

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE  
BOARD OF ADJUSTMENT  
February 26, 2024**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on February 26, 2024 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 Chairman, Brad Klein. In attendance were regular Board Members, Brad Klein, Kelly Somoza, Steve Pearson, and Chris Knop, and alternate Board Member, Scott Frankel. 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. REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the September 25, 2023 meeting.

**Board Member Knop made a motion to approve the minutes of the September 25, 2023, meeting. Board Member Somoza seconded the motion and the motion carried unanimously.**

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).

**Board Member Frankel made a motion to grant the variance to reduce the required setback of 15ft for a covered patio addition to be located at 206 Voss Road, Hunters Creek Village, Texas, 77024. Board Member Knop seconded the motion. The vote to approve the motion was unanimous.**

ADJOURNMENT

**At 6:11 p.m., the meeting adjourned.**

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These minutes were approved on the 22nd day of April, 2024.



Brad Klein, Chairman

ATTEST:



Tom Fullen, City Administrator  
Acting City Secretary



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

**Order on Variance Request  
for 206 Voss Road**

1. On February 26, 2024, the Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider a request filed by Chris and Michelle Angelides for the following variance for construction at 206 Voss Road, Hunters Creek Village, Texas, 77024:

a variance to Section 44-159(c)(3) of the Zoning Chapter to allow a structure to be located less than 15 feet from the side property line.

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

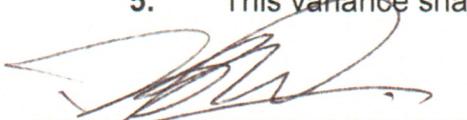
3. The Board finds that under the existing circumstances: a) the granting of a variance is not contrary to the public interest; b) a literal enforcement of the restriction in this case would result in unnecessary hardship; and c) the granting of a variance in this case is within the spirit of the Zoning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

a) The lot in question is entirely encumbered in the floodplain;

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 February 26, 2024, was to GRANT a variance to Section 44-159(c)(3) of the Zoning Chapter of the Code of Ordinances of the City of Hunters Creek Village to allow an outdoor covered patio structure not to exceed 15 feet in height that is located 6 feet from the side property line.

5. This variance shall apply only to the outdoor patio structure at 206 Voss Road.

  
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Brad Klein  
Chairman, Board of Adjustment  
City of Hunters Creek Village

2/26/2024  
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Date of Signature and filing in the  
Office of the Board of Adjustment  
City of Hunters Creek Village TX