

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Linda Knox
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

BOARD OF ADJUSTMENT AGENDA

The Board of Adjustment of the City of Hunters Creek Village, Texas will meet in regular session **Monday, May 22, 2023 at 6:00 p.m.** in City Hall, #1 Hunters Creek Place, to consider the following items.

Call the meeting to order and the roll of appointed officers will be taken.

1. Discussion and possible action to approve the minutes of the April 24, 2023 meeting.
2. An application from Pierre Yu, for the following variances to the requirements of the Zoning Chapter for a new single-family residence to be constructed at 10545 Beinhorn Rd, Hunters Creek Village, Texas, 77024 (also known as, Lot 2, Block 1, Camelot Woods Subdivision):
 - a) a variance to Section 44-218 (b) (3) to increase the maximum lot coverage for the lot from 33% to 37.5%;
 - b) a variance to Section 44-161 (2) c. 2. to allow the front edge of the opening of a side-facing garage to be forward of the front line of the residence; and
 - c) a variance to Section 44-161 (2) b. to allow a front-facing garage with an opening that is not at least 50 feet to the rear of the front line of the dwelling.

Adjourn Open Meeting

CERTIFICATION

I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, #1 Hunters Creek Place, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: May 19, 2023 at 3:00 p.m. and remained so posted continuously for at least 72 hours before said meeting was convened.

/s/
Tom Fullen, City Administrator
Acting City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Administrator's Office at 713.465.2150, by fax at 713.465.8357, or by email at tfullen@cityofhunterscreek.com. Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://cityofhunterscreek.com>

CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
BOARD OF ADJUSTMENT
April 24, 2023

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on April 24, 2023 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.

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 regular Board Members, Brad Klein, Steve Pearson, and Chris Knop, and alternate Board Members, Scott Frankel and Brady Dodson. Also present were: Tom Fullen, City Administrator; and Tommy Ramsey, City Attorney.

1. Discussion and possible action to approve the minutes of the July 25, 2022, meeting.

Board Member Knop made a motion to approve the minutes from the July 25, 2022, meeting. Board Member Frankel seconded the motion and the motion carried unanimously.

2. An application from Robert Benson Beasley, for a special exception to Section 44-157(5)b of the Zoning Chapter, Use Regulations, to reduce the minimum rear yard setback distance for a new swimming pool to be located at 272 Bryn Mawr Circle, Hunters Creek Village, Texas, 77024 (also known as, TRS 26 & 27A, Bryn Mawr U/R, ABST 72 J D TAYLOR).

Board Member Knop made a motion to grant the special exception to reduce the minimum rear lot line setback for a swimming pool to five (5) feet. Board Member Frankel seconded the motion. The vote to approve the motion was unanimous.

ADJOURNMENT

At 6:24 p.m., the meeting adjourned.

These minutes were approved on the _____ day of _____, 202__.

Brad Klein, Chairman

ATTEST:

Tom Fullen, City Administrator
Acting City Secretary

**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: 10545 Beinhorn Rd
Legal Description: Lot 2 Block: 1 Subdivision: Camelot Woods

APPLICANT INFORMATION:

Pierre Yu		713.960.9600	
Property Owner		Telephone Number	
10545 Beinhorn Rd	Houston	Texas	77024
Street Address	City	State	Zip Code

The provision of the zoning chapter from which the applicant seeks: see attached RFV
1. Sec. 44-218 for lot coverage, 2. side facing garage Sec 44-161, 3. garage set back 44-161

Give a description of the specific variance the applicant seeks: see attached RFV
1. Approve increase lot coverage for one-story new home
2. Approve the side facing garage that is aestheically please and out of line-of sight from street
3. Approve the single front facing garage (current 2-car garage) 70' from the street

Give a brief explanation why the applicant believes the Board should grant the requested variance: my family have been a resident of Hunters Creek since 1996 and love the low density neighborhood with majority of existing one-story homes in Camelot Woods. Request for small increased lot coverage to allow for comparable room sizes new construction trends of single story homes. The new house is only approximate 60% of maximun allowable living area.

Give any information the applicant believes to be relevant to the Board's consideration of the matter: the design is intented for multi-generational, architectually pleasing and exterior is all limestone front elevation w/ brick siding. we deleted all covered patios to reduce the lot coverage from the original plan of 44% to 37.4% Single story home is higly desirable for

The following items are required to be submitted with application: active retirement residents.

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



Signature of Applicant

3-13-2023

Date

To: City of Hunter's Creek Village, TEXAS
Board of Adjustment

From: Pierre Yu
10545 Beinhorn Road
Houston TX 77024-3130
713-960-9600

**Application Request for Variance
10545 Beinhorn Road
Lot 2 Blk 1 Camelot Woods
(March 9, 2023)**

Provision of zoning chapter from which the applicant seeks:

1. The building area shall not exceed one-third of the lot area as described in Sec. 44-218 of the city ordinance.
2. The side facing garage front edge will not be forward of the front line of the residence. And shall conform to the setback requirements for side facing garages in accordance with ordinance Sec. 44-161 Automobile shelters.
3. The front facing garage shall meet the setback requirements as specified in Sec. 44-161 Automobile shelters.

Description of the specific variance the applicant seeks:

1. Approve increased building area of 37.4%.
2. Approve the Side Facing garage with the Gym at front edge of the residence
3. Approve the front facing garage set at 50' back from the front property line and 70' back from the street

Explanation of why the applicant believes the Board should grant the requested variance:

1. In a Community where the median age is, 43 and 46% of the residents are 45-85+ years old a one story home is expected and highly desirable. When building a single story home the lot coverage should increase to allow for comparable room sizes to new construction trends and homes in the area. This will ensure a new construction, single story home, will match the quality and comparative sales in our community. In order to ensure this the lot coverage will have to increase. Lot coverage for our new plan is 37.4%. We removed the covered patios completely and worked the floorplan down from our original set of plans. We have reduced it to 37.4% and we seek approval based on the newest set of construction drawings.
2. The newest set of Construction drawings show a storage area/gym to be the front most part of the home. We have reduced the original 2 car garage, which is not ideal, to a single car garage and created a gym area to adhere to ordinance Sec. 44-161. We have 3 cars and would like to park all cars inside and strong preference for 3 car garage.

