



**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE  
BOARD OF ADJUSTMENT  
August 30, 2021**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on August 30, 2021 at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas. Members of the public were invited to attend the meeting in person.

**The meeting was called to order at 6:03 p.m. by Chairman Brad Klein. In attendance were Vice-Chairman, Linda Knox, Board Members, Steve Pearson, John Braddock and Josh Pratt, who arrived late. Also, in attendance were: Tom Fullen, City Administrator, John Hightower, City Attorney and James Stewart, City Building Official.**

- A. Call to order and the roll of elected and appointed officers will be taken.
- B. Discussion and possible action to approve the minutes of the October 26, 2020 meeting.

**Board Member, John Braddock, made a motion to approve the minutes of the October 26, 2020 meeting. Board Member, Steve Pearson, seconded the motion and the motion carried 4 to 0. Board Member Pratt arrived after this vote was taken.**

- C. Discussion and possible action regarding an application from Kenny Grace, for a variance to Section 44-160 of the Zoning Chapter, Area Regulations, to permit the construction, at 7607 River Point Drive, Hunters Creek Village, Texas, 77063 (also known as Lot 35, Block1, River Bend Subdivision) to allow the front yard setback to be at 36ft and 1 ½ inches instead of 50ft as required by City ordinance.

**Mr. Grace and his wife presented their request to the Board. Their architect and neighbor also spoke in support of the request.**

**Board Member, Steve Pearson, made a motion to affirm the ruling of the Building Official. Board Member, John Braddock, seconded the motion and the motion carried 5 to 0.**

**Chairman, Brad Klein, made a motion to approve a variance for 7607 River Point Drive to change the set back from 50 feet to 36.5 feet. Board Member, John Braddock, seconded the motion. The vote was 3 to 2 and the motion did not carry because the motion received less than 75% of the votes.**

D. ADJOURNMENT

**At 6:39 p.m., Chairman, Brad Klein, made a motion to adjourn. Board Member, John Braddock, seconded the motion and the motion carried 5 to 0. The meeting adjourned at 6:39 p.m.**

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These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 2021.

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Brad Klein, Chairman

ATTEST:

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Tom Fullen, City Administrator  
Acting City Secretary

DRAFT

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
BOARD OF ADJUSTMENT  
APPLICATION FOR REQUEST FOR VARIANCE**

*A \$300.00 non-refundable fee is due upon submission of the application.*

**PROPERTY INFORMATION FOR WHICH VARIANCE BEING REQUESTED:**

Address: 10926 Wickline Dr.

Legal Description: Lot 31 Block: 4 Subdivision: Willowick Sec 2

**APPLICANT INFORMATION:**

<u>John H Compton</u>	<u>281-906-2821</u>
Property Owner	Telephone Number
<u>533 W DHANA LN. HOUSTON TX</u>	<u>77024</u>
Street Address	City State Zip Code

The provision of the zoning chapter from which the applicant seeks: Section 44-161(2)d - Garages facing side streets in certain circumstances.

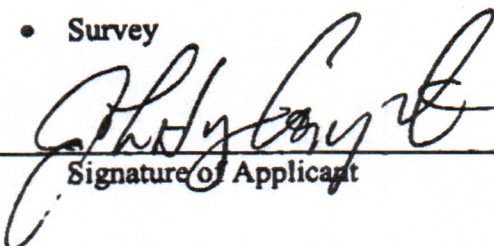
Give a description of the specific variance the applicant seeks: \_\_\_\_\_  
A variance to allow a garage opening facing a side street to be located closer than required from the garage opening to the side property line.

Give a brief explanation why the applicant believes the Board should grant the requested variance: During the new house construction at 10926 Wickline Dr., it was realized that a mistake was made during the review process and a Building Permit was issued with a 40 foot setback for a side facing garage on a corner lot.

