

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

ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment of the City of Hunters Creek Village, Texas will meet in regular session **Monday, February 26, 2024 at 6:00 p.m.** in City Hall, #1 Hunters Creek Place, Houston, Texas 77024 to consider the following items.

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

A. **PUBLIC COMMENTS** *At this time, any person with city-related business may speak to the Board. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquires about a subject that is not specifically identified on the agenda, a member of the board or a staff member may only respond by giving a statement of specific factual information or by reciting existing policy. The Board may not deliberate or vote on the matter.*

B. **REGULAR AGENDA**

1. Discussion and possible action to approve the minutes of the September 25, 2023 meeting.
2. An application from Chris & Michelle Angelides, for a variance to Section 44-159(c)3 of the Zoning Chapter, Height regulations, to reduce the required setback of 15ft for a covered patio addition to be located at 206 Voss Road, Hunters Creek Village, Texas, 77024 (also known as, Lot 6, Bayou Bend Estates R/P Subdivision).

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: February 23, 2024 at 1:00 p.m. and remained so posted continuously for at least 72 hours before said meeting was convened.

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
September 25, 2023

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on September 25, 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 6:02 p.m. by Vice Chairman, Kelley Somoza. In attendance were regular Board Members, Kelley Somoza, Steve Pearson, John Braddock, and Chris Knop, and alternate Board Member, Brady Dodson. Also present were: Tom Fullen, City Administrator; and Mary Ann Powell, City Attorney.

1. Discussion and possible action to approve the minutes of the May 22, 2023 meeting.

Board Member Pearson made a motion to approve the minutes of the May 22, 2023, meeting. Board Member Braddock seconded the motion and the motion carried unanimously.

2. An application from Insuk Koo, for a variance to Section 44-161(2)c. of the Zoning Chapter to reduce the minimum setback distance for a side-facing garage to be constructed at 307 Hunters Trail St, Hunters Creek Village, Texas, 77024 (also known as, Lot 28, Block 3, Hunterwood Subdivision).

Board Member Braddock made a motion to grant the variance to reduce the minimum setback distance for a side-facing garage to be constructed at 307 Hunters Trail St, Hunters Creek Village, Texas, 77024. Board Member Dodson seconded the motion. The vote to approve the motion was unanimous.

3. An application from Insuk Koo, for a variance to Section 44-161(2)c. of the Zoning Chapter to reduce the minimum setback distance and to allow the front edge of the garage opening to be forward of the front line of the residence for a side-facing garage to be constructed at 311 Hunters Trail St, Hunters Creek Village, Texas, 77024 (also known as, Lot 27, Block 3, Hunterwood Subdivision).

Board Member Braddock made a motion to grant the variance to reduce the minimum setback distance and to allow the front edge of the garage opening to be forward of the front line of the residence for a side-facing garage to be constructed at 311 Hunters Trail St, Hunters Creek Village, Texas, 77024. Board Member Pearson seconded the motion. The vote to approve the motion was unanimous.

**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: 206 Voss

Legal Description: Lot _____ Block: _____ Subdivision: _____

APPLICANT INFORMATION:

Chris & Michelle Angelides	(281) 704-6779		
Property Owner	Telephone Number		
206 Voss	Hunter's Creek	Texas	77024
Street Address	City	State	Zip Code

The provision of the zoning chapter from which the applicant seeks: _____
Sec.44-159 (c) 1-6 - Setback requirements. Decrease mandatory passage requirement of 5'

Give a description of the specific variance the applicant seeks: We wish to ensure the lower portion of the patio section has a roof-line that aligns with the roof on the upper section as per the plans that were previously submitted to and approved by the city. This variance would mean that a small portion of the lower patio section would have a roof that is higher than is currently allowed at that setback. We also wish to decrease the passage requirement of 5' to 4' by the support columns due to the position of the existing columns as noted in drawing.

Give a brief explanation why the applicant believes the Board should grant the requested variance: Because it is impossible to meet the setback requirements due to the angled layout of the property line. The natural contours of the property, and lowering the roof on the lower section would result in a physical and visual block between the two levels. As the issue was noted to us AFTER the drawings showing the plans were previously approved we were midway through structural work when we were forced to halt, which has resulted in additional costs. We wish to place new columns in such a way that the new are aligned with existing and this will not meet the 5' passage.