3. According to Sec. 44-161 (2) 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."* Our Front Facing Garage is 50' back from the front property line as per the newest set of construction drawings. We are also replacing double car garage door that is present on our current home, to a single car garage door 50ft from the front build line and 70ft from the street. With our new plan, there will be less visible garage door than our present structure and many of the older homes in the community. Please note our design is 28' from the fence and the garage door is not visible to any coming traffic.

Additional Information we believe to be relevant to the Boards Matter are attached

Exhibit A – Photos

Exhibit B – Deleted Covered Patios & Comments

Exhibit C – Revised Floor Plan (3-6-2023)

The Following items are required to be submitted with application:

- **Letter of denial from the Building Official**
- **Site Plan**
- **Survey**

We appreciate your effort in reviewing and to approve our request for improving the aesthetics and home value in our neighborhood. This will also encourage more new one-story homes so we can preserve the lower density in Hunters Creek as stated in explanation 1 above! My new home will also increase the property taxes revenue to City of Hunters Creek. My current assessment by HCAD is only \$12,629 for improvement market value with the majority of in land value at \$688,500.



Pierre K. Yu, Home Owner

3-13-2023
Date

MAYOR
Jim Pappas

CITY OF
HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Linda Knox
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

Date: 11-9-2022

NOTICE OF PLAN REVIEW STATUS

The following plans are not approved for construction

Address: 10545 Beinhorn Rd.

1. The building area shall not exceed one-third of the lot area as described in Sec. 44-218 of the city ordinance.
2. The side facing garage front edge will not be forward of the front line of the residence. And shall conform to the setback requirements for side facing garages in accordance with ordinance Sec. 44-161 Automobile shelters.
3. The front facing garage shall meet the setback requirements as specified in Sec. 44-161 Automobile shelters.
4. Provide plans that indicate the structure will meet the 134mph wind load design for the area.
5. The governing codes for the city of Hunters Creek are the 2021 I-Codes and the 2020 N.E.C.

Thank you,
Henry Rivas C.B.O.
City of Hunters Creek

LEGEND

- CP = CONTROL POINT
- R.O.W. = RIGHT-OF-WAY
- = WOOD FENCE
- o— = CHAIN LINK FENCE
- "x" = ELEVATION SHOT
- ⊕ = WATER METER
- ⊕ = "TBM"
- ▨ = COVERED
- ▨ = CONCRETE



CONCRETE FLATWORK SQ.FT.	
DRIVEWAY/INC. CIRCLE:	2530 SQ.FT.
4' WALK:	135 SQ.FT.
REAR PATIO:	475 SQ.FT.
CONC. STOOP:	12 SQ.FT.
NEW 5' SIDEWALK:	454 SQ.FT.
TOTAL FLATWORK:	3606 SQ.FT.

INCLUDES FLATWORK OUTSIDE OF PROPERTY LINES
IMPERVIOUS COVERAGE

H099-A	
HOUSE FOOT PRINT:	4 236 SQ.FT.
LOT:	11 324 SQ.FT.
COVERAGE (EXCLUDES FLATWORK):	37.40%
FLATWORK:	2 433 SQ.FT.
COVERAGE (INCLUDES FLATWORK):	58.89%

