

MINUTES OF THE BOARD OF ADJUSTMENT  
CITY OF HUNTERS CREEK VILLAGE, TEXAS  
AUGUST 18, 2008

The Board of Adjustment of the City of Hunters Creek Village, Texas convened in regular session on Monday, August 18, 2008 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 7:00 p.m. In attendance were Board Members Mike Schoenberger, Chip Cowell, Stewart Robinson, Nancy Goldberg Wilks, and Alexia Benavides (Alternate). Also in attendance were Deborah Loesch, City Secretary; David Olson, City Attorney; and Dennis Holm, Building Official.

Discussion and consider action to approve the minutes of the July 21, 2008 meeting.

A motion was made by Chip Cowell with a second by Stewart Robinson to approve the minutes as written. The motion carried unanimously.

Discussion and consider action regarding an application filed by Charles "Tracy" Munden on behalf of Memorial Partners for a lot located at 8413 Hunters Creek Drive (Lot 10, Block 1 of the Inverness Subdivision) for a variance from the requirements set in Chapter 44, Section 160 (2) a. and b. of the Code of Ordinances regarding front and side yards.

Mr. Tracy Munden presented the position of the applicant in requesting a variance to allow for a front yard building line of 25 feet and side yard setbacks of 7 feet on both sides. Mr. Munden explained that even though the lot is 29,000 sf, there is a drainage easement with Harris County Flood Control District which reduces the amount of build able square footage to 14,000 sf. He believes this presents a definite hardship for him with this unbuildable area and creates a narrow lot to build a residence on. He is asking for relief on both the front and side yards and that granting the variance, the spirit of the ordinance would be preserved.

After considering the evidence and arguments presented, a motion was made by Stewart Robinson to grant the variance allowing the minimum front yard to be 40 feet, the minimum side yards to be 7 feet each, and repealing the prior variance. The motion died due to the lack of a second.

A second motion was made by Mike Schoenberger with a second by Stewart Robinson to grant the variance allowing the minimum front yard to be 40 feet, the minimum side yards to the 10 feet each, and repealing the prior variance. The motion carried. Voting: Aye (4) – Schoenberger, Robinson, Cowell, and Benavides; Nay (1) – Goldberg Wilks.

Discussion and consider action regarding an application filed by Jeffrey Vallone for a lot located at 700 W. Creekside Drive (Lot 17, Block 3 of Creekside Manor) requesting a variance from the requirements contained in Chapter 44, Section 44-163 (4) and (11) of the Code of Ordinances requiring the installation of a masonry wall along the side property line along Memorial Drive.

The request was withdrawn prior to the meeting as the owner has chosen Memorial Drive as the front yard, therefore no need to request a variance.

ADJOURNMENT

With no further business coming before the Board, a motion was made by Stewart Robinson with a second by Nancy Goldberg Wilks to adjourn. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Deborah L. Loesch, TRMC  
City Secretary

These minutes were approved on 17th day of November, 2008.