



**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE  
BOARD OF ADJUSTMENT  
January 24, 2022**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on January 24, 2022 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.

1. Call to order and the roll of elected and appointed officers.

**The meeting was called to order at 6:00 p.m. by Chairman, Brad Klein. In attendance were Vice-Chairman, Linda Knox, Board Members, Steve Pearson, John Braddock and Josh Pratt (alternate). Also, in attendance were: Tom Fullen, City Administrator and John Hightower, City Attorney.**

2. An application from Ronny Hecht, for a variance to Section 44-218(b)(2)b1 of the Zoning Chapter, Nonconforming lots of record, to reduce the required 40ft front setback, for a new residence to be constructed, at 10610 N. Evers Park Drive, Hunters Creek Village, Texas, 77024 (also known as, Lot 7, Block 1, Memorial Timbers, Subdivision).

**The Board received testimony from the applicant and neighbors of the applicant regarding the variance request. The following people spoke in opposition to the request:**

**Dean and Wendy Koy residing at 10610 Fairlane Dr.  
Janice Crow residing at 10618 Fairlane Dr.  
Tom and Jennifer Kruse residing at 10622 South Evers Park Dr.  
Kenneth and Lisa Guidry residing at 10619 Evers Park Dr.  
Abrey and Lisa Rubinsky residing at 723 Storywood  
A.T. Blackshear, Jr. residing at 10631 North Evers Park Drive  
Richard Moen residing at 10627 Gawain Lane**

**Chairman, Brad Klein made a motion to grant the variance. Board Member, Steve Pearson seconded the motion. The following roll call vote was taken and the motion failed.**

<b>Chairman Klein</b>	<b>Yes</b>
<b>Board Member Braddock</b>	<b>No</b>
<b>Board Member Knox</b>	<b>No</b>
<b>Board Member Pearson</b>	<b>No</b>
<b>Board Member Pratt</b>	<b>No</b>

**The failure of the motion constituted a denial of the variance application.**

3. ADJOURNMENT

**At 6:56 p.m., Board Member, John Braddock made a motion to adjourn. Board Member, Linda Knox seconded the motion and the motion carried unanimously. The meeting adjourned at 6:56 p.m.**

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These minutes were approved on the \_\_\_\_ day of February, 2022.

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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: 10529 GAWAIN  
Legal Description: Lot 4 Block: 4 Subdivision: CAMELOT OAKS

**APPLICANT INFORMATION:**

MATTIEN CRISTAL  
Property Owner Telephone Number  
10529 GAWAIN HOUSTON TX 77024  
Street Address City State Zip Code

The provision of the zoning chapter from which the applicant seeks: \_\_\_\_\_

NON CONFORMING LOT, WITH AN ALLOWED SPECIAL VARIANCE REQUEST

Give a description of the specific variance the applicant seeks: \_\_\_\_\_

MOVE SIDE SETBACK FROM 10' TO 7.5'

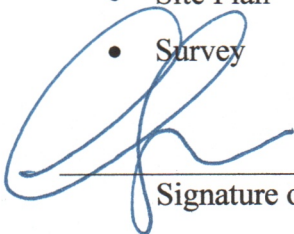
Give a brief explanation why the applicant believes the Board should grant the requested variance: \_\_\_\_\_

THE PROPERTY HAS AN CENTERPOINT POLE AND CONDUCTORS IN THE BASEMENT 7' FROM PROPERTY LINE. APPLYING NEC CODE REGARDING SET OFF FROM CURBHEAD CONDUCTORS DECREASED USABLE SPACE SIGNIFICANTLY

