

**CITY OF HUNTERS CREEK VILLAGE, TEXAS**  
**MINUTES OF THE PLANNING AND ZONING COMMISSION**  
**NOVEMBER 3, 2008**

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened in a regular session on November 3, 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. 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 6, 2008 meeting.

A motion was made by Tod Dimitry with a second by Nancy Parks to approve the minutes as written and presented. The motion carried unanimously.

2. (a) Presentation and discussion of the proposed final re-plat of Lot 4 of the Everwood Subdivision (also known as 10823 Everwood Drive) and the adjoining Lot 7 of the C. J. Voss 72-acre tract, (also known as 615 Voss Road) to adjust the boundary line between the two lots to increase the size of Lot 4 by approximately 10,000 square feet and decrease the size of Lot 7 by the same amount, redesignating Lot 4 as the Norwegian Woods Subdivision.

Mr. Eugene Jorgensen, property owner at 10823 Everwood, and ICMC Group Inc., engineers presented the final re-plat for approval. During the review the Commission noted corrections in the legal description, to show the 25' rear building line noted on Lot 1, include the surveyor's seal on the plat and reproduce with new signatures.

- (b) Public Hearing for the purpose of receiving testimony for and against the approval of the final re-plat described in Item 2(a) above.

Chairman Weaver opened the public hearing for comments. Hearing none, the public hearing was closed.

- (c) Discussion and possible action to grant approval of the final re-plat of Lot 4 of the Everwood Subdivision (also known as 10823 Everwood Drive) and the adjoining Lot 7 of the C. J. Voss 72-acre tract, (also known as 615 Voss Road) to adjust the boundary line between the two lots to increase the size of Lot 4 be approximately 10,000 square feet and decrease the size of Lot 7 by the same amount, redesignating Lot 4 as the Norwegian Woods Subdivision.

A motion was made by David Weaver with a second by Tod Dimitry to approve the final plat as presented with conditions as stated in the presentation in item 2.a. The motion carried unanimously.

3. Discussion and possible action to consider establishing a new Section 44-166 in the Zoning Chapter for Emergency Electric Generators and establishing regulations for the installation and maintenance of generators in District R for the purpose of providing electric power during time periods when normal electric service is unavailable.
  - a. adopting a preliminary report on any proposed amendments.

The Commission reviewed language prepared by the City Attorney to consider in recommending regulations for emergency generators. The proposed language provided for the use of generators during time periods when normal electric service is unavailable or when maintenance or repair is necessary; provided for the location for the placement of the generator to be excluded from the set back requirements, however the generator could not be located in a front yard on in front of the front line of any residence; provided for enclosing or screening the generator; addressing volume of sound from the generators. In addition the Commission recommended that Section 18-41 of the Noise Ordinance add a sub-section providing language to exempt generators from the noise regulations.

A motion was made by Tod Dimitry with a second by Bill Dalton to adopt the following preliminary report as follows, with the motion carried unanimously:

**Section 44-166. Emergency Electric Generators.**

(a) *Generally.* Electric generators may be installed and maintained in District R for the purpose of providing electric power during time periods when normal electric service is unavailable.

(b) *Location.*

(1) Generators are not required to meet the building set-back requirements applicable to accessory structures except as provided below.

(2) No generator shall be located in a front yard or in front of the front line of any residence.

(c) *Operation.* No generator shall be operated except:

(1) when necessary to provide electric power during time periods when normal electrical electric service is unavailable; or

(2) when necessary for maintenance or repair.

(d) *Enclosures.* Any structure intended to enclose or screen a generator, other than a structure designed solely for sound attenuation, shall be considered an accessory structure and must comply with all requirements of this Division applicable to accessory structures.

(e) *Sound attenuation.* All generators shall be installed, maintained, and operated in such manner as to reduce, to the greatest extent reasonably possible, the volume of sound produced by their operation.

(f) Section 18-141 is to be amended to add "Electric generators when operated in compliance with the requirements of section 44-166" as an exception.

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

Chairman Weaver opened the public hearing for comments, hearing none, the hearing was closed.

- c. adopting a final report and recommendation to City Council on any proposed amendments.

A motion was made by Nancy Parks with a second by Bill Dalton to adopt the preliminary report as the final report and present the recommendation to City Council. The motion carried unanimously.

### Adjournment

With no further business coming before the Commission, the meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Deborah L. Loesch, TRMC  
City Secretary

These minutes were approved on the 2nd day of March, 2009.