

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
BOARD OF ADJUSTMENT
April 22, 2024**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on April 22, 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 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 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 February 26, 2024, meeting.

Board Member Pearson made a motion to approve the minutes of the February 26, 2024, meeting. Board Member Braddock seconded the motion and the motion carried unanimously.

2. An application from Pierre Yu, for a variance to Section 44-161(2) c.2 of the Zoning Chapter, Automobile Shelters, to reduce setback requirements for a side facing garage for a new single-family residence to be located at 10545 Beinhorn Rd, Hunters Creek Village, Texas, 77024 (also known as, Lots 2, Block 1, Camelot Woods Subdivision)

Board Member Braddock made a motion to grant the variance to reduce setback requirements for a side facing garage for a new single-family residence to be located at 10545 Beinhorn Rd, Hunters Creek Village, Texas, 77024. Board Member Knop seconded the motion. The vote to approve the motion was unanimous.

3. An application from John and Anna Reger, for a variance to Section 44-162(5) of the Zoning Chapter, Accessory Structures, to allow an accessory structure(s) to be permitted in the front yard to be located at 826 Voss Road, Hunters Creek Village, Texas, 77024 (also known as, Lots 1, 2 & 3, Block 1, Memorial Estates Subdivision).

Board Member Knop made a motion to deny the variance to allow an accessory structure(s) to be permitted in the front yard to be located at 826 Voss Road, Hunters Creek Village, Texas, 77024. Board Member Braddock seconded the motion. The vote to approve the motion was unanimous.

C. ADJOURNMENT

At 6:40 p.m., the meeting adjourned.

These minutes were approved on the 25th day of November, 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 10545 Beinhorn Road**

1. On April 22, 2024, the Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider a request filed by Pierre Yu for the following variance for construction at 10545 Beinhorn Road, Hunters Creek Village, Texas, 77024, (also known as Lot 2, Block 1, Camelot Woods Subdivision):

a variance to Section 44-161(2) c.2 of the Zoning Chapter to reduce setback requirements for side facing garage for new single-family residence.

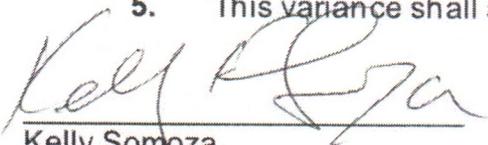
2. The Board, having considered the evidence and arguments presented, is of the opinion that the requested variance should be GRANTED.

3. The Board finds that under the existing circumstances: a) the granting of a variance 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 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 April 22, 2024, was to GRANT a variance to Section 44-161(2) c.2 of the Zoning Chapter to reduce setback requirements for side facing garage for new single-family residence.

5. This variance shall apply only to the new single-family residence.



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

4/22/24
Date of Signature and filing in the
Office of the Board of Adjustment
City of Hunters Creek Village TX

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

**Order on Variance Request
for 826 Voss Road**

1. On April 22, 2024, the Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider a request filed by John and Anna Reger for the following variance for construction at 826 Voss Road, Hunters Creek Village, Texas, 77024, (also known as, Lots 1, 2, & 3, Block 1, Memorial Estates Subdivision):

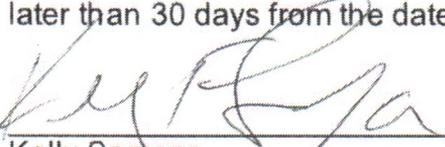
a variance to Section 44-162(5) of the Zoning Chapter to allow an accessory structure(s) to be permitted in the front yard.

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

3. The Board finds that under the existing circumstances: a) the granting of a variance is contrary to the public interest; b) a literal enforcement of the restriction in this case would not result in unnecessary hardship; and c) the granting of a variance in this case does not comply with the spirit of the Zoning Chapter.

4. The Board, by a vote of 5-0 taken at the Board's meeting on April 22, 2024, was to DENY a variance to Section 44-162(5) of the Zoning Chapter of the Code of Ordinances of the City of Hunters Creek Village to allow accessory structure(s), namely carports, to be permitted in the front yard.

5. It is further ordered that any existing carports in the front yard shall be removed no later than 30 days from the date of this Order.



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

4/22/24

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