

**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 on **Monday, October 20, 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 Bryan & Selina Stanford for a variance to Section 44-160(2)c of the Zoning Chapter, Area Regulations, at 922 Flint River Drive, Hunters Creek Village, Texas, 77024 (also known as, Lot 13, Block 1, Tara Oaks Subdivision) to allow the rear yard setback to be at 10ft instead of 25ft.

C. **AGENDA ITEM**

1. Discussion and possible action to approve the minutes of the July 14, 2025, meeting.
2. Discussion and possible action on an application from Bryan & Selina Stanford for a variance to Section 44-160(2)c of the Zoning Chapter, Area Regulations, at 922 Flint River Drive, Hunters Creek Village, Texas, 77024 (also known as, Lot 13, Block 1, Tara Oaks Subdivision) to allow the rear yard setback to be at 10ft instead of 25ft.

*Adjourn Open Meeting*

---

## 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: October 14, 2025 at 3:30 p.m. and remained so posted continuously for at least three business days before said meeting was convened.

*Tom Fullen*

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 [fullen@cityofhunterscreek.com](mailto:fullen@cityofhunterscreek.com). Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's website at <http://cityofhunterscreek.com>



**NOTICE OF A PUBLIC HEARING  
ZONING BOARD OF ADJUSTMENT  
CITY OF HUNTERS CREEK VILLAGE, TEXAS**

Notice is hereby given that the Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, will hold a public hearing on Monday, October 20, 2025, at 6:00 p.m. at City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas, 77024, for the purpose of receiving testimony for and against:

1. An application from Bryan & Selina Stanford for a variance to Section 44-160(2)c of the Zoning Chapter, Area Regulations, at 922 Flint River Drive, Hunters Creek Village, Texas, 77024 (also known as, Lot 13, Block 1, Tara Oaks Subdivision) to allow the rear yard setback to be at 10ft instead of 25ft.

Written comments may be submitted during normal business hours in the office of the City Secretary at #1 Hunters Creek Place, Hunters Creek Village, Texas 77024, or at the public hearing. For more information, you may call (713) 465-2150 during normal business hours.



**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** October 20, 2025  
**AGENDA SUBJECT:** Discussion and possible action to approve the minutes of the July 14, 2025, meeting.  
**EXHIBITS:** Draft Minutes

---

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE  
BOARD OF ADJUSTMENT  
JULY 14, 2025**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on July 14, 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 6:00 p.m. by Acting Chairman, Steve Pearson. In attendance were regular Board Members, Steve Pearson, John Braddock, and alternate Board Members, Brady Dodson, 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 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.

**Open Public Hearing: 6:02 p.m.**

**Comments: Tom Fullen presented and explained the variance request.**

**Close Public Hearing: 6:12 p.m.**

C. REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the May 28, 2025, meeting.

**Board Member Braddock made a motion to approve the minutes of the May 28, 2025, meeting. Board Member Majed seconded the motion, and the motion carried unanimously.**

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.

**Board Member Pearson made a motion to grant the 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. Board Member Braddock seconded the motion, and the motion carried unanimously.**

C. ADJOURNMENT

**At 6:14 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



**CITY OF HUNTERS CREEK VILLAGE  
AGENDA DISCUSSION FORM**

**AGENDA DATE:** October 20, 2025  
**AGENDA SUBJECT:** Discussion and possible action on an application from Bryan & Selina Stanford for a variance to Section 44-160(2)c of the Zoning Chapter, Area Regulations, at 922 Flint River Drive, Hunters Creek Village, Texas, 77024 (also known as Lot 13, Block 1, Tara Oaks Subdivision) to allow the rear yard setback to be at 10ft instead of 25ft.

**EXHIBITS:** Application

---

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: 922 Flint River Dr.  
Legal Description: Lot 13 Block:      Subdivision: Tara Oaks

**APPLICANT INFORMATION:**

Bryan & Selina Stanford 713-208-3977  
Property Owner Telephone Number  
922 Flint River Dr. Houston TX 77024  
Street Address City State Zip Code

The provision of the zoning chapter from which the applicant seeks:     

Sec. 44-160 (2) Area Regulations, size of yards

Give a description of the specific variance the applicant seeks: We are seeking a relief from the 25' rear setback to a distance of 10'

Give a brief explanation why the applicant believes the Board should grant the requested variance: due to the irregular shape of the lot & the various easements that run along the rear of the residence & divide the lot, which effectively render that portion of the lot unusable for construction of any structures

