

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE PLANNING AND ZONING COMMISSION
SEPTEMBER 14, 2009

The Planning and Zoning Commission of the City of Hunters Creek Village, Texas, convened in a regular session on September 14, 2009 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 Vice Chairman Nancy Parks. In attendance were Nancy Parks, Bill Dalton, Tod Dimitry, David Childers, Norm Wigington, and Allison Gower. Also in attendance were Deborah Loesch, City Secretary and John Hightower, City Attorney.

1. Administer Oath of Office to appointed officers. Mayor Wegner administered the Oath of Office to the newly appointed officers and those that were reappointed.
2. Discussion and possible action to elect a chairman and vice chairman.

A motion was made by David Childers to nominate Bill Dalton as Chairman. The motion was seconded by Tod Dimitry. The motion carried unanimously to elect Bill Dalton as Chairman.

A motion was made by Tod Dimitry to nominate Nancy Parks as Vice Chairman. The motion was seconded by Bill Dalton. The motion carried unanimously to elect Nancy Parks as Vice Chairman.

3. Discussion with possible action to approve the minutes of the April 6, 2009 meeting.

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

4. (a) Presentation and discussion of the proposed preliminary re-plat filed by Richard K. Duncan, Sr. and Bruce S. Shelby of all of Lots 1, 2 and 3 Block 1 of the replat of Lot 11 Wellesley Addition and of Lot 1 of Wellesley Addition replat Lot 10 and portion of Lot 11 and all of Lot 12, Block 1 of Wellesley Addition situated in the John D. Taylor League, Abstract 72 of the City of Hunters Creek Village, Harris County, Texas 3 Lots, 1 Block, known as 10660 Memorial Drive, 10658 Memorial Drive, and 510 Saddlewood Lane.

Property owners Richard K. Duncan and Bruce Shelby along with builder Jim Lemming and representatives from Windrose Land Services presented the proposed replat of the 3 lots. The replat showed the changes from previous replat that the lot at 510 Saddlewood (Bruce Shelby's lot) was acquiring acreage from 10660 Memorial increasing the acreage to 30,324 square feet; 10658 Memorial Drive is increased to 25,168 square feet; and 10660 Memorial Drive will be at 53,825 square feet with the front

building line facing Saddlewood with a new address of 500 Saddlewood Lane. The applicants were requesting a 35' front building setback line as is allowed in the deed restrictions of Wellesley Subdivision. However, the lot at 10660 Memorial Drive is a conforming lot and would require a 50' front building setback line in accordance with the zoning ordinance. The applicants indicated that the proposed replat would not amend any restrictions or covenants.

- (b) Public Hearing for the purpose of receiving testimony for and against the approval of the preliminary re-plat described in Item 4(a) above. The public hearing was opened for comments. Mr. Agah at 10654 Memorial Drive stated no objections to the replat. Hearing no further comments, the public hearing was closed
- (c) Discussion and possible action to grant approval of the preliminary re-plat filed by Richard K. Duncan, Sr. and Bruce S. Shelby of Lots 1, 2 and 3 Block 1 of the replat of Lot 11 Wellesley Addition and of Lot 1 of Wellesley Addition replat Lot 10 and portion of Lot 11 and all of Lot 12, Block 1 of Wellesley Addition situated in the John D. Taylor League, Abstract 72 of the City of Hunters Creek Village, Harris County, Texas 3 Lots, 1 Block, known as 10660 Memorial Drive, 10658 Memorial Drive, and 510 Saddlewood Lane.

A motion was made by Norm Wigington with a second by Allison Gower to approve the preliminary re-plat subject to a change in the City's ordinances by Council to allow the frontage on the side street and provide a 35' front building setback line and also on the condition that the applicant submits satisfactory proof to the Commission that the replat does not amend any restrictions or covenants. The motion carried unanimously.

Adjournment

With no further business coming before the Commission, a motion was made by Tod Dimitry with a second by Nancy Parks to adjourn the meeting. The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Deborah L. Loesch

Deborah L. Loesch, TRMC
City Administrator/City Secretary

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