Give any information the applicant believes to be relevant to the Board's consideration of the matter: Throughout the design stages, our inquiries with the city, specifically regarding a 5' utility easement for the patio extension, were consistently met with assurance that this was standard for a patio extension.

The challenge arises from the property line and land contours, making it difficult to create a patio with a roof that can accommodate both the upper and lower levels. Columns were not originally planned for the extension roof

The following items are required to be submitted with application: as we were planning to tie in the roof, as was approved by the original plans submitted and approved.

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

Michelle Angelides
Signature of Applicant

1/12/2024
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: 1-4-2024

NOTICE OF PLAN REVIEW STATUS

The following plans are not approved for construction

Address: 206 Voss Rd.

The proposed accessory structure has been rejected for construction within the required rear or side yard.

1. The proposed structure does not comply with the setbacks requirements as set forth in Sec.44-159 (c) 1-6.

The governing code 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

Board Member Chris Knop arrived at 6:07 p.m. and was present for the discussion and the votes of the Board on items 2 and 3.

ADJOURNMENT

At 6:35 p.m., the meeting adjourned.

These minutes were approved on the ____ day of February, 2024.

Brad Klein, Chairman

ATTEST:

Tom Fullen, City Administrator
Acting City Secretary

DRAFT



ENGINEER:

Angelides Residence
206 Voss
Houston, TX 77024

DRAWINGS PROVIDED BY:
Rachelle Starr
StarrArts Interiors

SITE PLAN

DATE:
9/8/23

A-1



SITE PLAN
1" = 55'-0"

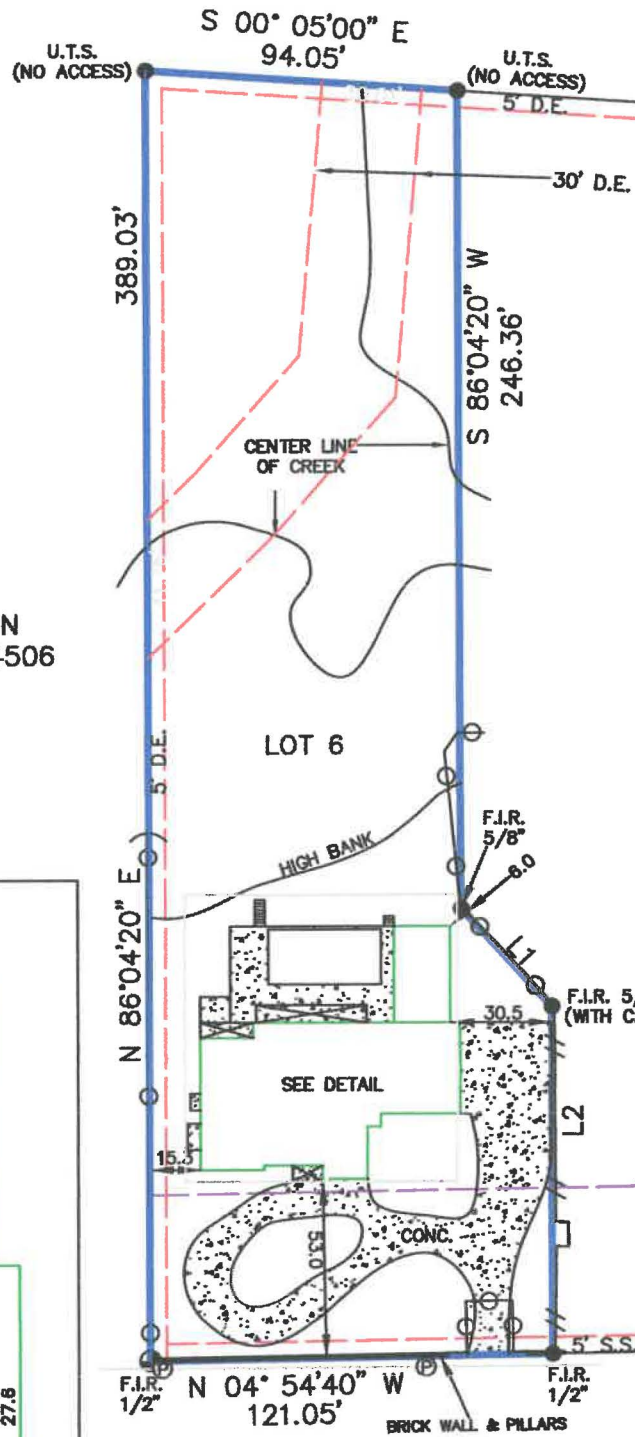
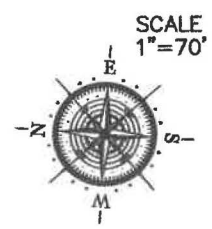
LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- BRS = BEARS
- C.F.# = CLERK'S FILE NUMBER
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.I.R. = FOUND IRON PIPE
- F.N.D. = FOUND
- F.P.P. = FOUND PINCHED PIPE
- M.P. = METAL POST
- M.U.E. = MUNICIPAL UTILITY EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.I. = POINT OF INTERSECTION
- P.E. = POOL EQUIPMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- P.P. = POWER POLE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.I.R. = SET IRON ROD
- S.S.E. = SANITARY SEWER EASEMENT
- S.M.S.E. = STORM SEWER EASEMENT
- U.S. = UNABLE TO SET
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.P. = WOODEN POST
- W.S.E. = WATER & SEWER EASEMENT

