

MINUTES OF THE BOARD OF ADJUSTMENT
CITY OF HUNTERS CREEK VILLAGE, TEXAS
February 22, 2016

The Board of Adjustment of the City of Hunters Creek Village, Texas convened in regular session on Monday, February 22, 2016 at 7:00 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 7:00 p.m. In attendance were Board Members Nancy Goldberg Wilks, Brad Klein, Sean Johnson and John Meredith. Also in attendance were Tom Fullen, City Administrator; John Hightower, City Attorney; and Crystal R. Seagler, City Secretary.

1. Discussion and consider action to approve the minutes of the July 27, 2015 meeting.

A motion was made by Board Member Brad Klein with a second by Board Member Nancy Goldberg Wilks to approve the minutes as written. The motion carried unanimously.

1. Discussion and possible action regarding an application from George Lee and Serena Yu, 881 Country Lane, Hunters Creek Village, Texas 77024, (also known as Lot 11, Bahr U/R Abstract 77 R Vince, Bahr-Beinhorn), for a variance to Chapter 44, Section 44-160 (2)(c) of the Code of Ordinances, Rear Yard, requesting a variance to allow the rear yard setback to be at 10 feet.

A motion was made by Board Member Nancy Goldberg Wilks with a second by Board Member John Meredith to approve the application dated January 19, 2016, and grant a variance to permit the rear yard setback to be at 10 feet in accordance with the application and subject to the Applicant's compliance with the following safeguards and conditions:

- a) That a hardship exists due to the location, size, and shape of the lot,
- b) that the granting of the requested variance to the rear yard minimum depth requirement is necessary to allow a reasonable use of the Lot; and
- c) that, because of the existence of the 50' fee strip, the reduction of the minimum rear yard depth requirement will not adversely affect neighboring properties. The demonstrated hardship justifies the granting of a variance to the rear yard minimum depth requirement. The granting of the referenced variance is consistent with the spirit and purpose of the City's zoning regulations and is just. Having made these findings, the Board orders as follows:

The applicant's request for a variance to the 25 feet minimum rear yard depth requirement, currently set out in section 44-160 (2) (c) of the City's Zoning Chapter, is granted and the minimum front yard depth for the Lot is hereby reduced from 25 feet to 10 feet.

The variance granted by this Order shall run with the land and remain in full force and effect for so long as the 50' strip abutting the northeast side of the Lot remains a separate tract or until further order of the Board. The variance is to be filed with the real property office by the homeowner.

ADJOURNMENT

With no further business coming before the Board, a motion was made by John Meredith with a second by Nancy Goldberg Wilks to adjourn. The motion carried unanimously. The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Crystal R. Seagler
City Secretary

These minutes were approved on 9th day of August, 2016.