Give any information the applicant believes to be relevant to the Board's consideration of the matter: \_\_\_\_\_

**The following items are required to be submitted with application:**

- Letter of denial from the building official
- Site Plan
- Survey

  
Signature of Applicant

10/13/2021  
Date

**MAYOR**  
*Jim Pappas*

# CITY OF HUNTERS CREEK VILLAGE

**CITY COUNCIL**  
*Stuart Marks*  
*Fidel Sapien*  
*Ken Spalding*  
*Chip Cowell*  
*Jay Carlton*



**CITY ADMINISTRATOR**  
*Tom Fullen, CPM*  
**CITY SECRETARY**  
*Crystal R. Dozier, TRMC*

## MEMO

**DATE:** December 2, 2021

**TO:** Planning and Zoning Commission

**FROM:** James A. Stewart, CBO  
Building Official

**RE:** 10926 Wickline Drive. – Variance Request

During the design process for the new home at 10926 Wickline Drive, a requirement for side facing garages, facing a side street was missed. The side facing garage was designed with the opening of the garage door 40 feet from the side property line instead of 100 feet from the side property line as required by Ordinance.

During the plan review and permitting process this oversight was unfortunately missed and a building permit was issued. The house is under construction and was about half way completed before this oversight was realized.

The applicant is seeking a variance that will allow the side facing garage to remain as an existing non-conformity.

James A. Stewart, CBO  
Building Official

**Sec. 44-161. - Automobile shelters.**

The following shall apply to automobile shelters in district R:

- (1) *Generally.* Every single-family dwelling must have at least a 200 square foot garage; or a 200 square foot carport and a 100 square foot completely enclosed storage room with an outside door.
- (2) *Setbacks.* Subject to the following exceptions, all automobile shelters must meet the setback requirements of the dwelling; and the opening of the automobile shelter shall face the rear of the lot, provided, however:
  - a. *Reduced setbacks for certain detached garages.* A garage, if not attached to the dwelling other than by a breezeway, may be located not closer than five feet from the rear lot line and not closer than five feet distance from the side lot line unless such line abuts a street, in which event the garage shall be located at least 20 feet from such side street line. In order to qualify for the reduced side and rear setbacks, a detached garage must:
    1. Be 25 feet or less, in height;
    2. Be 600 square feet or less in area; and
    3. Have no windows that:
      - (i) Face toward the rear lot line or any side lot line that is less than 15 feet from any portion of the garage; or
      - (ii) Are more than ten feet higher than the finished floor of the garage.
  - b. *Front facing garages allowed in certain circumstances.* An automobile shelter opening may face toward the front street provided such opening is at least 50 feet to the rear of the front line of the dwelling.
  - c. *Side facing garages allowed in certain circumstances.* An automobile shelter opening may face toward the side line of the lot, provided that:
    1. Such opening will not face a street;
    2. The front edge of such opening will not be forward of the front line of the residence;
    3. Such opening will be at least 28 feet from the side lot line.
  - d. *Garages facing side streets allowed in certain circumstances.* An automobile shelter may face toward a side street if it is setback from the side lot line that abuts the side street, by at least the same minimum distance that would have been required for an automobile shelter on the same lot that faced the front street. For example, if the front line of a dwelling is setback 30 feet from the front lot line, the minimum setback for a garage opening that faces the front street or a side street would be 80 feet from the applicable lot line (30 + 50). Similarly, if the front line of a dwelling is setback 50 feet from the front lot line, the minimum setback for a garage opening that faces the front street or a side street would be 100 feet from the applicable lot line (50 + 50).

(3) *Limitations on driveways entering Memorial or Voss.* No driveway shall have entry onto Memorial Drive or Voss Road if the lot or tract upon which the driveway is located has access or is contiguous to another street within the city.

(Ord. No. 340, § 6-5, 5-20-1980; Ord. No. 659, § 1, 12-20-2005; Ord. No. 764, § 1, 1-25-2011; Ord. No. 828, § 1, 5-27-2014; Ord. No. 2015-848, § 1, 9-22-2015; Ord. No. 2018-887, § 2, 5-22-2018)

