

MINUTES OF THE BOARD OF ADJUSTMENT  
CITY OF HUNTERS CREEK VILLAGE, TEXAS  
July 25, 2013

The Board of Adjustment of the City of Hunters Creek Village, Texas convened in regular session on Thursday, July 25, 2013 at 6:30 p.m. in City Hall, #1 Hunters Creek Place.

Chairman Chip Cowell announced that a quorum of the members were present and called the meeting to order at 6:34 p.m. In attendance were Board Members Chip Cowell, Richard Heustess, Brad Klein, Catherine Ozdogan (alternate) and Alexia Benavides (alternate). Also in attendance were Deborah Loesch, City Administrator/City Secretary; Scott Bounds for the City Attorney; Tom Fullen, Building Official and Crystal Seagler, Permit Administrative Assistant.

1. Discussion and consider action to approve the minutes of the June 10, 2013 meeting.

**A motion was made by with Richard Heustess with a second by Brad Klein to approve the minutes as written. The motion carried unanimously.**

2. Discussion and consider action regarding an application from Chinese Baptist Church, 900 Brogden Road, Hunters Creek Village, Texas, requesting a special exception to allow for the design and construction of a new 20,000 sf single story worship & fellowship building and 28,000 sf of paving for new parking and fire lanes as provided in Section 44-158 (3) of the Code of Ordinances, for uses in District R (Residential).

**A motion was made by Richard Heustess with a second by Catherine Ozdogan to approve the application dated April 19, 2013, and grant a special use exception to permit the expansion of the Chinese Baptist Church in accordance with the application and subject to the Applicant's compliance with the following safeguards and conditions:**

- (1) the new worship building shall be configured to comply with all district R setbacks and yard requirements;
- (2) the new worship building shall be reconfigured from its size and location, as set forth in the draft site plan submitted at the July 25, 2013 hearing, to comply with all district R setbacks and yard requirements;
- (3) this special exception shall not be construed to waive any other city ordinances (such as building code, signage ordinance, tree ordinance and drainage ordinance) or any provisions of the zoning code, or any restrictions on the Tract established under any prior special exception granted by the Board, all of

**which shall continue to apply to the Tract without exception;**

- (4) all parking medians and perimeter spaces adjacent to parking lots shall be constructed and maintained with automatic sprinklers connected to a dedicated water supply;**
- (5) in view of the substantial portion of the Tract to be utilized for parking lots, in addition to any requirements of the City's tree ordinance, all parking medians and perimeter spaces adjacent to parking lots shall be planted with trees of at least 3-inch caliper at a spacing of no less than every 20 feet;**
- (6) all exterior walls of new church structures visible from Brogden Road (other than doorways) shall be surrounded by planting beds with sprinklers to conform to the visual appearance of the neighborhood;**
- (7) if and so long as Applicant's membership exceeds two times the number of dedicated parking spaces on the Tract, the Applicant shall provide for overflow parking on additional church property by arranging one or more written agreements authorizing church members and guests to park in nearby commercial parking lots; and**
- (8) the construction and use of the Tract for a church shall be in accordance with all stipulations and notations (such as regarding planting screens and dumpster enclosure construction) set forth on the draft site plan as submitted to the Board at the July 25, 2013 meeting.**

**The motion carried unanimously to approve the Applicant's application for a special exception to Section 44-163(3) of the Zoning Chapter to allow for the construction of a new single story worship and fellowship building with new parking and fire lanes in accordance with the conditions above.**

#### ADJOURNMENT

With no further business coming before the Board, a motion was made by Alexia Benavides with a second by Chip Cowell to adjourn. The motion carried unanimously. The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Crystal R. Seagler  
City Secretary

These minutes were approved on 27<sup>th</sup> day of July, 2015.