

**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.**

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These minutes were approved on the 14th day of July 2025.



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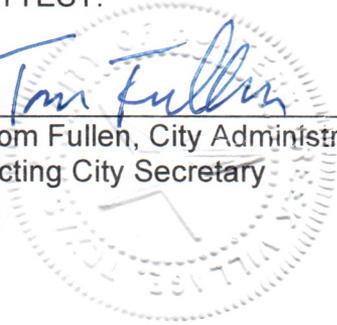
Brad Klein, Chairman

ATTEST:



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Tom Fullen, City Administrator  
Acting City Secretary



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

**Order on Variance Request  
for 15 Hedwig Shadows**

1. On May 28, 2025, the Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider a request filed by Whitney Bolling for the following variance at 15 Hedwig Shadows, Hunters Creek Village, Texas, 77024:

a variance to Section 44-162 of the Zoning Chapter, Accessory Structures, to allow a swimming pool to be closer than 5 feet to the main structure.

2. The Board, having considered the evidence and arguments presented, is of the opinion that the requested variance should be GRANTED and the swimming pool to be closer than 5 feet to the main structure.

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 95 taken at the Board's meeting on May 28, 2025, was to GRANT a variance to Section 44-162 of the Zoning Chapter, to allow the swimming pool to be closer than 5 feet to the main structure.



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

5/28/2025

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