

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, July 14, 2025, 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:** *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 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 25ft instead of 50ft.
- C. **AGENDA ITEM**
1. Discussion and possible action to approve the minutes of the May 28, 2025, meeting.
 2. 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 25ft instead of 50ft.

Adjourn Open Meeting

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
BOARD OF ADJUSTMENT
MAY 28, 2025**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on May 28, 2025 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 6:01 p.m. by Chairman, Brad Klein. In attendance were regular Board Members, Brad Klein, John Braddock, and alternate Board Members, Brady Dodson, Paul Gregory and Arya Majed. Also present were: Tom Fullen, City Administrator; and Timothy Kirwin, City Attorney.

- 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.

No Comments.

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.

Open Public Hearing: 6:02 p.m.

Comments: No Comments

Close Public Hearing: 6:02 p.m.

C. REGULAR AGENDA

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

Board Member Gregory made a motion to approve the minutes of the November 25, 2024, meeting. Board Member Braddock seconded the motion, and the motion carried unanimously.

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.

No action.

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.

Board Member Gregory made a motion to grant the variance to Section 44-162 of the Zoning Chapter, Accessory Structures, to allow the swimming pool to be closer than 5 feet to the main structure located at 15 Hedwig Shadows, Hunters Creek Village, Texas, 77024. Board Member Braddock seconded the motion. The vote to approve the motion was unanimous.

2. 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.

No action.

C. ADJOURNMENT

At 6:05 p.m., the meeting adjourned.

These minutes were approved on the ____ day of _____ 2025.

Brad Klein, Chairman

ATTEST:

Tom Fullen, City Administrator
Acting City Secretary

DRAFT

**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: 325 Ripple Creek
Legal Description: Lot 13 Block: 1 Subdivision: Ripple Creek R/P

APPLICANT INFORMATION:

Sue Shaper	832-528-6555
<hr/>	
Property Owner	Telephone Number
325 Ripple Creek	Houston TX 77024
Street Address	City State Zip Code

The provision of the zoning chapter from which the applicant seeks: _____
Front Building Setback

Give a description of the specific variance the applicant seeks: _____
Keep the 25 foot front setback

Give a brief explanation why the applicant believes the Board should grant the requested variance: _____
Most of the lot is in the flood plain and is not buildable

Give any information the applicant believes to be relevant to the Board's consideration of the matter: _____

The following items are required to be submitted with application:

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



Signature of Applicant

5/29/25

Date