EXCLUDES FLATWORK OUTSIDE OF PROPERTY LINES

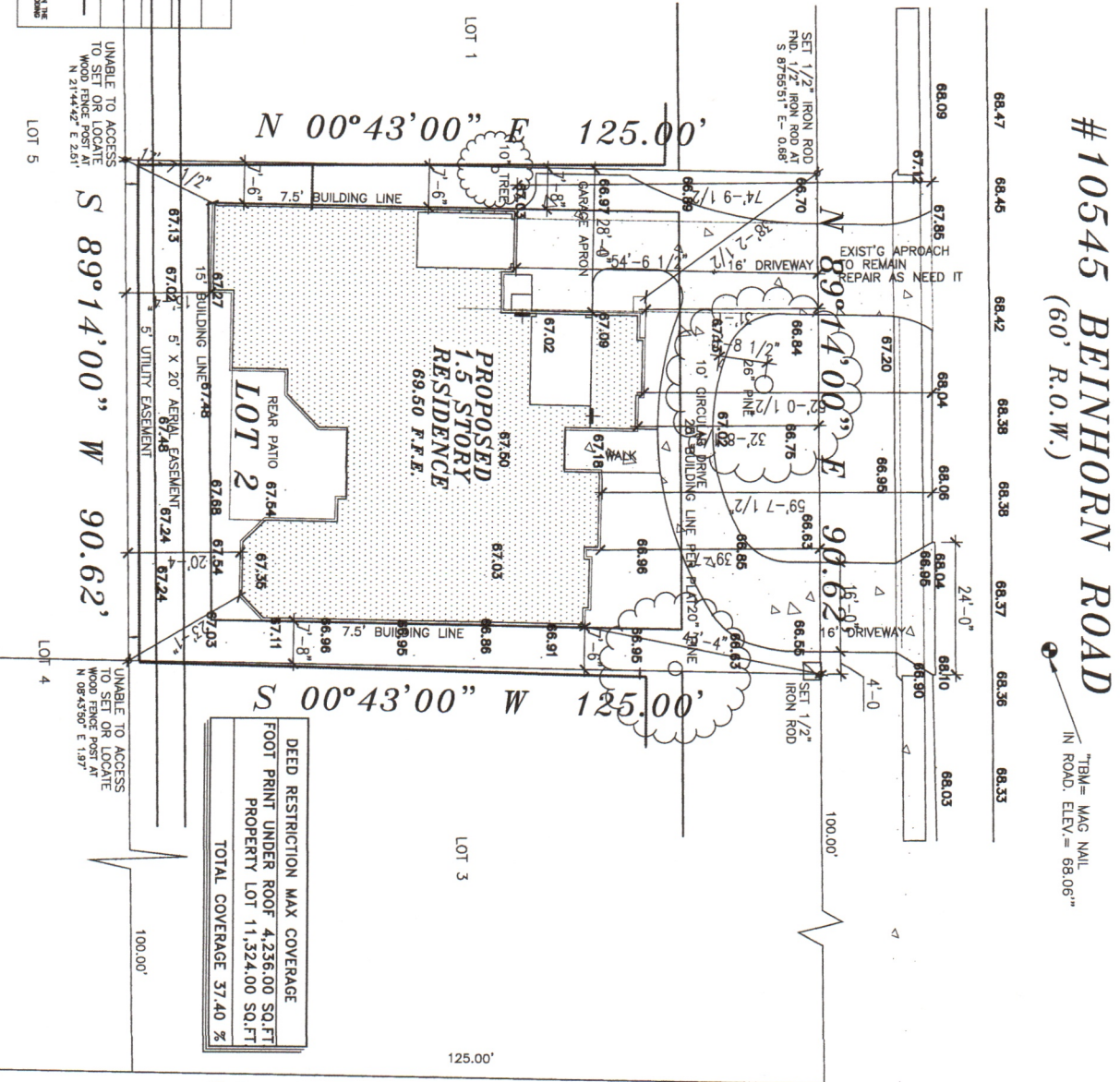
LOT:	2	BLK:		SECTION:		SUBDIVISION:	CAMELOT WOODS
RECORDATION:	VOL. 46, P. 14	COUNTY:	HARRIS	STATE:	TEXAS	SURVEY:	PLAT VANCE SURVEY
LENDER:		TITLE CO.:	N/A	OR NO.:	N/A		
PURCHASER:	YU						
ADDRESS:	10545 BEINHORN ROAD, HOUSTON, TEXAS						

FLOOD ZONE INFORMATION: This lot is in the 100 year flood plain and is in "ZONE" "VI" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 4902890666N dated 08/09/2014.

FLOOD ZONE: BEINHORN ROAD, HOUSTON, TEXAS

UNABLE TO ACCESS TO SET OR LOCATE WOOD FENCE POST AT N 89°14'00" E 2.81'

UNABLE TO ACCESS TO SET OR LOCATE WOOD FENCE POST AT N 00°43'00" E 1.97'



NORTH
H099-A
PLT PLAN
HOUSTON

YU RESIDENCE
10545 BEINHORN RD.
HOUSTON, TX. 77024

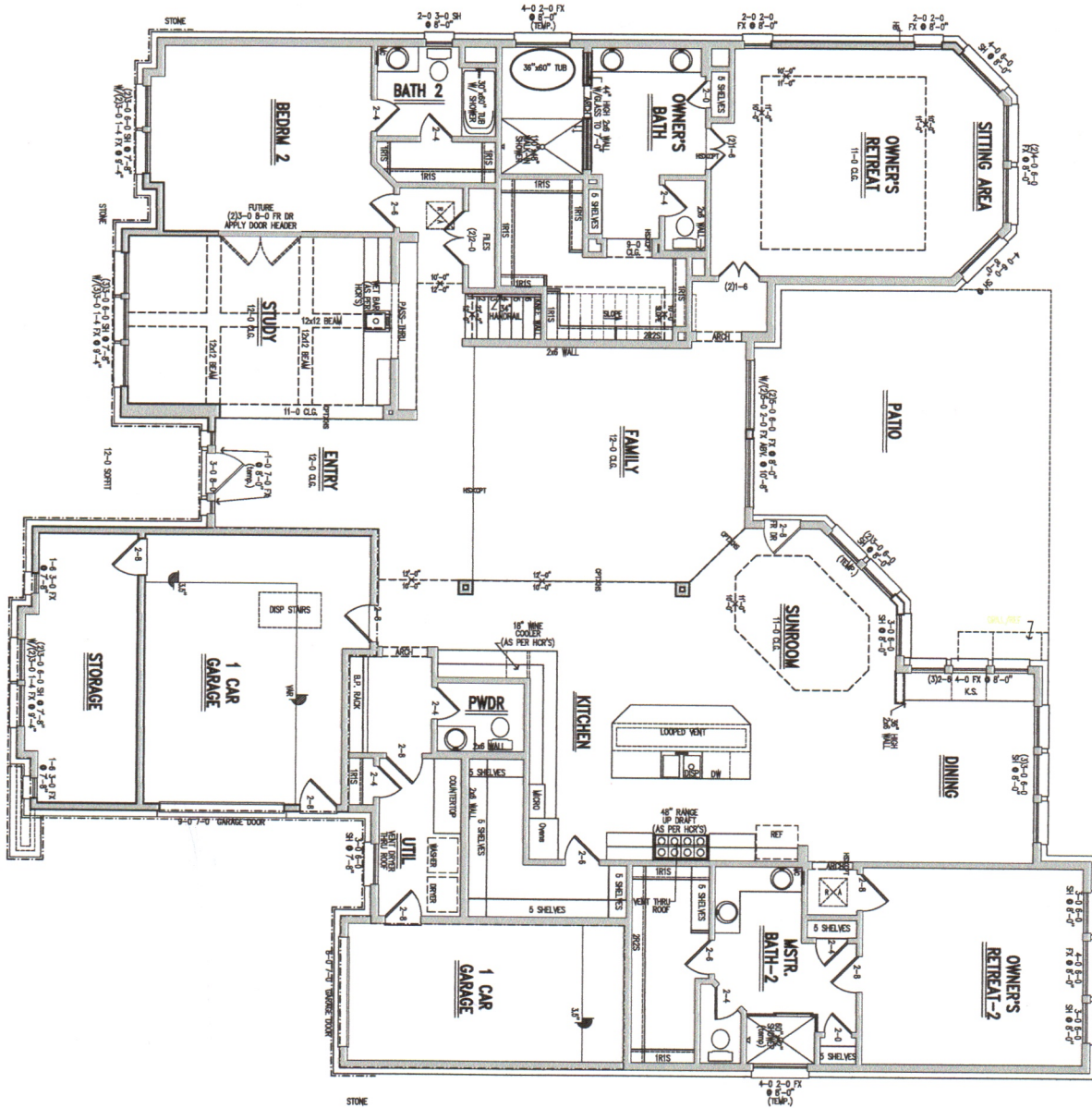
Proj. No.: 1241
Lot: 2
Blk: 1
Job No.: 0456
Sec: SECT

