

MINUTES OF THE BOARD OF ADJUSTMENT
CITY OF HUNTERS CREEK VILLAGE, TEXAS
April 24, 2017

The Board of Adjustment of the City of Hunters Creek Village, Texas convened in regular session on Monday, April 24, 2017 at 6:00 p.m. in City Hall, #1 Hunters Creek Place.

Chairman Richard Heustess announced that a quorum of the members were present and called the meeting to order at 6:00 p.m. In attendance were Board Members Brad Klein, John Meredith (Vice Chairman), Sean Johnson, and Ed Holland (Alternate). Also in attendance were Tom Fullen, City Administrator; John Hightower, City Attorney; Crystal R. Dozier, City Secretary; and Robert Pemberton, City Building Official.

1. Discussion and possible action to approve the minutes of the March 27, 2017 meeting.

A motion was made by Board Member Richard Heustess to table the minutes to the next meeting and Board Member Ed Holland seconded the motion. The motion carried unanimously.

2. Discussion and possible action to consider an application from Jonathan and Mary Beth Storms, for a variance to Section 44-218 (b)(2) of the Zoning Chapter, to reduce the required front yard setback for a new residence to be constructed at 10682 Beinhorn Road, Hunters Creek Village, Texas 77024, (also known as Lot 39, Block 3, Memorial Estates).

Residents Leslie Manning at 803 Wade Hampton, Steve Pearson at 814 Oak Valley and Mary Lou Strange at 10688 Beinhorn all spoke before the board in favor of the variance submitted by Jonathan and Mary Beth Storms.

The Board considered the request filed by Jonathan and Mary Storms for a variance to Section 44-218 (b)(2) of the Zoning Chapter of the Code of Ordinances of the City of Hunters Creek Village, to reduce the required front yard setback for a new residence to be constructed at 10682 Beinhorn Road, Hunters Creek, Texas (also known as Lot 39, Block 3, Memorial Estates).

After considered the evidence and arguments presented, the Board was of the opinion that: a) the granting of a variance to the minimum front yard setback at this location is not contrary to the public interest; b) a literal enforcement of the restriction in this case would result in unnecessary hardship; and c) the granting of a variance in this case is within the spirit of the zoning ordinance. More specifically, the Board finds that the subject lot is unusually small and unusually narrow in width in comparison to the other lots in the vicinity, and that the lot adjoins, on its east side, the rear lot lines of two lots that front on Wade Hampton Drive. The Board finds that, because of the subject lot's unusual size and location, the granting of a variance to the minimum front yard setback requirement is necessary to allow a reasonable use of the lot, and that the granting of a variance will not have any significant negative effect on other lots in the vicinity.

A motion was made by Board Member Brad Klein with a second by Board Member John Meredith to grant the variance to reduce the required front yard setback for a new residence to be constructed at 10682 Beinhorn Road. The vote to approve the motion was unanimous.

A motion was made by Board Member to Brad Klein and seconded by Board Member Sean Johnson to waive the application fee of \$300.00. The vote to approve the motion was unanimous.

The Board noted the variance was granted and directed the Chair of the Board to prepare and execute an order reflecting the Board's decision on the variance.

(A copy of the signed order is attached to and incorporated into these minutes.)

ADJOURNMENT

With no further business coming before the Board, a motion was made by Board Member John Meredith with a second by Board Member Ed Holland to adjourn. The motion carried unanimously. The meeting was adjourned at 6:16 p.m.

Respectfully submitted,

Crystal R. Dozier, TRMC
City Secretary

These minutes were approved on 26th day of June, 2017.