



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
HILL COUNTRY VILLAGE, TEXAS 78232
FEBRUARY 8, 2017
6:00 P.M.

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Wednesday, February 8, 2017 at 6:00 p.m. at City Hall, 116 Aspen Lane.

Members Present:

Lonnie Wulfe, Chair
John Dulske, Vice-Chair
Doug Boom
Jeff Garvens
Hal Bonewits

Members Not Present:

Matt Riley
Robert Myers

City Staff Present:

Administrative Assistant, Elizabeth Gomez

1. Call to order.

Chair Wulfe called the meeting to order at 6:05 p.m.

2. Discussion and possible action regarding approval of the meeting minutes of June 29, 2016.

Mr. Garvens made a motion to approve the meeting minutes of June 29, 2016, seconded by Mr. Bonewits. Motion passed unanimously.

3. Discussion and possible action for the election of officers.

Mr. Boom made a motion to appoint Mr. Dulske as the vice chair to the Board of Adjustment, seconded by Mr. Garvens. Motion passed unanimously.

4. A public hearing, discussion, and possible action regarding a request by Mr. and Mrs. Clarence Kahlig, 110 Bison Road, for a variance to Chapter 78 Zoning Code,

Section 78-16 (b) 5b, which requires a front setback of 100 feet at 110 Bison Road, Hill Country Village, Texas: CB 5833 BLK 1 LOT N 423.6 FEET OF 16 in the R-2 Residential District.

Mr. Kahlig advised the board that if the he moves his home back 23 ft. he would have to remove seven large heritage oak trees.

Chair Wulfe stated if the address was on Tomahawk Trail a variance would not be needed.

Vice-Chair Dulske asked if the City Council ever approved the ordinance suggested regarding heritage oak trees.

Chair Wulfe replied that one person on the Zoning Commission wanted to review the ordinance further and has not met on the topic again since.

Vice-Chair Dulske's opinion is that from the pictures presented by Mr. Kahlig, he feels comfortable approving the variance.

Mr. Garvens added that this is consistent with what has been approved in the past.

Mr. Bonewits asked if there was a size of tree that we are looking at. If we go forward we have to have a quantitative number on the size.

Mr. Garvens related that we have to not only consider the trees, but the design as well such as questioning if there is another way to build the home and still save the trees.

Vice-Chair Dulske made a motion to approve the variance requested by Mr. and Mrs. Clarence Kahlig, 110 Bison Road, for a variance to Chapter 78 Zoning Code, Section 78-16 (b) 5b, which requires a front setback of 100 feet at 110 Bison Road, Hill Country Village, Texas: CB 5833 BLK 1 LOT N 423.6 FEET OF 16 in the R-2 Residential District and will be limited to as set forth in the application, in particular page A-3 of plans submitted with the application because it is a corner lot and could be construed as having a Tomahawk Trail address and the offset is more than 100 feet, seconded by Mr. Garvens. Motion passed unanimously.

5. A public hearing, discussion, and possible action regarding a request by Mr. Robert Mosley, 104 South Tower Drive, for a variance to Chapter 78 Zoning Code, Section 78-16 (b) 5a, which requires a side setback of 25 feet at 104 South Tower Drive, Hill Country Village, Texas: CB 5833E BLK LOT 162 HILL COUNTRY ESTATES SUBD in the R-1 Residential District.

Mr. Robert Mosley advised the board that he would like to build a 3600 square foot home with a three car garage. He will need a 35 foot circular driveway for Fire and EMS trucks to get in and out therefore requiring the home to go 12'6" into the side setback.

Vice-Chair Dulske made a motion to approve the variance requested by Mr. Robert Mosley, 104 South Tower Drive, for a variance to Chapter 78 Zoning Code, Section 78-16 (b)5a, which requires a side setback of 25 feet at 104 South Tower Drive, Hill Country Village, Texas: CB 5833E BLK LOT 162 HILL COUNTRY ESTATES SUBD in the R-1 Residential District of 12'6" into the side setback line for the purpose of the unique topography of a 30 ft. cliff that consumes the majority of the 1.0160 acre lot, seconded by Mr. Boom.

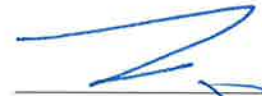
6. A public hearing, discussion, and possible action regarding a request by Mr. and Mrs. Timothy Morris, 216 Village Circle, for a variance to Chapter 78 Zoning Code, Section 78-16 (b) 5a, which requires a side setback of 25 feet at 216 Village Circle, Hill Country Village, Texas: CB 4974A BLK 2 LOT 29 in the R-1 Residential District.

The homeowners withdrew their request on February 7, 2017. No action taken.

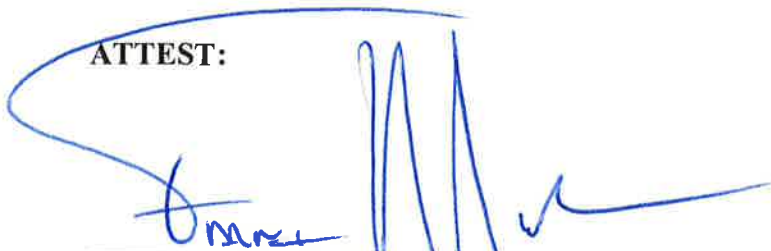
7. Adjourn.

The meeting was adjourned at 6:40 p.m.

PASSED AND APPROVED THE 10 DAY OF AUGUST 2017.



Lonnie Wulfe
Chair

ATTEST:


Frank Morales
City Administrator