- NOT TO SCALE
- GUY ANCHOR
- POWER POLE
- SERVICE DROP
- S.F.N.F. = SEARCHED FOR, NOT FOUND
- CONTROL MONUMENT
- PROPERTY CORNER
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- BUILDING WALL
- WOODEN FENCE
- CHAIN LINK FENCE
- METAL FENCE
- WIRE FENCE
- VINYL FENCE
- OVERHEAD ELECTRIC POWER LINE

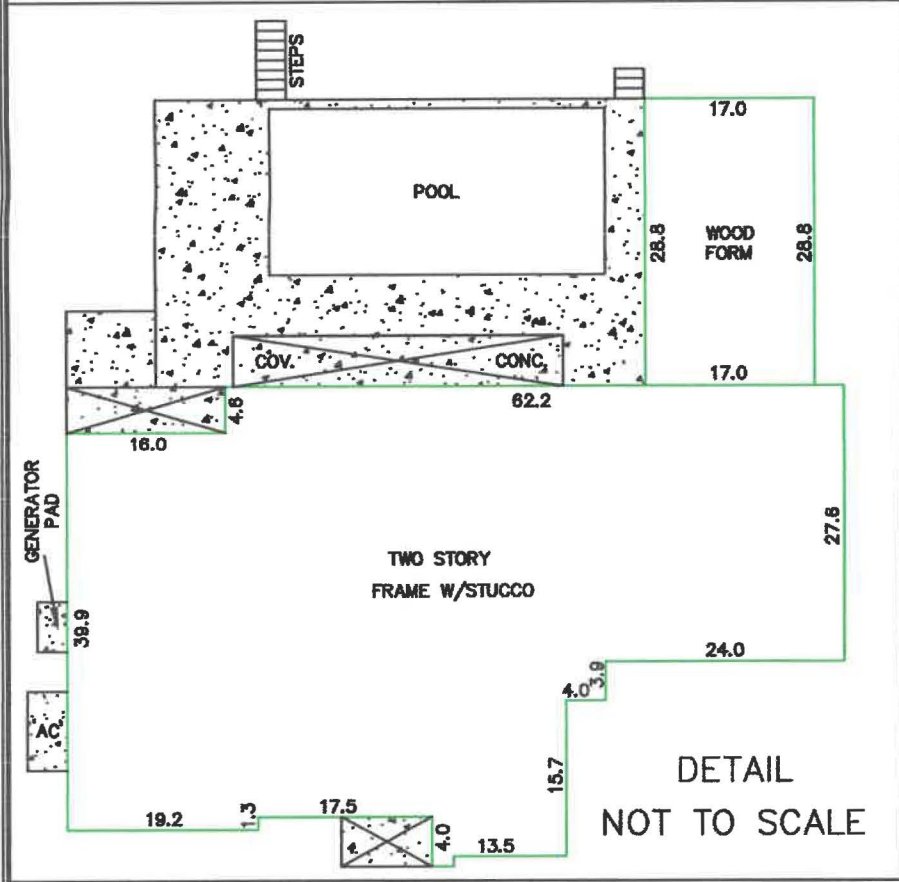
L1: S 43° 23'47" W 40.12'
L2: S 86° 04'20" W 104.79'