David Weekley Homes
g.m. Scale: 1" = 20'
Date: 02.21.2022 Rev: 03.06.2023

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YU RESIDENCE

TOTAL LIVING	3994 SQT
PLAN SQUARE FOOTAGE	
1st. FLOOR LIVING	3523 SQT
2nd. FLOOR LIVING	471 SQT
HOUSE SLAB	3523 SQT
FRONT FLATWORK	112 SQT
FLAT WORK PATIO	464 SQT
TOTAL FOOT PRINT	4236 SQT
ATTACHED GARAGES/STOR	713 SQT



FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER WALLS AND ALL INSULATED WALLS UNLESS NOTED OTHERWISE

NORTH
H099-A
PLN-1
 HOUSTON

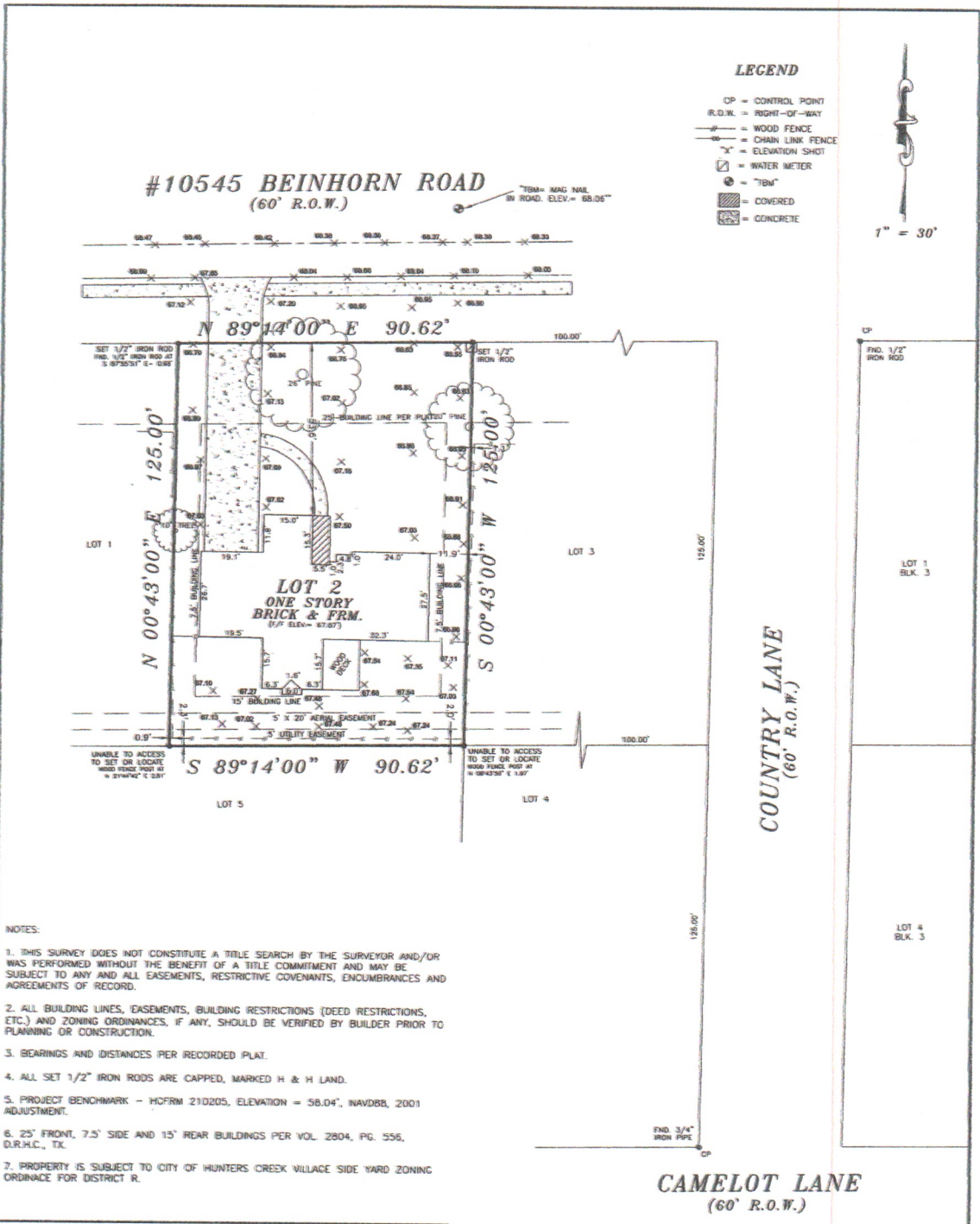
YU RESIDENCE
 10545 BEINHORN RD.
 HOUSTON, TX. 77024