COMPTON RESIDENCE  
 10926 WICKLINE DR  
 HOUSTON, TX 77024

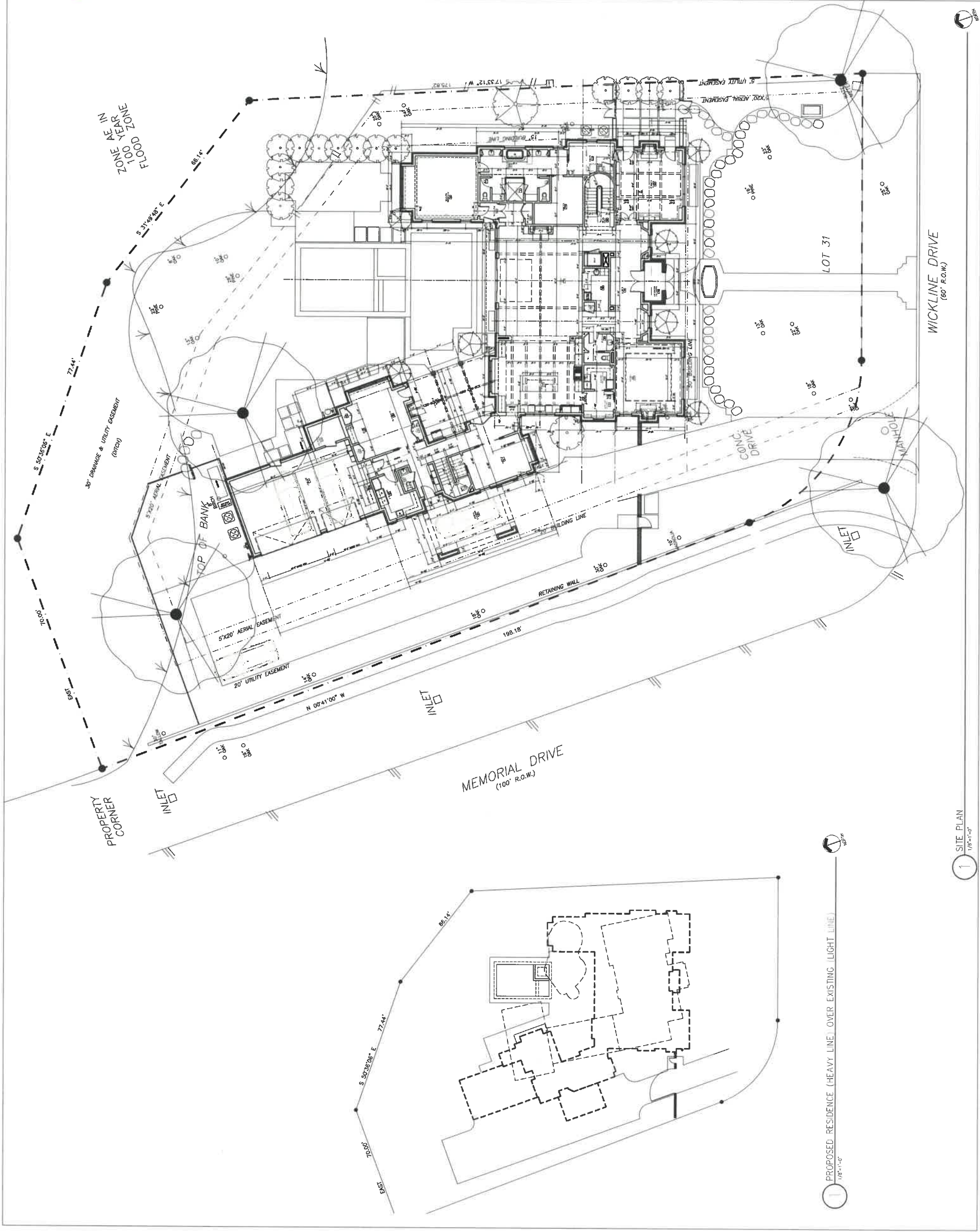
**GORDON PARTNERS DESIGN**  
 4900 WOODWAY DR., SUITE 1125  
 HOUSTON, TX 77056  
 (713) 961-3330 x13

CONTACT:  
 RYAN GORDON  
 rgordon@gordonpartners.com  
 (713) 961-3330 x13

ISSUE FOR PERMIT &  
 CONSTRUCTION

Date:	12-11-2020
Revisions:	
Scale:	
Drawn By:	
Check By:	
Job No.:	
File No.:	

Sheet  
**A1-0**



1 PROPOSED RESIDENCE (HEAVY LINE) OVER EXISTING (LIGHT LINE)  
 1/8"=1'-0"

1 SITE PLAN  
 1/8"=1'-0"

THE PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF GORDON PARTNERS DESIGN, LLC AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT.