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

1.25.22

Date

**MAYOR**  
*Jim Pappas*

# CITY OF HUNTERS CREEK VILLAGE

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



**CITY ADMINISTRATOR**  
*Tom Fullen, MPA, CPM*

January 19, 2022

## NOTICE OF PLAN REVIEW STATUS

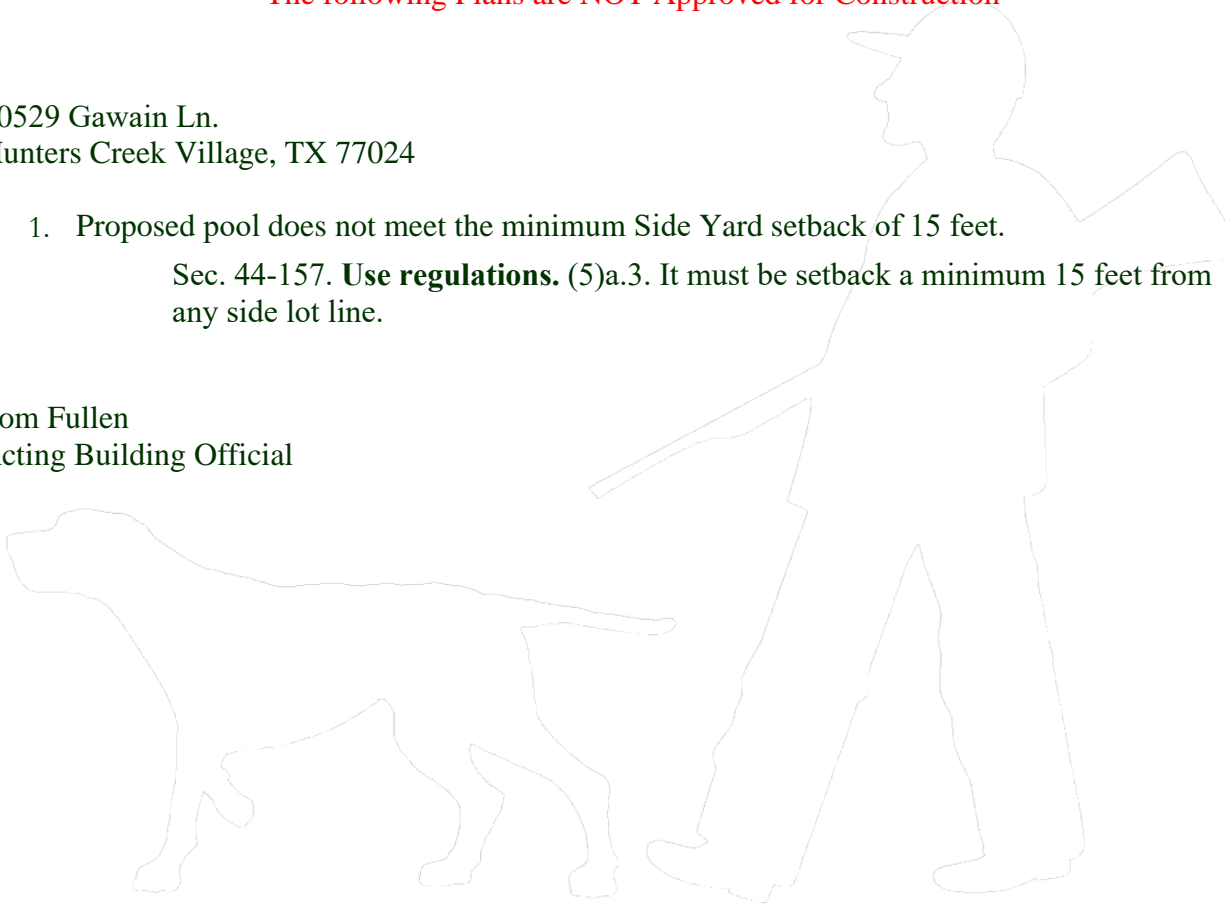
**The following Plans are NOT Approved for Construction**

10529 Gawain Ln.  
Hunters Creek Village, TX 77024

1. Proposed pool does not meet the minimum Side Yard setback of 15 feet.

Sec. 44-157. **Use regulations.** (5)a.3. It must be setback a minimum 15 feet from any side lot line.