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

9/24/25  
Date

**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*

Date: 9/16/2025

## NOTICE OF PLAN REVIEW STATUS

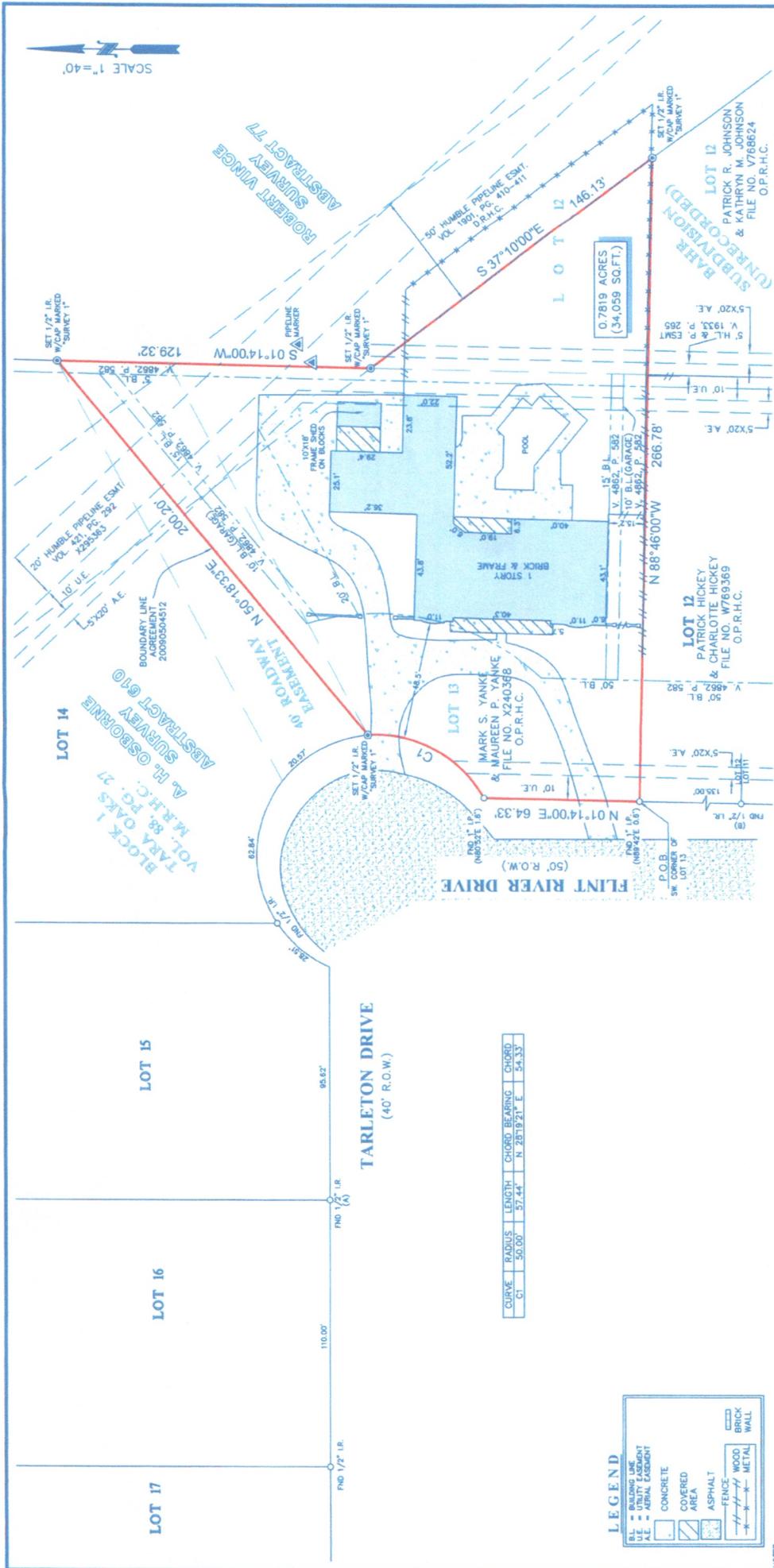
The following re-submitted plans are not approved for construction

Address: 922 Flint River

1. The proposed remodel addition to the existing house does not meet the rear setback requirements as per zoning ordinance Sec.44-160 (2), C and therefore would not be allowed to be constructed as shown on the plans.

The governing code for the City of Hunters Creek are the 2021 I-Codes and the 2020 N.E.C.

