to prepare a draft to incorporate into an ordinance the provisions discussed and make such recommendation to council. The motion carried unanimously.

Adjournment

With no further business coming before the Commission, the meeting was adjourned at 9:25 p.m.

Respectfully Submitted,

Deborah L. Loesch, TRMC
City Secretary

These minutes were approved on the 2nd day of June, 2008.