Proj No.: 1241
 Lot: 2
 Job No.: 0456
 Blk: 1
 Sec: SECT

David Weekley Homes

q.m. Date: 02.21.2022
 Scale: 1/8" = 1'-0"
 Rev: 03.06.2023

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- NOTES:
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORD.
 2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
 3. BEARINGS AND DISTANCES PER RECORDED PLAT.
 4. ALL SET 1/2" IRON RODS ARE CAPPED, MARKED H & H LAND.
 5. PROJECT BENCHMARK - HCFRM 210205, ELEVATION = 58.04", INAVDBB, 2001 ADJUSTMENT.
 6. 25' FRONT, 7.5' SIDE AND 15' REAR BUILDINGS PER VOL. 2804, PG. 556, D.R.H.C., TX.
 7. PROPERTY IS SUBJECT TO CITY OF HUNTERS CREEK VILLAGE SIDE YARD ZONING ORDINANCE FOR DISTRICT R.

H & H		PROFESSIONAL LAND SERVICES		P.O. Box 1974 Mont Belvieu, Tx 77580 (Office) 281-385-2087 (Fax) 281-385-5782 Firm No. 10052400		JOB NO. 222095	
LOT: 2	BLK: 1	SECTION:	SUBDIVISION: CAMELOT WOODS	RECORDATION: VOL. 46, PG. 14 M.E.H.C.			
COUNTY: HARRIS		STATE: TEXAS	SURVEY: BOB VINCE SURVEY				
TITLE CO.: N/A		OF NO.: N/A					
PURCHASER: YU							
ADDRESS: 10545 BEINHORN ROAD, HOUSTON, TEXAS							
FLOOD ZONE INFORMATION: This lot is in the 100 year flood plain and is in the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 461001001.							
FIELD WORK: 05/22/01							
DRAWN BY: 08/22/01							
CHECKED BY: 10/22/01							
KEY MAP NO. 491 E							

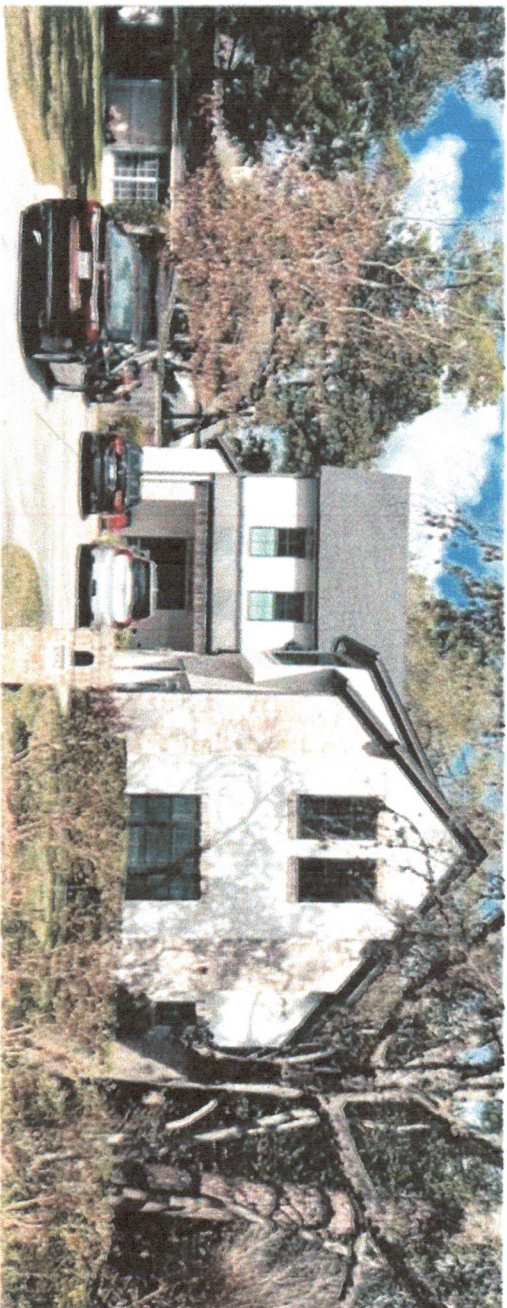
I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.



