



**CITY OF HEDWIG VILLAGE, TEXAS  
BOARD OF ADJUSTMENT  
SPECIAL CALLED MEETING  
TUESDAY, MARCH 22, 2022  
6:30 P.M. - 955 PINEY POINT ROAD**

**MINUTES**

**1. Call to Order**

Member Lam called the meeting to order at 6:30 p.m.

Present: Harlan Bergen, Member                      Zach Petrov, City Attorney  
David Lam, Member                                      Kevin Taylor, Building Official  
Michael Rigo, Member                                 Lisa Modisette, City Secretary  
Charles Matthews, Member                             Board of Adjustment Secretary

Absent: Sam Searcy, Chairperson  
Jeremy Sanders, Vice-Chairperson

**2. Approval of Minutes:** October 19, 2021 and November 16, 2021

Member Matthews motioned, Member Bergen seconded, to approve the minutes as presented. Motion carried 4-0.

**MOTION APPROVED UNANIMOUSLY**

**3. Public Hearing on a request for a variance:**

Property:                      11510 Echo Hollow (HCAD #0911040000005)  
Applicant:                     Robert and Kathleen Murphy  
Variance request:             Variance from Section 505.E, Yard required, of the Planning and Zoning Code of the City of Hedwig Village, to decrease the amount of front yard setback as required by the Planning and Zoning Code.  
Legal Description:             Lot 5 Echo Hollow UR, in Harris County, Texas

**4. Discussion and Action:** Regarding the requested Variance at 11510 Echo Hollow (HCAD #0911040000005).

Robert "Pat" Murphy stated the Planning and Zoning (P&Z) Code stipulates the front yard setback should be seventy feet from the center line of the street. However, all properties on Echo Hollow have fifty five feet or fifty seven feet front yard setback except his property and one other property. He is requesting a reduction in the front yard setback for his property to fifty five feet to maintain the look and consistency of his neighborhood. He stated that, currently, the front yard setback for his property is seventy five feet and the rear yard setback for his property is twenty five feet. He stated his property is not very deep. He would be unable to add on to his house in order to make his house bigger. A large house could not be built on his property without a front yard variance. Pat Murphy

provided the members with a petition signed by all homeowners on Echo Hollow except for one.

Alan Petrov, City Attorney, stated that the variance would remain with the property if the variance were approved.

All other P&Z Code requirements, such as drainage and lot coverage, would have to be followed. The requested variance only applies to the front yard setback.

Scott Davis, 11514 Echo Hollow, spoke in favor of the variance.

Richard Bays, 11513 Echo Hollow, spoke in favor of the variance.

Rawi Tabbah, 11503 Echo Hollow, spoke in favor of the variance.

Member Rigo stated a hardship does exist for the homeowner, approving the variance would not be materially detrimental or injurious to other property on the street, and would be in keeping with the spirit of the code.

Member Bergen stated the lots on Echo Hollow are long but not very deep.

The BOA members deliberated on the proposed variance request and the variance was approved by a vote of 4-0.

Member Rigo motioned, Member Bergen seconded, to approve the granting of the variance to decrease the front yard setback as presented. Motion carried 4-0.

**MOTION APPROVED UNANIMOUSLY**

## **5. Adjournment**

Member Lam motioned, Member Bergen seconded, to adjourn the meeting at 6:58 p.m. Motion carried 4-0.

**MOTION APPROVED UNANIMOUSLY**

Approved and accepted on May 24, 2022.

ATTEST:

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/s/  
Sam Searcy, Chairperson  
Board of Adjustment

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/s/  
Lisa Modisette, City Secretary  
Board of Adjustment Secretary