

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.

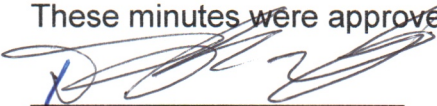
2. An application from Robert Benson Beasley, for a special exception to Section 44-157(5)b of the Zoning Chapter, Use Regulations, to reduce the minimum rear yard setback distance for a new swimming pool to be located at 272 Bryn Mawr Circle, Hunters Creek Village, Texas, 77024 (also known as, TRS 26 & 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 22nd day of May, 2023.

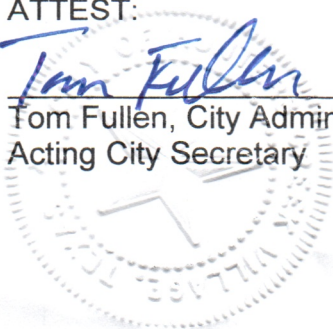


Brad Klein, Chairman

ATTEST:



Tom Fullen, City Administrator
Acting City Secretary



**BOARD OF ADJUSTMENT OF
THE CITY OF HUNTERS CREEK VILLAGE, TEXAS**

**Order on Application for Special Exception
For 272 Bryn Mawr Circle**

1. On April 24, 2023, the Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider an application, under Section 44-157(5) of the Zoning Chapter, Use Regulations, for a special exception to reduce the minimum rear yard setback distance for a new swimming pool to be constructed on the lot 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).

2. The Board, having considered the evidence and arguments presented, is of the opinion that the requested special exception should be granted.

3. The Board finds that under the existing circumstances:

- a) because the subject lot is of such unusual size or shape, it would be impractical to locate a reasonably sized pool on the lot without reducing the minimum setbacks;
- b) the granting of a special exception permitting a reduced setback would not be unduly harmful to the owners of the lot or lots abutting the side of the subject lot for which a reduced setback is required.

4. The Board, by a vote of 5-0 taken at the Board's meeting on April 24, 2023, grants a special exception to reduce the minimum rear lot line setback for a swimming pool to be constructed on the lot located at 272 Bryn Mawr Circle to five (5) feet.

5. This special exception shall apply only to the lot located at 272 Bryn Mawr Circle and only to swimming pools that are constructed on that lot within five years of the date of this order.



Brad Klein
Chairman, Board of Adjustment
City of Hunters Creek Village

9/26/2023

Date of Signature and Filing in the Office
of the Board of Adjustment of the City of
Hunters Creek Village