Thank you,  
Henry Rivas C.B.O.  
City of Hunters Creek



**LEGEND**

---	BOUNDARY LINE
---	UTILITY EASEMENT
---	ADRIAL EASEMENT
---	CONCRETE
---	COVERED AREA
---	ASPHALT
---	FENCE
---	WOOD
---	METAL
---	BRICK
---	WALL

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	57.44'	N 28°19'21" E	54.33'

**LEGAL DESCRIPTION:** A TRACT OF LAND CONTAINING 0.7819 ACRES (34,059 SQUARE FEET) WITHIN IN THE "A. H. OSBORNE SURVEY, ABSTRACT 610 AND THE OSBORNE VINCIE SURVEY, ABSTRACT 771, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 13 AND PART OF 2,302 SQUARE FEET TRACT OF A 40.00 FOOT ROADWAY LOCATED BETWEEN THE SOUTHERLY PROPERTY LINE OF LOT 14 AND THE NORTHERLY LINE OF LOT 13, BLOCK 1, TARA OAKS, A SUBDIVISION RECORDED IN VOLUME 88, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING PART OF LOT 12 OF BAHR SUBDIVISION, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

**NOTES:**

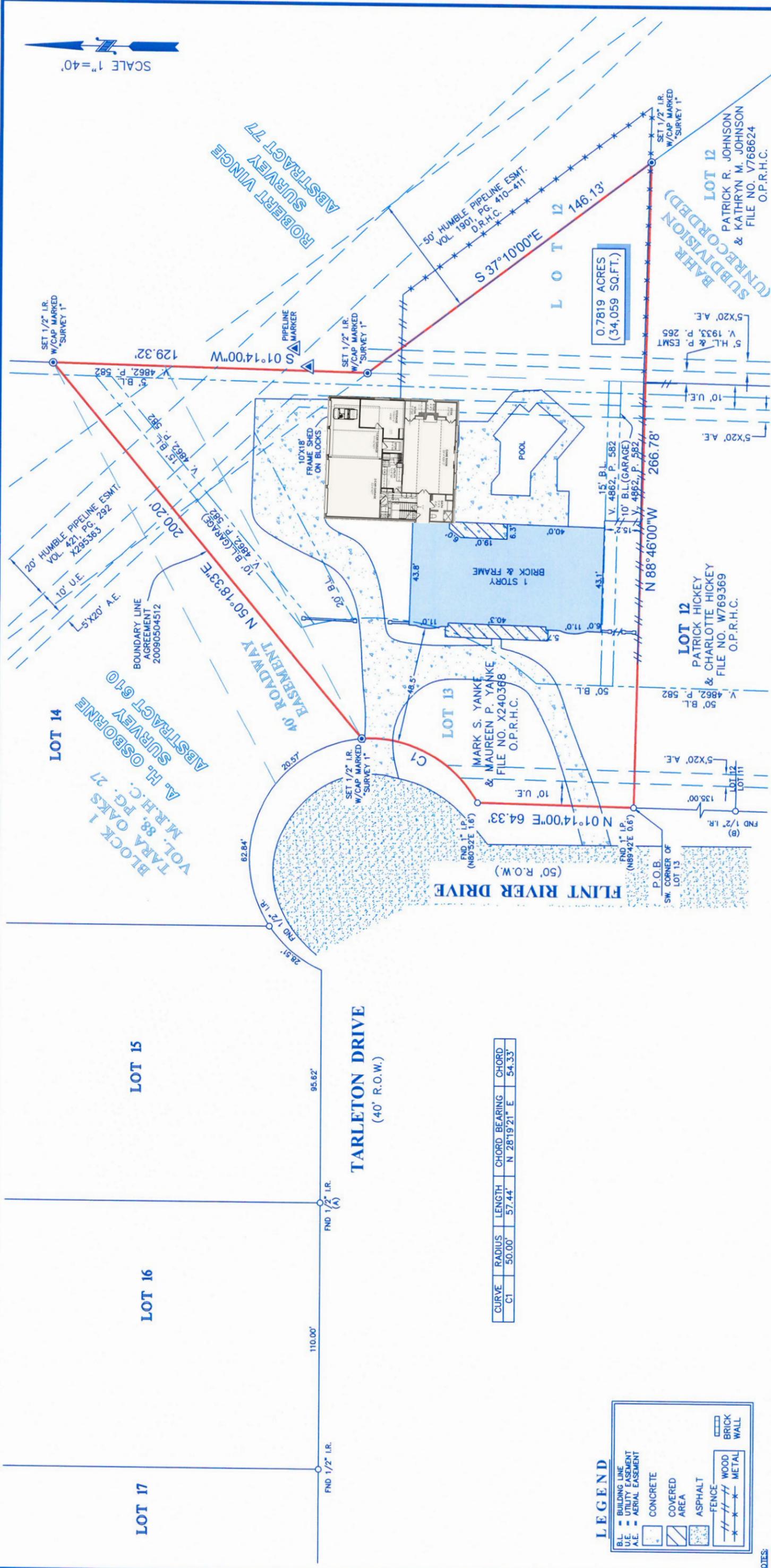
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE FIELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1989, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- THE TITLE COMMITMENT ISSUED ON JAN. 08, 2017 UNDER C.F. NO. 16-70002093.
- BOUNDARY LINE AGREEMENT BETWEEN LOTS 13 & 14, BLOCK 1, TARA OAKS SUBDIVISION AS RECORDED IN C.F. NO. 20090504912 (SEE ABOVE).
- THERE ARE NO ADRIAL EASEMENT ENCROACHMENTS.