HOUSTON RAQUET CLUB
C.F.# 20070753550



RINER STEPHEN N
C.F.# RP-2022-134506

LOT 5



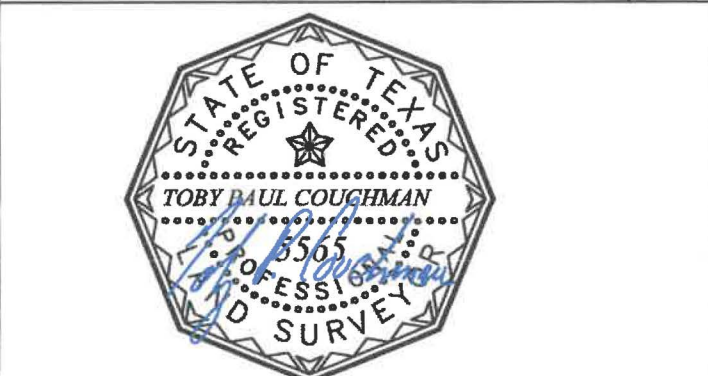
206 VOSS ROAD
(100' R.O.W.)

Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
 - BEARING BASIS: PLAT
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT/COMMITMENT, ADDITIONAL BUILDING SETBACK LINES, EASEMENTS OR RIGHTS-OF-WAY MAY APPLY
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - REVISED 12-29-2023 TO ADD DRAINAGE ESMT, NO ADDITIONAL TRIP TO THE FIELD WAS MADE.

LEGAL DESCRIPTION
 LOT SIX (6), OF BAYOU BEND ESTATES, A REPLAT OF LOT FIVE (5), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 343, PAGE 109, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CHRISTOS ANGELIDES	ADDRESS 206 VOSS ROAD
--------------------	--------------------------



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

JOB #	2312196
DATE	12-22-23 REV 12-29-2023
GF#	N/A

PRO-SURV
 P.O. BOX 1366, FRIENDSWOOD, TX 77549
 PHONE: 281-996-1113 FAX: 281-996-0112
 EMAIL: orders@prosurv.net
 T.B.P.E.L.S. FIRM #10119300
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION
 © 2023 PRO-SURV - ALL RIGHTS RESERVED



ENGINEER:

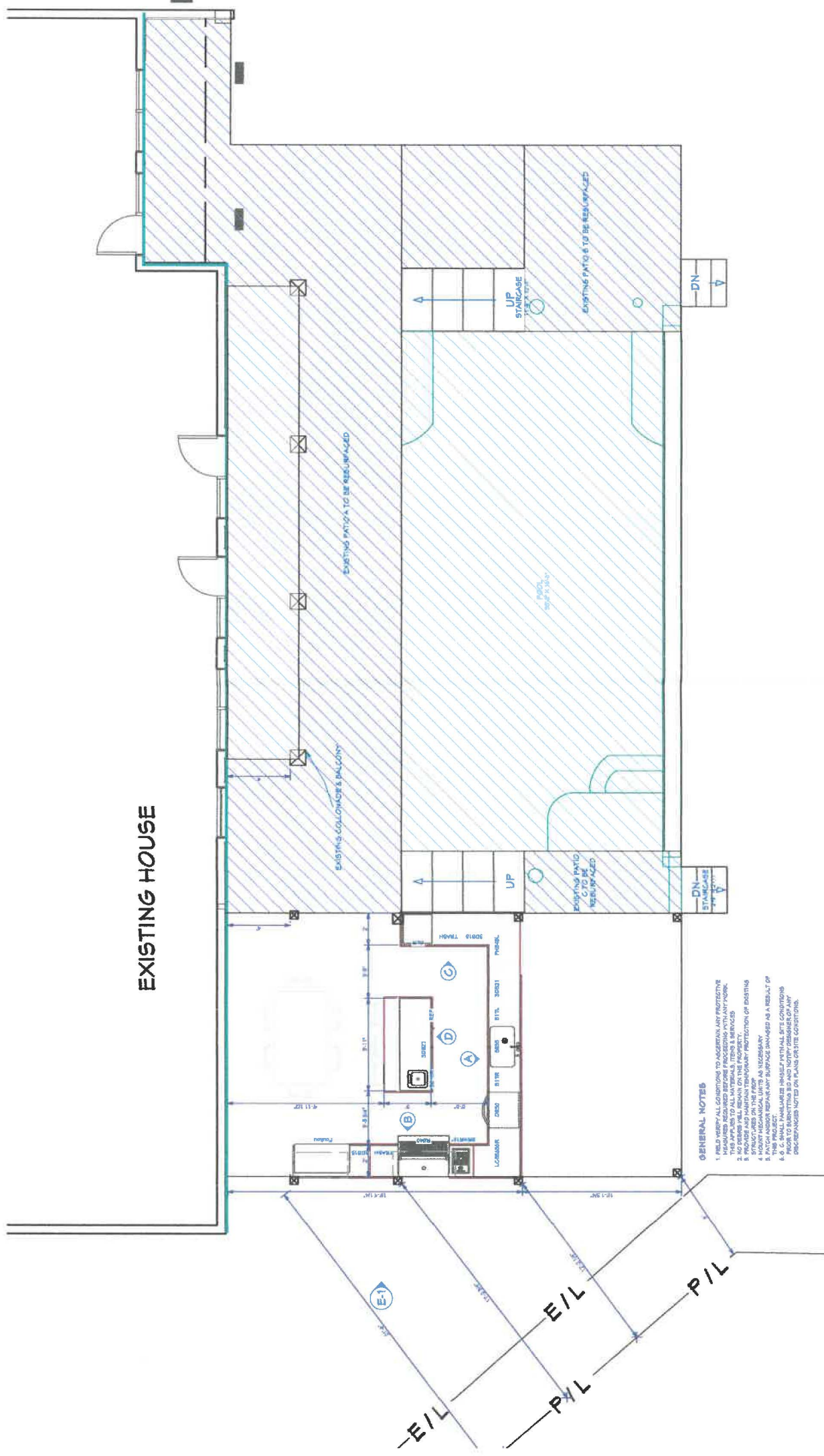
Angelides Residence
206 Voss
Houston, TX 77024

DRAWINGS PROVIDED BY:
Rachelle Starr
Starrarts Interiors

FLOOR PLAN

DATE:
1/18/24

A-2



EXISTING HOUSE

GENERAL NOTES

1. FIELD VERIFY ALL CONDITIONS TO ASCERTAIN ANY PROTECTIVE MEASURES REQUIRED BEFORE PROCEEDING WITH ANY WORK.
2. NO WORK SHALL BE PERFORMED ON THE PROPERTY WITHOUT THE NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. VERIFY ALL EXISTING UTILITIES AND PROVIDE APPROPRIATE PROTECTION OF EXISTING UTILITIES AS NECESSARY.
4. VERIFY ALL EXISTING SURFACE FINISHES AS NECESSARY.
5. VERIFY ALL EXISTING FOUNDATION CONDITIONS AS NECESSARY.
6. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND ANY APPLICABLE CODES AND REGULATIONS NOTED ON PLANS OR SITE CONDITIONS.

PROPOSED FLOOR PLAN FOR PATIO EXTENSION
SCALE: 1/8" = 1'-0"





ENGINEER:

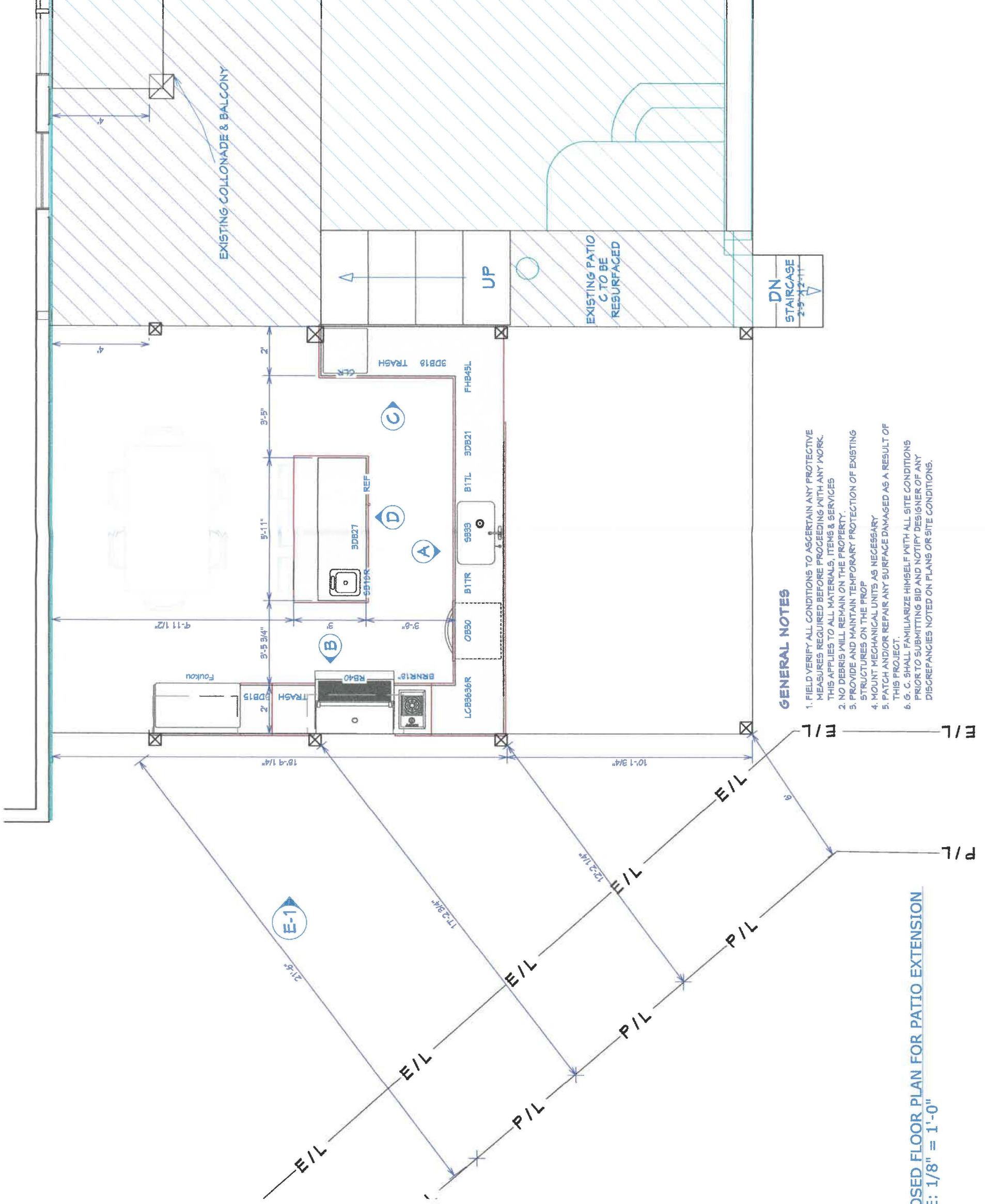
Angelides Residence
206 Voss
Houston, TX 77024

DRAWINGS PROVIDED BY:
Rachelle Starr
StarrArts Interiors

FLOOR PLAN

DATE:
1/18/24

A-2.1



GENERAL NOTES

1. FIELD VERIFY ALL CONDITIONS TO ASCERTAIN ANY PROTECTIVE MEASURES REQUIRED BEFORE PROCEEDING WITH ANY WORK. THIS APPLIES TO ALL MATERIALS, ITEMS & SERVICES
2. NO DEBRIS WILL REMAIN ON THE PROPERTY.
3. PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF EXISTING STRUCTURES ON THE PROP
4. MOUNT MECHANICAL UNITS AS NECESSARY
5. PATCH AND/OR REPAIR ANY SURFACE DAMAGED AS A RESULT OF THIS PROJECT.
6. G. C. SHALL FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO SUBMITTING BID AND NOTIFY DESIGNER OF ANY DISCREPANCIES NOTED ON PLANS OR SITE CONDITIONS.

