

MINUTES OF THE BOARD OF ADJUSTMENT
CITY OF HUNTERS CREEK VILLAGE, TEXAS
August 29, 2016

The Board of Adjustment of the City of Hunters Creek Village, Texas convened in regular session on Tuesday, August 29, 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 7:07 p.m. In attendance were Board Members Brad Klein, John Meredith, Sean Johnson, and Ed Holland (Alternate). Also in attendance were Tom Fullen, City Administrator; John Hightower, City Attorney; Crystal R. Seagler, City Secretary; and Robert Pemberton, City Building Official.

1. Discussion and possible action to approve the minutes of the August 9, 2016 meeting.

A motion was made by Board Member Brad Klein to approve the minutes as written and Board Member John Meredith seconded the motion. The motion carried unanimously.

2. Discussion and consider action regarding an application from Pinky and Dorit Ronen, for a special exception to reduce the minimum side yard setback distance for a swimming pool to be located at 8435 Hunters Creek Drive (Lot 5, Block 1 of Inverness Subdivision), as provided in Section 44-157(5) b. of the City of Hunters Creek's Zoning Chapter.

A motion was made by Board Member Brad Klein with a second by Board Member John Meredith to approve the application dated August 3, 2016, and grant a special exception to the swimming pool setback requirements in accordance with the application and subject to the Applicant's compliance with the following safeguards and conditions:

- a) **The pool must be substantially similar in size, shape, and location to the pool shown on the plan submitted with the application, a copy of which is attached to this Order as Exhibit A;**
- b) **The owners of the Lot must construct and maintain in place an eight (8) foot tall privacy fence along the south side lot line to screen the pool from the neighboring property to the south;**
- c) **The owners of the Lot must plant and maintain a substantial vegetative barrier (trees or shrubs) between the pool and the south side lot line to provide additional visual screening and noise attenuation;**
- d) **Any pumps or similar mechanical equipment associated with the operation of the pool shall be located at least fifteen (15) feet from the south side lot line;**

- e) **No speakers shall be located within fifteen (15) feet of the south side lot line; and**
- f) **Any lights that are installed within fifteen (15) feet of the south side lot line must be directed away from the south side lot line, except for any lights that are intended for safety purposes.**

The vote to approve the Applicant's application for a special exception to Section 44-157(5)b of the Code of Ordinances, to allow placement of a swimming pool in the side yard with above conditions:

**Aye (4) – Klein
Meredith
Johnson
Heustess**

Nay (1) – Holland

- 3. The Memorial Village Water Authority packet for the September 13, 2016 meeting will be distributed to the Board Members.

Crystal Seagler, City Secretary distributed the Memorial Village Water Authority packet to the Board Members for the September 13, 2016 Board of Adjustment meeting.

ADJOURNMENT

With no further business coming before the Board, a motion was made by Board Member Ed Holland with a second by Board Member Brad Klein to adjourn. The motion carried unanimously. The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Crystal R. Seagler, TRMC
City Secretary

These minutes were approved on 12th day of September, 2016.