

**CITY OF HUNTERS CREEK VILLAGE, TEXAS  
MINUTES OF THE  
BOARD OF ADJUSTMENT  
November 25, 2024**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on November 25, 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, Steve Pearson, John Braddock, and alternate Board Members, 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. REGULAR AGENDA

1. Discussion and possible action to approve the minutes of the April 22, 2024, meeting.

**Board Member Gregory made a motion to approve the minutes of the April 22, 2024, meeting. Board Member Majed seconded the motion, and the motion carried unanimously.**

2. An application from Robert Trainer for a variance to Section 44-159(c)2 of the Zoning Chapter, Height regulations, to reduce the required setback for an accessory structure to be located at 439 Thamer Lane, Hunters Creek Village, Texas, 77024.

Section 440-159(c)(2) provides as follows: The maximum height is ten feet for structures that are located ten feet or more but less than 15 feet from the rear or side property lines.

**Open Public Hearing: 6:08 PM**

Comments: HOA President and Residents commented that they are okay with the structure.

Close Public Hearing: 6:12 PM

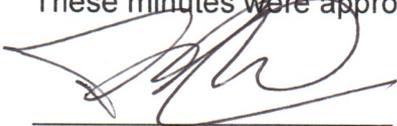
Board Member Pearson made a motion to grant the variance to reduce the required setback for an accessory structure to be located at 439 Thamer Lane, Hunters Creek Village, Texas, 77024. Board Member Braddock seconded the motion. The vote to approve the motion was unanimous.

C. ADJOURNMENT

At 6:14 p.m., the meeting adjourned.

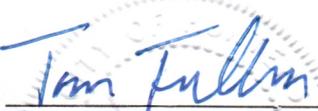
---

These minutes were approved on the 28th day of May 2025.

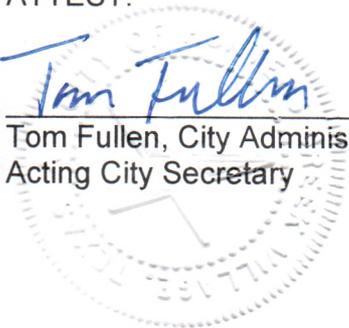


Brad Klein, Chairman

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 439 Thamer Lane**

1. On November 25, 2024, the Zoning Board of Adjustment of the City of Hunters Creek Village, Texas, (the "Board") met to consider a request filed by Robert Trainer for the following variance at 439 Thamer Lane, Hunters Creek Village, Texas, 77024:

a variance to Section 44-159(c)2 of the Zoning Chapter, Height Regulations, to reduce the required setback for an accessory structure.

2. The Board, having considered the evidence and arguments presented, is of the opinion that the requested variance should be GRANTED and the accessory structure shall not exceed Fifteen feet (15') in height at the location shown on the building plans.

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 5-2 taken at the Board's meeting on November 25, 2024, was to GRANT a variance to Section 44-159(c)2 of the Zoning Chapter, Height Regulations, to reduce the required setback for an accessory structure.

5. If the accessory structure is removed, then this variance shall terminate.



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

11/25/2024

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