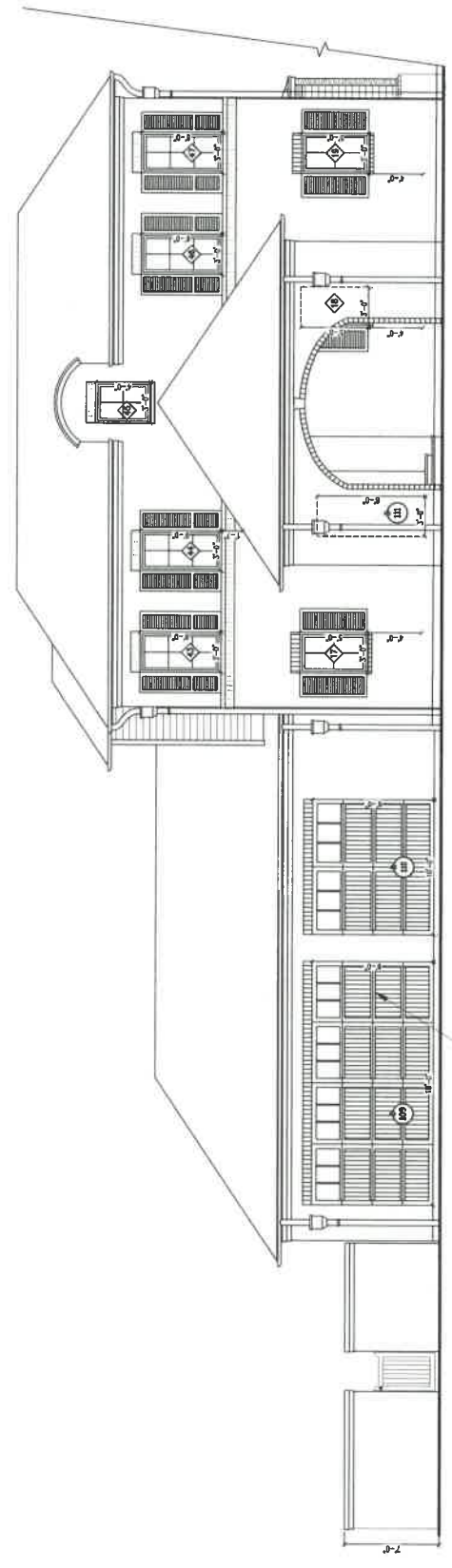
COMPTON RESIDENCE  
 10926 WICKLINE DR  
 HOUSTON, TX 77024

