

MINUTES OF THE BOARD OF ADJUSTMENT  
CITY OF HUNTERS CREEK VILLAGE, TEXAS  
AUGUST 20, 2007

The Board of Adjustment of the City of Hunters Creek Village, Texas convened in regular session on Monday, August 20, 2007 at 7:00 p.m. in City Hall, #1 Hunters Creek Place.

Chairman Mike Schoenberger announced that a quorum of the members were present and called the meeting to order at 7:02 p.m. In attendance were Board Members Mike Schoenberger, Chip Cowell, Ken Spalding, John Lester, and Richard Heustess. Also in attendance were Deborah Loesch, City Secretary; Loren Smith, City Attorney; and Dennis Holm, Building Official.

Discussion and consider action to approve the minutes of the July 16, 2007 meeting.

A motion was made by Ken Spalding with a second by Richard Heustess to approve the minutes as written. The motion carried unanimously.

Discussion and consider action regarding an application filed by Andrew and Denise Strong for the lot located at 10823 Smithdale Drive, Hunters Creek Village, Texas (Tract F and west 5' of Tract E of the J. Caruthers Subdivision – unrecorded) requesting a variance from the minimum side yard requirements contained in Sub-Section 9-2 of the Zoning Ordinance.

A presentation was made by the applicants, Andrew and Denise Strong, the builder, Roy Horlock, and Mr. Reed Wilson, attorney for the applicants. Mr. Wilson stated that the variance should be granted based on the protection of mature, healthy trees that would constitute a special circumstance as a condition on the land, and public interest would be served. In addition the loss of these trees would create a hardship in making a reasonable effort to protect trees. The property owners intend to hire an urban forester to follow the city's tree ordinance.

There were several residents that spoke in support of granting a variance as requested.

Board Member Ken Spalding stated that he had reviewed the subdivision files for J. Caruthers and understands that to maintain the architectural integrity of the subdivision it would be appropriate to allow for the 10' side setbacks. With that statement, Ken Spalding made a motion to approve the application granting a variance to Andrew and Denise Strong allowing for 10' side set backs at 10823 Smithdale. The motion was seconded by Richard Heustess. The motion carried unanimously.

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ADJOURNMENT

A motion was made by Ken Spalding and a second by Richard Heustess to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

*Deborah L. Loesch*

Deborah L. Loesch, TRMC

City Secretary

These minutes were approved on 19th day of November, 2007.