CLIENT: BRYAN STANFORD  
 ADDRESS: 9222 FLINT RIVER DRIVE  
 WWW.STUDY1INC.COM  
 SURVEY1@STUDY1INC.COM  
 FIELD CREW: ON  
 DRAFTER: AR  
 FINAL CHECK: EF  
 DATE: 1-12-17  
 REGISTRATION NO. 100758-00  
 P.O. Box 2543 | A.M.H., TX 77911 | (281) 395-1382 | 1-50936-17

Survey 1, Inc.  
Your Land Survey Company



TITLE COMPANY:  
 TRADITION TITLE COMPANY  
 713-492-2912  
 ISSUE DATE: JAN. 09, 2017  
 G.F. # 16-70002093



**LEGEND**

BL	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
[Symbol]	CONCRETE
[Symbol]	COVERED AREA
[Symbol]	ASPHALT
[Symbol]	FENCE
[Symbol]	WOOD
[Symbol]	METAL
[Symbol]	BRICK WALL

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	57.44'	N 28°19'21" E	54.33'

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JAN. 09, 2017, UNDER G.F. NO. 16-70002093.
7. BOUNDARY LINE AGREEMENT BETWEEN LOTS 13 & 14, BLOCK 1, TARA OAKS SUBDIVISION AS RECORDED IN C.F. NO. 20090504512 (SEE ABOVE).
8. THERE ARE NO AERIAL EASEMENT ENCROACHMENTS.

**LEGAL DESCRIPTION:** A TRACT OF LAND CONTAINING 0.7819 ACRES (34,059 SQUARE FEET) SITUATED IN THE A. H. OSBORNE SURVEY, ABSTRACT 610 AND THE ROBERT VINCE SURVEY, ABSTRACT 77, HARRIS COUNTY, TEXAS, BEING ALL OF LOT 13 AND PART OF 7,282 SQUARE FEET TRACT OF A 40.00 FOOT ROADWAY LOCATED BETWEEN THE SOUTHERLY PROPERTY LINE OF LOT 14 AND THE NORTHERLY LINE OF LOT 13, BLOCK 1 TARA OAKS, A SUBDIVISION RECORDED IN VOLUME 88, PAGE 27 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING PART OF LOT 12 OF BAHR SUBDIVISION, AN UNRECORDED SUBDIVISION IN HARRIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

**SURVEYORS CERTIFICATE:**  
 I, RICHARD FUSSELL, LICENSE NO. 4148, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AND THAT THE SURVEY WAS CONDUCTED UNDER MY SUPERVISION ON JAN. 12, 2017 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



**TITLE COMPANY:**

**TRADITION TITLE COMPANY**

713-492-2912

**G.F. #:** 16-70002093

**ISSUE DATE:** JAN. 09, 2017

**CLIENT:** BRYAN STANFORD

**ADDRESS:** 922 FLINT RIVER DRIVE

**www.survey1inc.com**  
 survey1@survey1inc.com

**Survey 1, Inc.**  
 Your Land Survey Company

Firm Registration No. 100758-00  
 JOB# 1-50936-17  
 P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	JN	TECH:	EF
DRAFTER:	AR	FINAL CHECK:	EF
DATE:	1-12-17		