EXHIBIT A - PHOTOS



**GARAGE DOOR
NOT VISIBLE
TO COMING TRAFFIC
BECAUSE DRIVEWAY
AND TUCKED BEHIND
NEIGHBOOR'S GARAGE**



**GARAGE DOOR
HIGHLY VISIBLE
TO COMING TRAFFIC
FOR THIS LAYOUT**

EXHIBIT A - PHOTOS

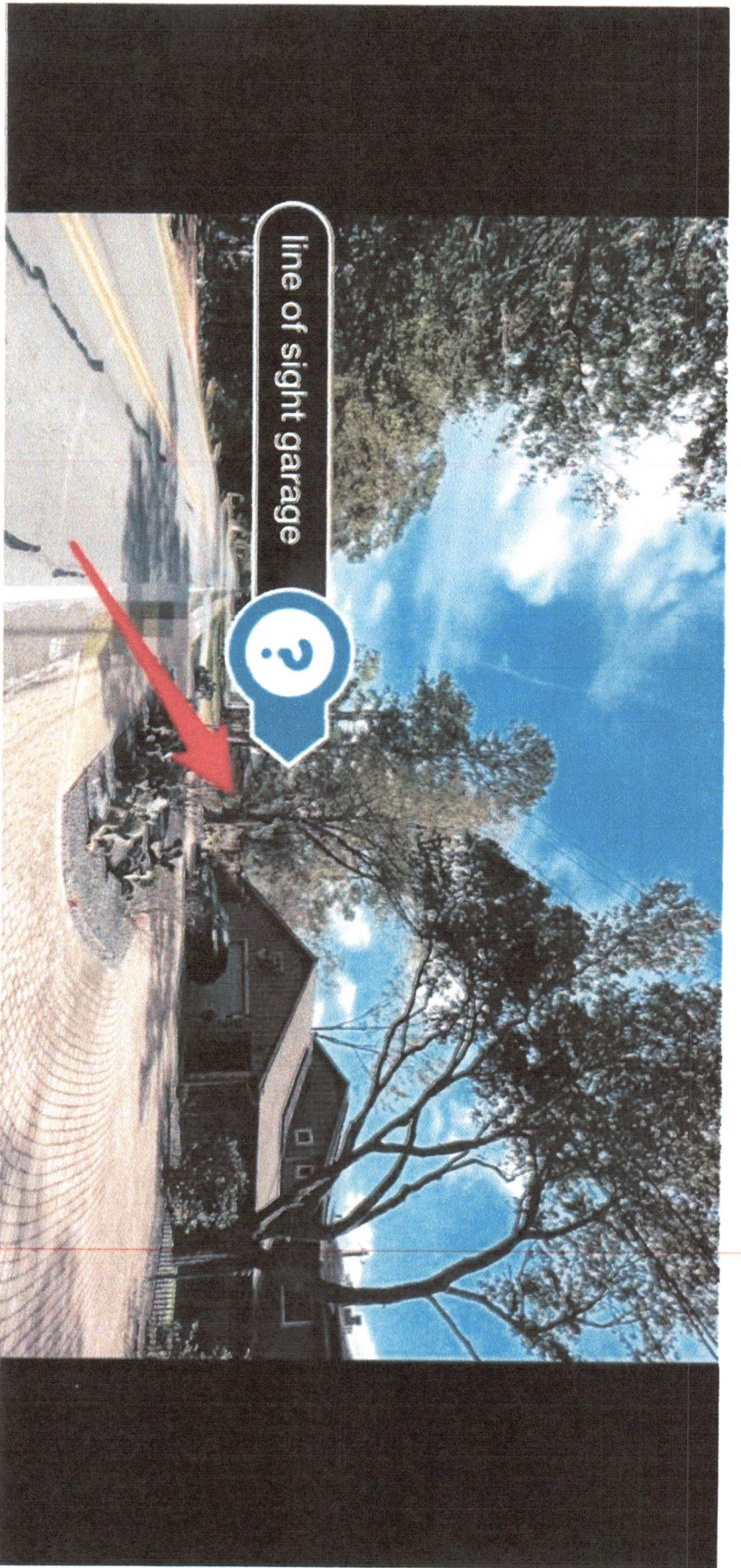
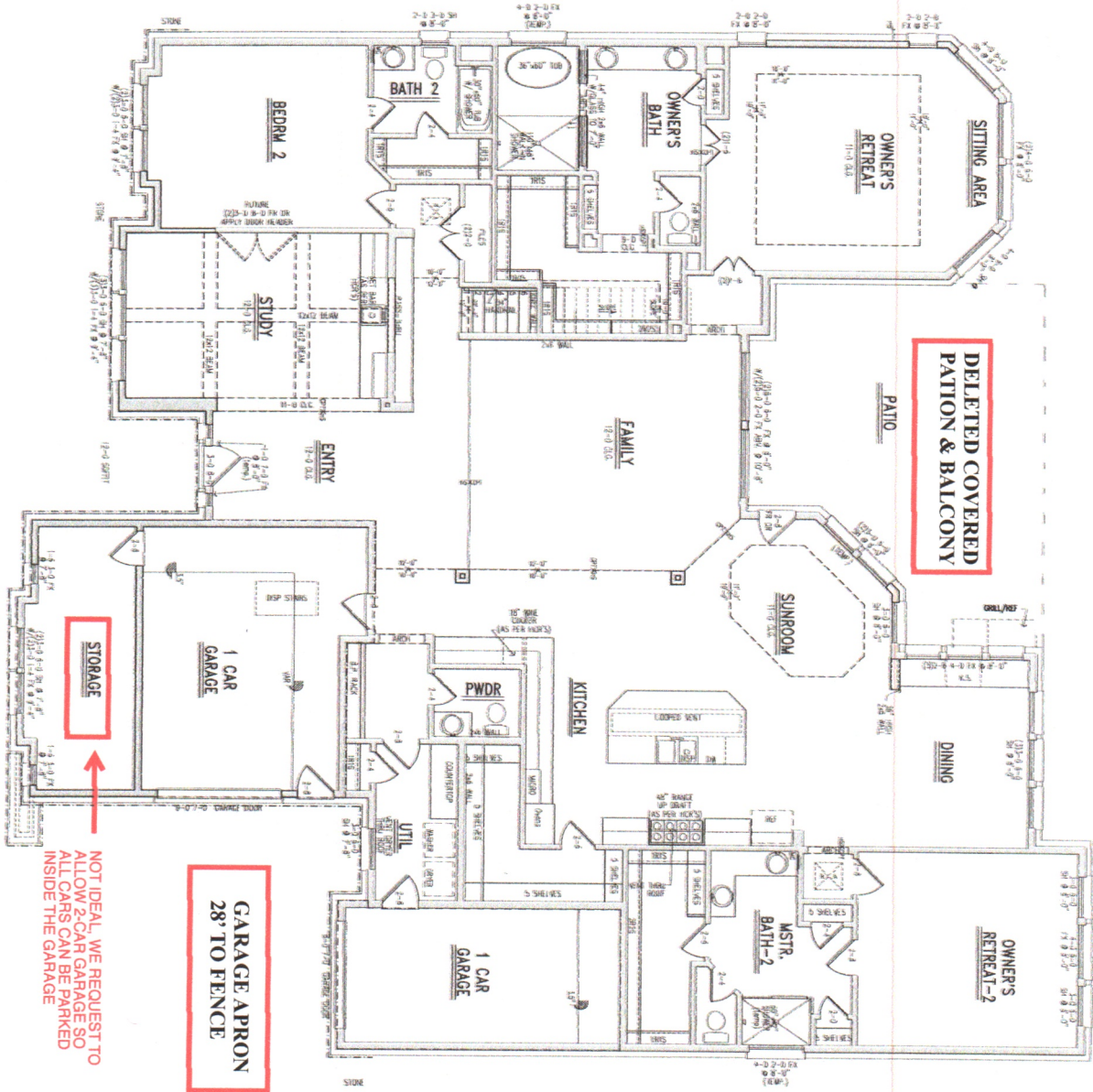