**GORDON PARTNERS DESIGN**  
 4900 WOODWAY DR., SUITE 1125  
 HOUSTON, TX 77056  
 (713) 961-3330 x113

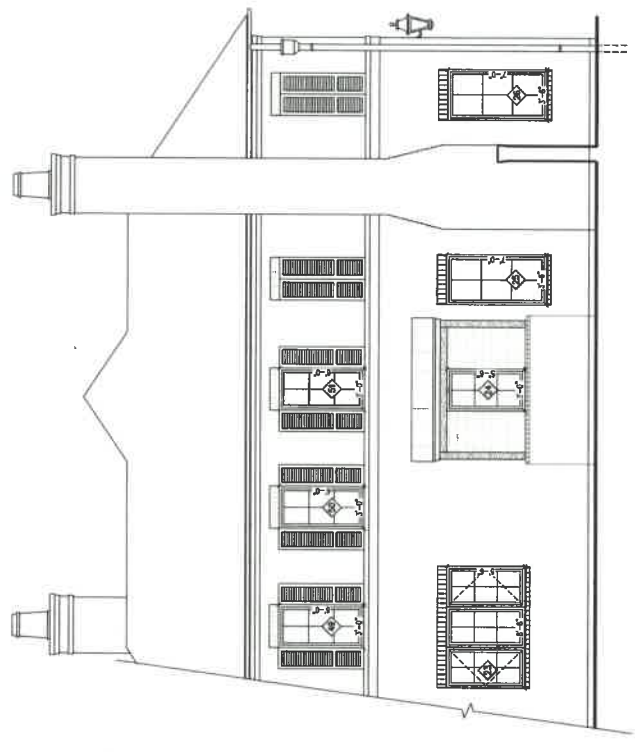
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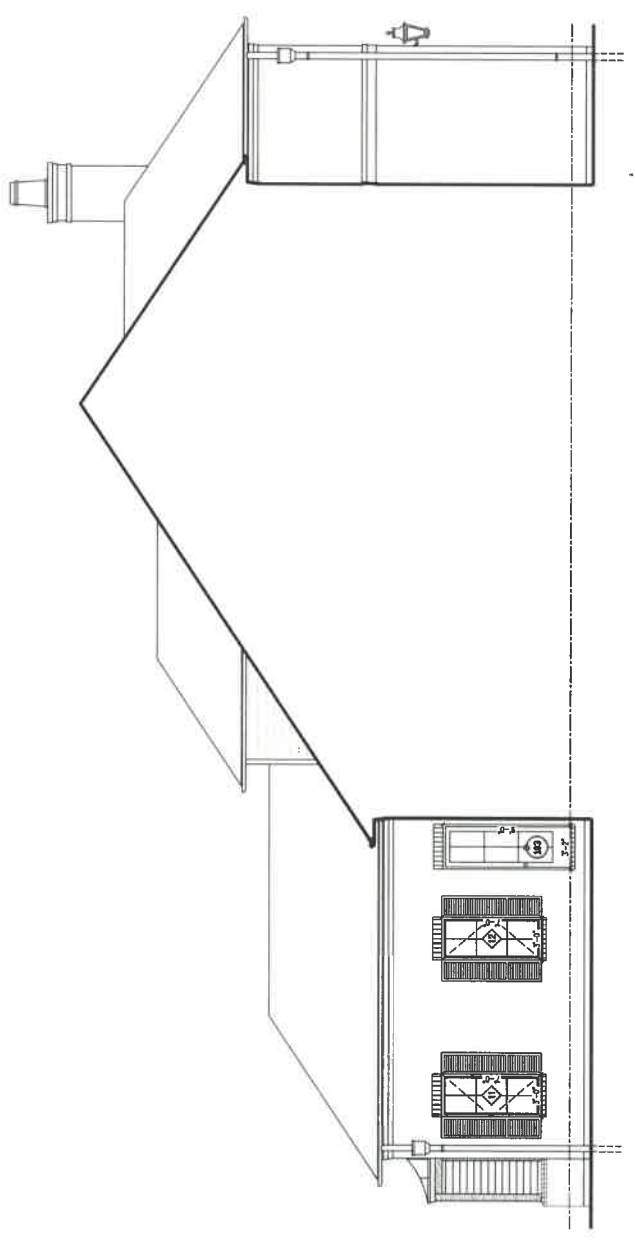
Date:	12-11-2020
Revisions:	
Scale:	
Drawn By:	
Checked By:	
Est. No.:	
Proj. No.:	
Sheet:	A3-3



1 SIDE ELEVATION (WEST)  
 1/4"=1'-0"



2 SIDE ELEVATION (WEST)  
 1/4"=1'-0"



3 SECTION ELEVATION (WEST ELEV OF MASTER & LIBRARY)  
 1/4"=1'-0"

ADDRESS: 10926 WICKLINE DRIVE  
HOUSTON, TEXAS 77024  
ORDERED BY: BRYAN EPPERSON

# FORM SURVEY LOT 31, BLOCK 4 WILLOWICK, SECTION 2

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 56, PAGE 63 OF THE MAP RECORDS  
OF HARRIS COUNTY, TEXAS

NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.  
NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.  
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



THIS PROPERTY IS AFFECTED BY THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48201C 0645 L  
ZONE AE. ONLY ON VISUAL EXAMINATION OF MAPS,  
AND RECORDS OF FEMA MAPS, PRESENT FACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L.=DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 56, PG. 63, H.C.M.R.

