

**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 **Wednesday, May 28, 2025, at 6:00 p.m.** in City Hall, #1 Hunters Creek Place, Houston, Texas 77024 to consider the following items.

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

A. **PUBLIC COMMENTS:** *Anyone 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. **PUBLIC HEARING**

- An application from Eric Rowlen for a variance to Section 44-163 of the Zoning Chapter, Fences and Walls, at 10803 Beinhorn Road, Hunters Creek Village, Texas, 77024 (also known as, Lot 3, Block 1, Hunters Forest Subdivision) to allow the installation of a fence in front of the front building line.
- An application from Whitney Bolling for a variance to Section 44-162 of the Zoning Chapter, Accessory Structures, at 15 Hedwig Shadows, Hunters Creek Village, Texas, 77024 (also known as, Lot 8, Block 1, Hedwig Shadows Subdivision) to allow the swimming pool to be closer than 5 feet to the main structure.
- An application from Sue Shaper for a variance to Section 44-160 of the Zoning Chapter, Area Regulations, at 325 Ripple Creek Drive, Hunters Creek Village, Texas, 77024 (also known as, Lot 13, Block 1, Ripple Creek Subdivision) to allow the front yard setback to be at 30ft instead of 50ft.

C. **AGENDA ITEM**

1. Discussion and possible action to approve the minutes of the November 25, 2024, meeting.



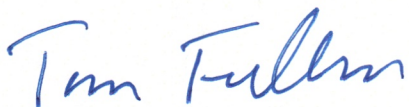
2. Discussion and possible action on an application from Eric Rowlen for a variance to Section 44-163 of the Zoning Chapter, Fences and Walls, at 10803 Beinhorn Road, Hunters Creek Village, Texas, 77024 (also known as, Lot 3, Block 1, Hunters Forest Subdivision) to allow the installation of a fence in front of the front building line.
3. Discussion and possible action on an application from Whitney Bolling for a variance to Section 44-162 of the Zoning Chapter, Accessory Structures, at 15 Hedwig Shadows, Hunters Creek Village, Texas, 77024 (also known as, Lot 8, Block 1, Hedwig Shadows Subdivision) to allow the swimming pool to be closer than 5 feet to the main structure.
4. Discussion and possible action on an application from Sue Shaper for a variance to Section 44-160 of the Zoning Chapter, Area Regulations, at 325 Ripple Creek Drive, Hunters Creek Village, Texas, 77024 (also known as, Lot 13, Block 1, Ripple Creek Subdivision) to allow the front yard setback to be at 30ft instead of 50ft.

*Adjourn Open Meeting*

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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 23, 2025 at 10:00 a.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](mailto: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>