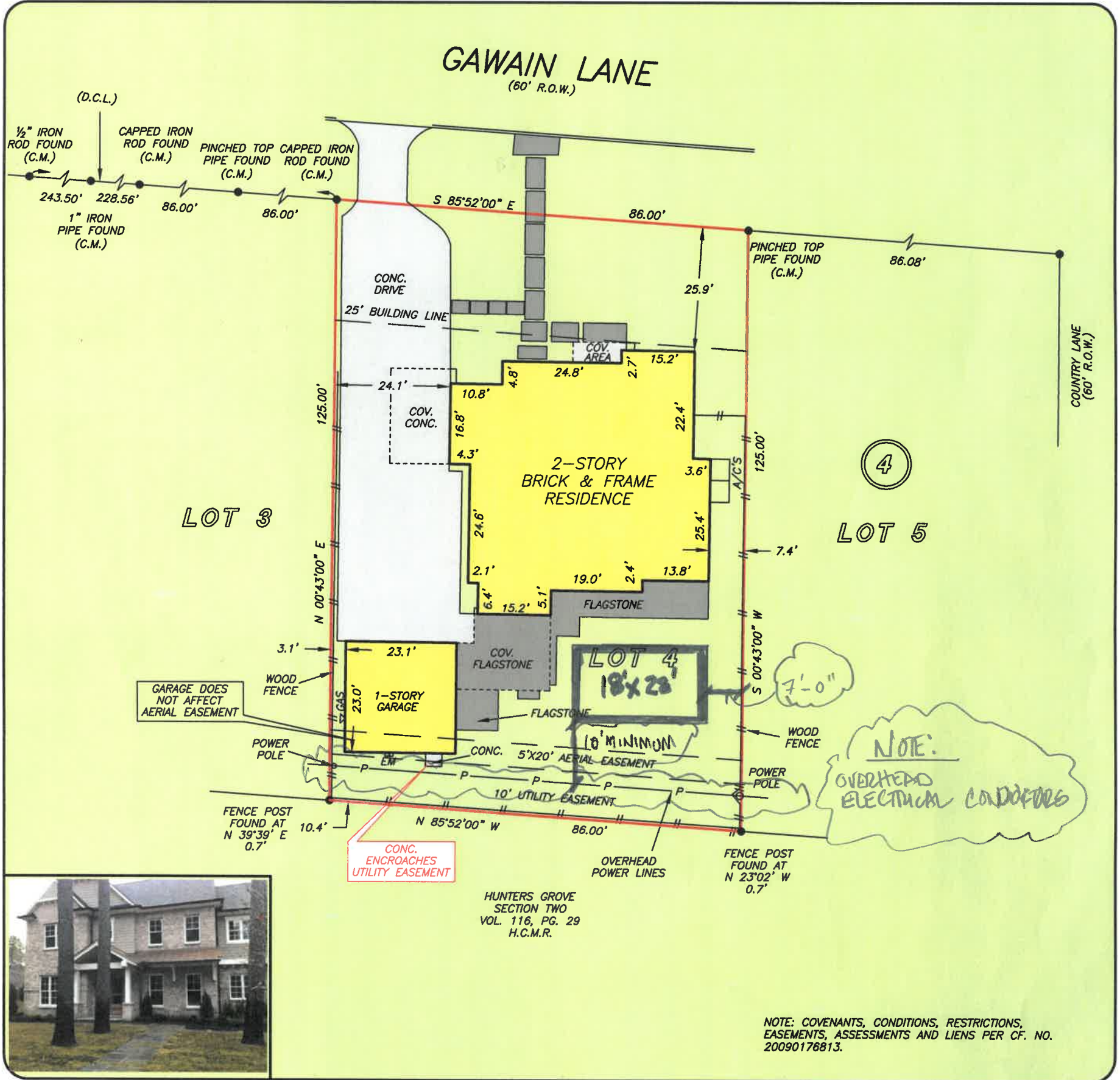
Tom Fullen  
Acting Building Official



GF. NO. 1666418-ALGA ALLEGIANCE TITLE  
 ADDRESS: 10529 GAWAIN LANE  
 HOUSTON, TEXAS 77024  
 BORROWER: MATTHEW CRYSTAL

# LOT 4, BLOCK 4 CAMELOT WOODS

AN ADDITION IN HARRIS COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 46, PAGE 14 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0665 M MAP REVISION: 06/09/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

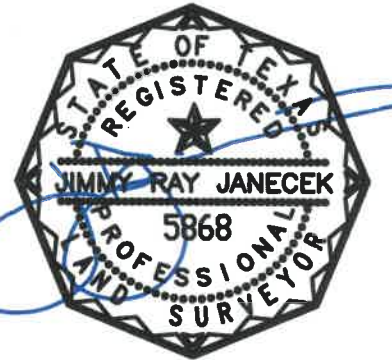
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 46, PG. 14, H.C.M.R.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JIMMY RAY JANECEK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5868  
 JOB NO. 18-00208  
 JANUARY 10, 2018



**PRECISION**  
 surveyors

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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

## Jessica Hubertus

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**From:** Jessica Hubertus  
**Sent:** Tuesday, February 15, 2022 2:49 PM  
**To:** Jessica Hubertus  
**Subject:** FW: Pool Variance

Begin forwarded message:

**From:** Johnnie Randolph <[johnnierandolph@gmail.com](mailto:johnnierandolph@gmail.com)>  
**Date:** February 15, 2022 at 12:43:03 PM CST  
**To:** kelly crystal <[kellywcrystal@gmail.com](mailto:kellywcrystal@gmail.com)>  
**Subject:** Re: Pool Variance

Kelly, the Camelot Woods Owners Association has reviewed your proposed pool plan, and the Board supports your application for a variance from the City of Hunters Creek ordinance regarding set back requirements.