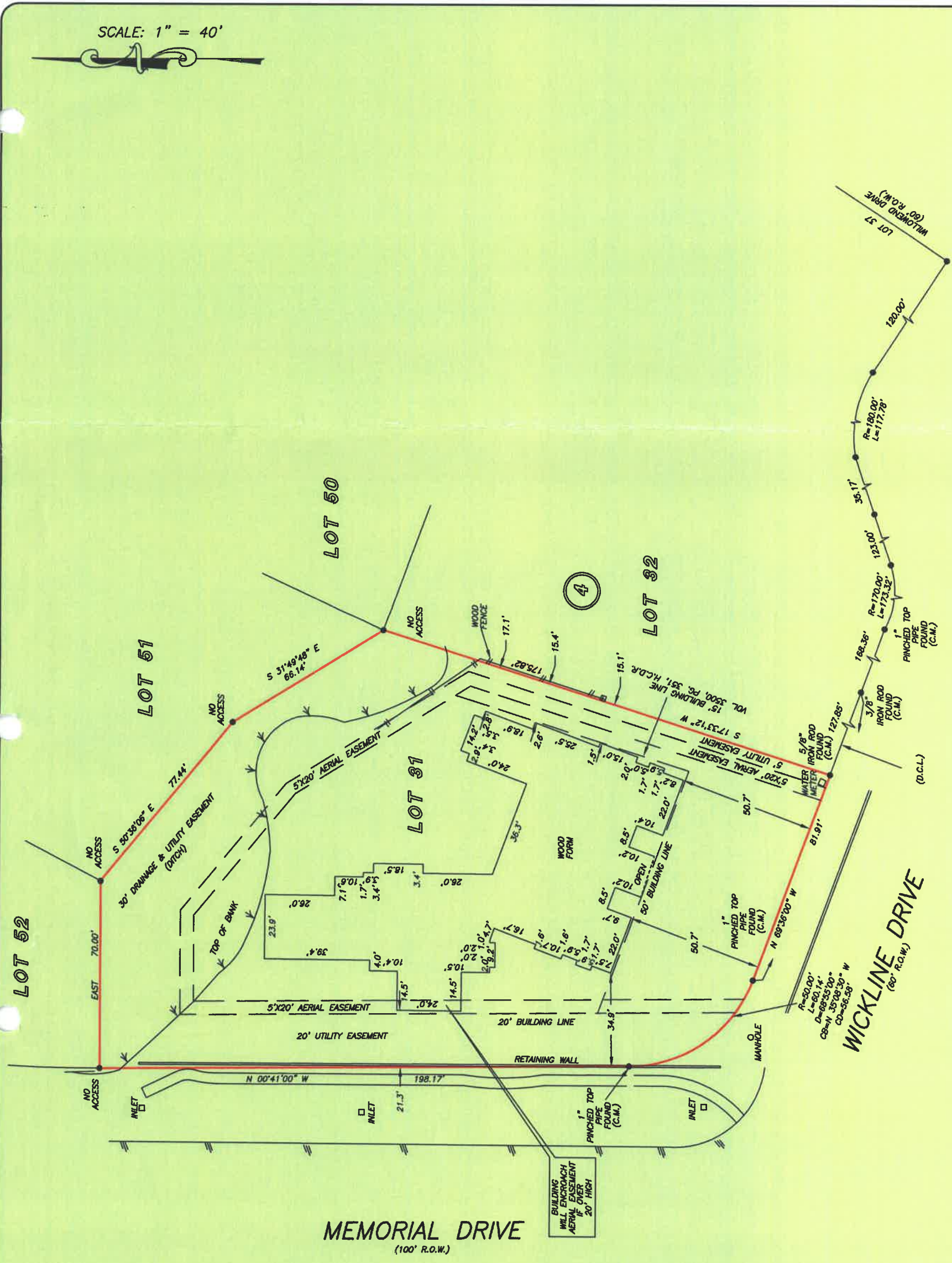
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS SURVEY PLAT CORRECTLY  
REPRESENTS THE FACTS AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY.

JAMES P. WALKOVAK  
PROFESSIONAL LAND SURVEYOR  
NO. 5971  
JOB NO. 20-09483  
DECEMBER 2, 2020  
REVISED: DECEMBER 21, 2020 (STAKE RESIDENCE)  
REVISED: MARCH 16, 2021 (TBM)  
REVISED: MARCH 22, 2021 (TBM)  
REVISED: APRIL 2, 2021 (FORM)



DRAWN BY: RE/RC/RE

SCALE: 1" = 40'



1-800-LANDSURVEY  
www.precisionlandsurvey.com  
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950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
FIRM NO. 10063700