EXHIBIT B - DELETED COVERED PATIOS & COMMENTS



YU RESIDENCE	
TOTAL LIVING	3994 SQT
PLAN SQUARE FOOTAGE	
1st FLOOR LIVING	3523 SQT
2nd FLOOR LIVING	471 SQT
HOUSE SLAB	3523 SQT
FRONT FLATWORK	112 SQT
FLAT WORK PATIO	464 SQT
TOTAL FOOT PRINT	4236 SQT
ATTACHED GARAGES/STOR	713 SQT

FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER WALLS AND ALL INSULATED WALLS UNLESS NOTED OTHERWISE

NORTH
H099-A
PLN-1
HOUSTON

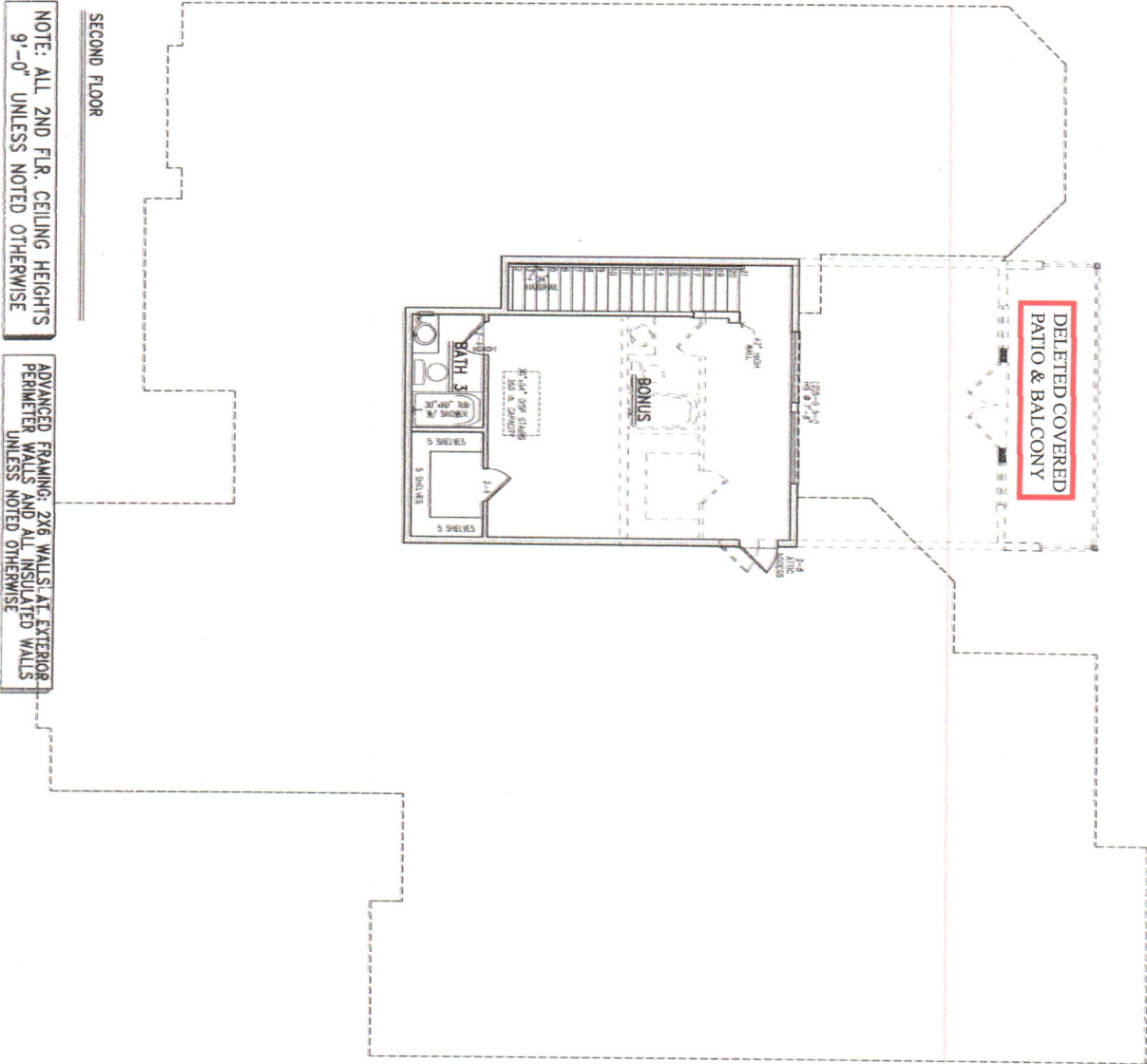
YU RESIDENCE
10545 BEINHORN RD.
HOUSTON, TX. 77024