Yours,

Johnnie Randolph  
President  
CWOA

Sent from my iPhone

On Feb 15, 2022, at 8:29 AM, kelly crystal <[kellywcrystal@gmail.com](mailto:kellywcrystal@gmail.com)> wrote:

Sorry to bother on this again. The City of HC has told our builder we are eligible to apply for a pool variance because of our non-conforming lot (much smaller lot than standard HC lot) and large aerial easement in the rear of yard (even though we paid to have some of the lines buried, and added an additional pole to raise the remaining lines. It is not required, but the city has told our builder that neighbor support would help our case. I have a lot of signatures/letters from neighbors in the HOA, including the support of my corner neighbor who it would theoretically impact since we share a fence near the pool. Tom Fullen said having HOA support would help our case— he said there have been other pool variances granted in recent years with some of them granted at even 5' from the side property line. You are welcome to come walk our backyard and look at the survey of the proposed pool. We are asking to build the pool in line with the home-build line at 7.5' from side property line. We cannot turn it towards the rear of the yard because of the utility and aerial easement.

Thank you,

Kelly Crystal  
<Scanned Documents.pdf>

## 10529 Gawain Lane

Matt and I are hoping to put in a simple rectangle backyard pool at 10529 Gawain Lane. Our builders pool permit was denied because of the unusual HCV rear and side setback requirements (both 15 feet). On February 28, 2021 we will request a variance from Hunters Creek Village to build our pool along the same side setback requirements for home building (7.5 feet from our East side property line). We are requesting a variance because:

**-Our lot has a large rear aerial clearance so we cannot change direction of the pool and a variance is our only hope to get a pool; taking in to consideration the footprint of our home.** Tom Fullen at HCV could not be nicer and said that variances are given for unusual lot sizes and circumstances like our large rear aerial easement with power lines. **We are hoping to have your support for our backyard pool.** I will also add our builder said that HCV is the only area municipality that has this large of a side and rear setback requirements for pools.

Hunters Creek Village Code 44-157 states that swimming pools must be setback a minimum of 15 ft from the rear lot line and **15 feet from any side lot line.** We are asking for a special exemption in **reducing the minimum distance from side lot line from 15 feet to 7.5 feet. 7.5 feet from the side lot line is also where you can begin building your home.** The HCV code states that to grant a *special exemption the board must find that because the subject lot is of such unusual size or shape or because it has valuable tree located in the rear or side yards, it would be impractical to locate a reasonably sized pool on the lot without either reducing minimum setback or removing valuable trees.* **We do not have any trees in our backyard.**

*The board must also find that the granting of a special exception permitting a reduced setback would not be unduly harmful to the owner of the lot or lots abutting the side of the subject lot for which a reduced setback is required.*

Thank you for your consideration and please let us know if you have any questions.

Kelly and Matt Crystal  
713.598.6360



Camelot Woods Property Owner Names	Address
Lanea M. Bossey	704 Country Lane
Ann Goodman	714 Country Lane
Paulant	726 Country Lane
Ed Dale	702 Camelot Lane
My Randolph	706 Country Lane
Margi Lane	741 Country Lane
Larsell	724 Country Lane
P. A. de Sales	730 Country Ln
Crystal	734 CAMELOT LANE
Bryson Hill	741 Camelot
Erin Ruser	739 Country Ln.
Kelly and Brian Adams	718 Country Ln
Carol and Clint Wood	710 Country Lane
Lisa and Chris Blackard	709 Country Lane
Jill and Robert Bell	722 Country Lane
Emily & Michael Sperandio	706 Camelot Lane
Catherine & Brian Fox	718 Camelot Ln.
Shana Gordy	721 Country Ln
Stacy Gordy	10517 GAWAIN
↑ shares fence on East property line near proposed pool.	

I support Matt and Kelly Crystal, at 10529 Gawain, in requesting that they be allowed to build a swimming pool along the building line at 7.5" setback from the side property line.