



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232
PHONE (210) 494-3671 • FAX (210) 490-8645 • WEB www.hcv.org

**MINUTES
BOARD OF ADJUSTMENT
CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
APRIL 11, 2016
6:30 P.M.**

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Monday, April 11, 2016 at 6:30 p.m. at City Hall, 116 Aspen Lane.

Members Present:

Lonnie Wulfe, Chair
John Dulske
Doug Boom
Jeff Garvens
Matt Riley
Robert Myers
Hal Bonewits

City Staff Present:

City Administrator, Frank Morales
Administrative Assistant, Elizabeth Gomez

1. Call to order.

Chair Lonnie Wulfe called the meeting to order at 6:30 p.m.

2. Discussion and possible action regarding the approval of the meeting minutes of August 18, 2015 meeting.

Mr. John Dulske made a motion to approve the meeting minutes of August 18, 2015, seconded by Mr. Doug Boom. Motion passed unanimously.

3. 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 six 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 three 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.

Mayor Durand-Hollis, who is the architect for the project, stated there are a number of pre-existing conditions that does not allow Mr. Scott to build anywhere else including large heritage oak trees that are irreplaceable.

There were two residents in favor of the variance request and one 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-1 Residential District for the limited purpose so as to allow construction of a new garage to be located nineteen feet off the northwest corner of the lot rather than the required twenty-five feet limited to one story construction, seconded by Mr. Hal Bonewits. Five in favor and one abstained.

4. Communications with the City Administrator.

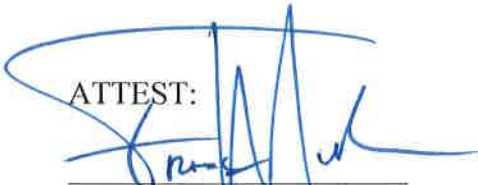
There were no communications.

5. Adjourn.

The meeting was adjourned at 7:12 p.m.

PASSED AND APPROVED THE 29th DAY OF JUNE 2016.

ATTEST:



Frank Morales
City Administrator
City Secretary



Lonnie Wulfe
Chair