

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE  
BOARD OF ADJUSTMENT  
May 22, 2023**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on May 22, 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 Vice Chairman, Kelly Somoza. In attendance were regular Board Members, Kelly Somoza, Chris Knop, and John Braddock and alternate Board Members, Scott Frankel and Brady Dodson. Also present were Tom Fullen, City Administrator, and John Hightower, City Attorney.**

1. Discussion and possible action to approve the minutes of the April 24, 2023 meeting.

**Board Member Knop made a motion to approve the minutes of the April 24, 2023, meeting. Board Member Braddock seconded the motion and the motion carried unanimously.**

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.

**City Administrator, Tom Fullen, made a presentation to the Board explaining the background of the variance applications and the requirements of the applicable zoning regulations. The applicant explained the reasons for his request and described the house he would like to build on the lot. The members of the Board discussed the merits of the request and then proceeded to vote on the matters before them.**

Board Member Knop made a motion to vote on each variance separately. Board Member Braddock seconded the motion. The vote to approve the motion was unanimous.

Board Member Somoza made a motion to grant a variance to Section 44-218 (b) (3) to increase the maximum lot coverage for the lot from 33% to 37.5%. Board Member Knop seconded the motion. The vote to approve the motion was:

Aye (1) – Knop

Nay (4) –

Somoza  
Braddock  
Frankel  
Brady

The vote, being one for and four against granting the requested variance, the variance was denied.

Board Member Braddock made a motion to grant the requested variance to Section 44-161 (2) c. 2. to allow the front edge of the opening of the side-facing garage shown on the plans to be forward of the front line of the residence. Board Member Knop seconded the motion. The vote to approve the motion was unanimous and the variance was granted.

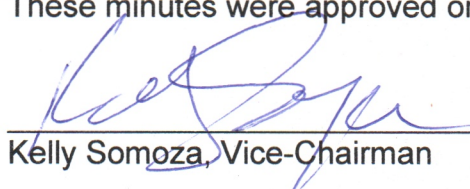
Board Member Somoza made a motion to grant the requested variance to Section 44-161 (2) b. to allow the opening of the front-facing garage shown on the plans to be less than 50 feet to the rear of the front line of the dwelling. Board Member Braddock seconded the motion. The vote to approve the motion was unanimous and the variance was granted.

ADJOURNMENT

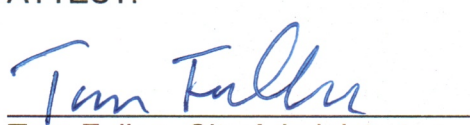
At 6:42 p.m., the meeting was adjourned.

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These minutes were approved on the 25th day of September, 2023.

  
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Kelly Somoza, Vice-Chairman

ATTEST:

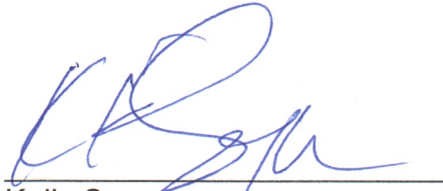
  
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Tom Fullen, City Administrator  
Acting City Secretary

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

**Order on Variance Request  
for 10545 Beinhorn Rd.**

1. On May 22, 2023, the Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider an application filed by Pierre Yu for the following variances to the requirements of the Zoning Chapter for construction of a new home 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.
  
2. The Board's actions on the requested variances were as follows:
  - a) The Board, by a vote of 1 in favor and 4 against, denied the application for a variance to Section 44-218 (b) (3) of the Zoning Chapter, based on the majority's conclusion that the applicant did not establish that a hardship existed.
  - b) The Board, by a unanimous vote, granted the application for a variance to Section 44-161 (2) c. 2 of the Zoning Chapter to allow the front edge of the opening of the side-facing garage shown on the plans, attached as Exhibit A to this order, to be forward of the front line of the residence. The vote to grant the variance was based on the Board's conclusion that the applicant established a hardship.
  - c) The Board, by a unanimous vote, granted the applicant's application for a variance to 44-161 (2) b. of the Zoning Chapter 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 shown on the plans, attached as Exhibit A to this order. The vote to grant the variance was based on the Board's conclusion that the applicant established a hardship.

3. This variance shall apply only to the lot located at 10545 Beinhorn Rd.



Kelly Somoza  
Vice-Chairman,  
Board of Adjustment  
City of Hunters Creek Village

9/25/2023

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