

**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, Kelly Somoza. In attendance were regular Board Members, Kelly 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.

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

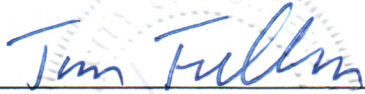
At 6:35 p.m., the meeting adjourned.

These minutes were approved on the 26th day of February, 2024.

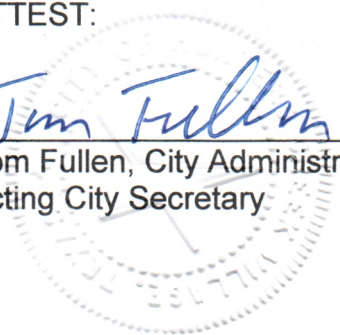


Brad Klein, Chairman

ATTEST:



Tom Fullen, City Administrator
Acting City Secretary



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

**Order Granting a Variance Request
for 307 Hunters Trail**

1. On September 25, 2023, the Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider a request filed by Insuk Koo for the following variance for construction of a new home at 307 Hunters Trail, Hunters Creek Village, Texas, 77024 (also known as Lot 28, Block 3, Hunterwood Subdivision):

a variance to Section 44-161(2)c of the Zoning Chapter to reduce the minimum setback distance for a side-facing garage.

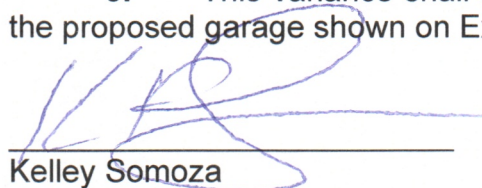
2. The Board, having considered the evidence and arguments presented, is of the opinion that the requested variance should be GRANTED.

3. The Board finds that under the existing circumstances: a) the granting of a variance to the required front yard is not contrary to the public interest; b) a literal enforcement of the restriction in this case would result in unnecessary hardship; and c) the granting of a variance in this case is within the spirit of the Zoning Chapter. More specifically, the Board makes the following additional findings:

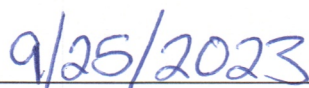
- a) The lot in question has a large flood control easement encumbering a substantial portion of the lot and a large elevation change reducing the buildable area;
- b) The granting of a variance in this instance will not have any significant negative effect on any other lots in the vicinity.

4. The Board, by a vote of 5-0 taken at the Board's meeting on September 25, 2023, was to GRANT a variance to Section 44-161(2)c of the Zoning Chapter of the Code of Ordinances of the City of Hunters Creek Village to allow a side-facing garage with the setback shown on Exhibit A.

5. This variance shall apply only to the lot at 307 Hunters Trail and to the proposed garage shown on Exhibit A.



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



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

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

**Order Granting a Variance Request
for 311 Hunters Trail**

1. On September 25, 2023, the Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider a request filed by Insuk Koo for the following variance for construction of a new home at 311 Hunters Trail, Hunters Creek Village, Texas, 77024 (also known as Lot 27, Block 3, Hunterwood Subdivision):

a variance to Section 44-161(2)c of the Zoning Chapter to reduce the minimum setback distance for a side-facing garage and allow the garage opening to be forward of the front line of the residence.

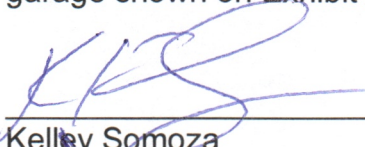
2. The Board, having considered the evidence and arguments presented, is of the opinion that the requested variance should be GRANTED.

3. The Board finds that under the existing circumstances: a) the granting of a variance to the required front yard is not contrary to the public interest; b) a literal enforcement of the restriction in this case would result in unnecessary hardship; and c) the granting of a variance in this case is within the spirit of the Zoning Chapter. More specifically, the Board makes the following additional findings:

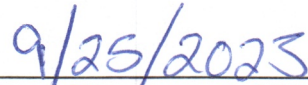
- a) The lot in question has a large flood control easement encumbering a substantial portion of the lot and a large elevation change reducing the buildable area;
- b) The granting of a variance in this instance will not have any significant negative effect on any other lots in the vicinity.

4. The Board, by a vote of 5-0 taken at the Board's meeting on September 25, 2023, was to GRANT a variance to Section 44-161(2)c of the Zoning Chapter of the Code of Ordinances of the City of Hunters Creek Village to allow a side-facing garage with a reduced setback and with the garage opening forward of the front line of the residence as shown on Exhibit A.

5. This variance shall apply only to the lot at 311 Hunters Trail and to the proposed garage shown on Exhibit A.



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



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