

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING AND ZONING COMMISSION
JUNE 2, 2008

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened in a regular session on June 2, 2008 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, Nancy Parks, Bill Dalton and Tod Dimitry (Alternate #2). Also in attendance were Deborah Loesch, City Secretary, John Hightower, City Attorney, and Councilmember Steve Reichel. It was noted that Commission Members Don Fizer and Jim Pappas were not in attendance.

1. Discussion with possible action to approve the minutes of the November 5, 2007 meeting.

A motion was made by Bill Dalton with a second by Nancy Parks to approve the minutes of the November 5, 2007 meeting as written. The motion carried unanimously.

2. Discussion and possible action to review the zoning ordinance regarding Chapter 44, Section 44-163 of the Code of Ordinances regarding fences and walls, including but not limited to, height regulations, allowing decorative finials, etc. on gate posts and/or columns, and regulations for fences along the front building line.
 - a. adopting a preliminary report on any proposed amendments;
 - b. conducting a public hearing for the purpose of receiving testimony for and against any proposed amendments; and
 - c. adopting a final report and recommendation to City Council on any proposed amendments.

The Commission reviewed the current regulations provided in Section 44-163 of the Code of Ordinances regarding fences and walls. They reviewed whether fences in front of the building line should be permitted; clarifying the exceptions for driveway enclosures; a height limitation for finials and other decorative elements should or should not be included in the measurement of the height of the fence or wall; courtyard walls and "wing" walls permitted in front of the residence or behind the front building line under certain conditions and the height of such walls; establishing special rules for fences and walls that might have engineering requirements; preserving trees; and construction and maintenance standards. The Commission agreed to table further discussions to the next meeting to allow the City Attorney to draft some language under these discussions and during the next few weeks Tod Dimitry and Deborah Loesch will tour the city and gather some pictures of different types of walls and decorative elements at residences. As well to find a definition of finials that will work in this environment. The item will again be reviewed at the July meeting.

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Adjournment

With no further business coming before the Commission, a motion was made by Bill Dalton with a second by Nancy Parks to adjourn the meeting. The motion carried unanimously and the meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Deborah L. Loesch, TRMC
City Secretary

These minutes were approved on the 7th day of July, 2008.