



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232
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MINUTES
BOARD OF ADJUSTMENT
CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE
SAN ANTONIO, TEXAS 78232
AUGUST 18, 2015
6:00 P.M.

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Tuesday, August 18, 2015 at 6:00 p.m. at City Hall, 116 Aspen Lane.

Members Present:

Lonnie Wulfe, Chair
Dan Hansen, Vice Chair
John Dulske
Doug Boom
Jeff Garvens
Matt Riley

Members Not Present:

Bill McGehee
Buddy Swift

City Staff Present:

City Administrator, Frank Morales
Administrative Assistant, Elizabeth Gomez

1. Call to order.

Chair Lonnie Wulfe called the meeting to order at 6:02 p.m.

2. Discussion and possible action regarding the approval of the meeting minutes of September 24, 2014 meeting.

Mr. John Dulske made a motion to approve the meeting minutes of September 24, 2014 with the amendments noted by Mr. Lonnie Wulfe, seconded by Mr. Dan Hansen. Motion passed unanimously.

3. A public hearing, discussion, and possible action regarding a request by Mr. and Mrs. Matthew Hutzler, 200 Tower Drive, for a variance to Chapter 78 Zoning Code, Section 78-16(b)5b, which requires a side and rear setback of 50 feet at 200 Tower Drive, Hill Country Village, Texas 78232: LEGAL DESCRIPTION in the R-2 Residential District.

Mr. Matthew Hutzler presented his request to build a slightly larger home in the same location of the previous home located at 200 Tower Drive. The old home that was demolished also had a variance for the setback. He is very limited on where the home

can be built due to a significant amount of large oak trees on one side and drainage area on another side. The neighbors that will be mostly impacted, Samuel and Marilyn Escobedo, are okay with the variance request.

There were three residents in favor of the variance request and one against.

Mr. Doug Boom moved to grant a variance to the Zoning Code, Section 78-16(b) 5b, which requires a side and rear setback of 50 feet at 200 Tower Drive, Hill Country Village, Texas 78232: LEGAL DESCRIPTION in the R-2 Residential District to allow the encroachment of twenty feet into the setback, seconded by Mr. Dan Hansen. Motion passed unanimously.

Discussion ensued and motion will be revisited to reword and adjust the feet of the variance.

Mr. John Dulske moved to grant a variance of thirty feet into the side setback due to three unique circumstances, topography, unusual shape of lot and previous variance addressing these issues to the Zoning Code, Section 78-16(b) 5b, which requires a side and rear setback of 50 feet at 200 Tower Drive, Hill Country Village, Texas 78232: LEGAL DESCRIPTION in the R-2 Residential District, seconded by Mr. Jeff Garvens. Motion passed unanimously.

4. A public hearing, discussion, and possible action regarding a request by Mr. and Mrs. William Scott, 16403 Hidden View, for a variance to Chapter 78 Zoning Code, Section 78-16(b)5a, which requires a side and rear setback of 25 feet at 16403 Hidden View, Hill Country Village, Texas: LEGAL DESCRIPTION in the R-1 Residential District.

Mr. William Scott presented his request to build a detached two car garage within fifteen feet of the setback. He stated there is no other place to locate the garage. If he builds within the twenty five feet the garage will be approximately two feet from the house on the requested side. There are trees and the septic in the back and a pool on the other side of the house to not allow construction on that side either. He just purchased the property about two years ago with all structures being in place already. The neighbors that will be mostly impacted, Darrell and Jodi Kirksey, are okay with the variance request.

There were three residents in favor of the variance request and three against.

Mr. John Dulske moved to grant a variance to the Zoning Code, Section 78-16(b) 5a, which requires a side and rear setback of 25 feet at 16403 Hidden View, Hill Country Village, Texas 78232: LEGAL DESCRIPTION in the R-2 Residential District to allow the encroachment of thirteen feet within twenty five feet as provided in the application into the side setback, seconded by Mr. Dan Hansen. All opposed. Motion did not pass.

5. Communications with the City Administrator.

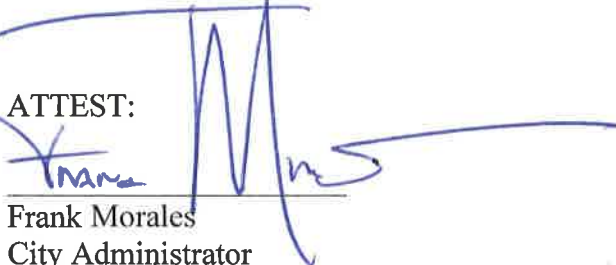
There were no communications.

6. Adjourn.

The meeting was adjourned at 7:04 p.m.

PASSED AND APPROVED THE 11th DAY OF APRIL 2016.

ATTEST:



Frank Morales
City Administrator
City Secretary



Lonnie Wulfe
Chair