PROPOSED FLOOR PLAN FOR PATIO EXTENSION
SCALE: 1/8" = 1'-0"





ENGINEER:

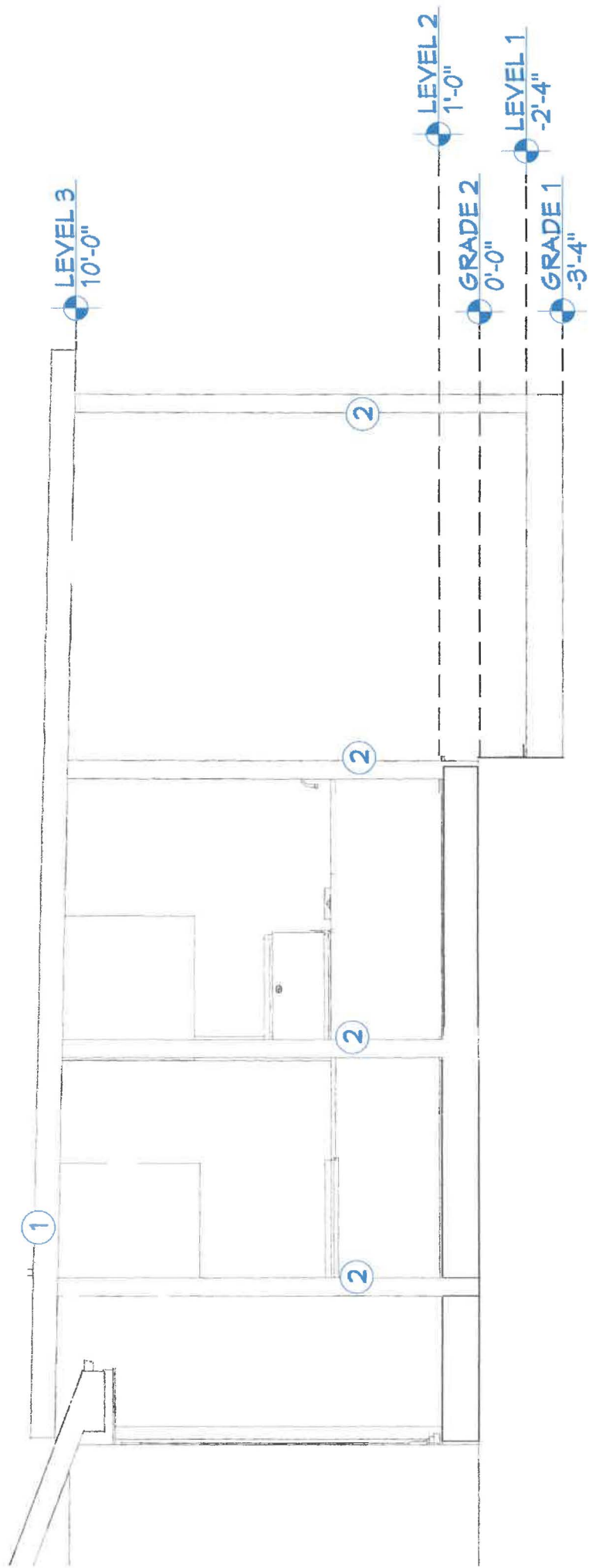
Angelides Residence
206 Voss
Houston, TX 77024

DRAWINGS PROVIDED BY:
Rachelle Starr
StarrArts Interiors

ELEVATION
DETAILS

DATE:
1/18/24

A-3



 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE SCHEDULE

①	2 X 8 RAFTERS @ 16" O.C 4 X 12 BEAMS PLACED ON POSTS MODIFIED BITUMEN ROOFING ON 15 LBS ROOFING OVER DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1
②	4 X 4 SUPPORT POSTS ATTACHED TO CONCRETE SLAB W/ SIMPSON STRONG-TIE COLUMN BASE EMBEDDED INTO CONCRETE AND BOLTED TO COLUMN W/ CLADDING MATERIAL TBD