Proj. No.: 1241
Lot: 2
Job No.: 0456
Bk: 1
Sec: SECT

David Weekley Homes
g.m.
Date: 02.21.2022
Scale: 1/8" = 1'-0"
Rev: 01.25.2023

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EXHIBIT B - DELETED COVERED PATIOS & BALCONY



NOTE: ALL 2ND FLR. CEILING HEIGHTS 9'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER UNLESS NOTED OTHERWISE

NORTH
H099-A
PLN-2
HOUSTON

YU RESIDENCE
10545 BEINHORN RD.
HOUSTON, TX. 77024

Proj. No.: 1241	Lot: 2
Job No.: 0456	Blk: 1
	Sec: SECT

David Weekley Homes	
g.m.	Scale: 1/8" = 1'-0"
Date: 02.21.2022	Rev: 01.25.2023

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YU RESIDENCE

TOTAL LIVING	3994 SQT
PLAN SQUARE FOOTAGE	
1st. FLOOR LIVING	3523 SQT
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HOUSE SLAB	3523 SQT
FRONT FLATWORK	112 SQT
FLAT WORK PATIO	464 SQT
TOTAL FOOT PRINT	4236 SQT
ATTACHED GARAGES/STOR	713 SQT

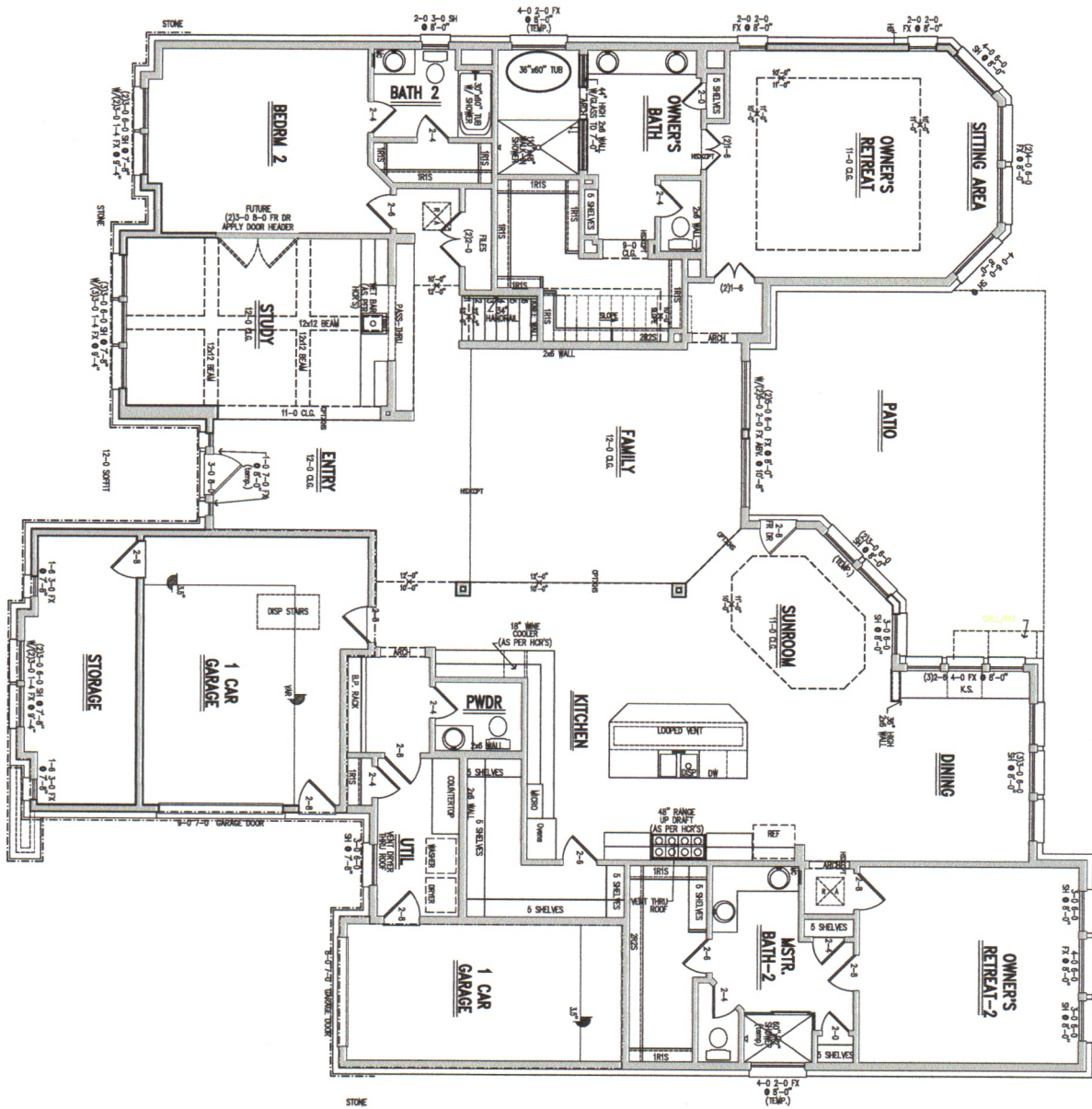


EXHIBIT C - REVISED FLOOR PLAN

FIRST FLOOR

NOTE: ALL 1ST FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER WALLS AND ALL INSULATED WALLS UNLESS NOTED OTHERWISE

NORTH
H099-A
PLN-1
HOUSTON

YU RESIDENCE
 10545 BEINHORN RD.
 HOUSTON, TX. 77024

Proj. No.: 1241
 Lot: 2
 Job No.: 0456
 Blk: 1
 Sec: SECT

David Weekley Homes
 g.m. Scale: 1/8" = 1'-0"
 Date: 02.21.2022 Rev: 03.06.2023

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