



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**  
**AUGUST 10, 2017**  
**7:00 P.M.**

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Thursday, August 10, 2017 at 7:00 p.m. at City Hall, 116 Aspen Lane.

**Members Present:**

Lonnie Wulfe, Chair  
Doug Boom  
Jeff Garvens  
Hal Bonewits  
Jay Eddy

**Members Not Present:**

Matt Riley  
Robert Myers  
John Dulske

**City Staff Present:**

Frank Morales, City Administrator  
Administrative Assistant, Ismael Urias

**1. Call to order.**

*Chair Wulfe called the meeting to order at 7:10 p.m.*

**2. Discussion and possible action regarding approval of the meeting minutes of February 8, 2017.**

*Mr. Bonewitz made a motion to approve the meeting minutes of February 8, 2017, seconded by Mr. Mr. Boom. Motion passed unanimously.*

**4. A public hearing, discussion, and possible action regarding a request by Mr. and Mrs. Randy Tucker, 104 Winding Way, for a variance to Chapter 78 Zoning Code, Section 78-16 (b) (2), which states the following: Every dwelling unit shall be a single, detached one-family dwelling, not less than 1,800 square feet in gross floor area, and not more than two stories or 30 feet in height. Said property is located at**

**104 Winding Way, Hill Country Village, Texas: CB 5833 BLK 1 LOT SW 490 feet of 5 and LOT 6 in the R-2 Residential District.**

*Chairman Wulfe opened the discussion and invited anyone who wanted to speak on this matter to identify themselves and proceed.*

*Mr. Ray Stadler with Stadler Custom Homes related that Mr. and Mrs. Tucker would like to build their home at 104 Winding Way and are requesting a variance of 10 feet.*

*Mr. Stadler then presented plans showing the elevation of the home as it would sit on the property.*

*Chairman Wulfe asked City Administrator Morales if the chimney's height was also included in the total height.*

*CA Morales related that it was in fact included for the total height.*

*Mr. Stadler presented the board with a few addresses of homes in Hill Country Village that exceed the 30 feet height restriction.*

*Mr. Eddy asked if there was any opposition to the variance request.*

*Chairman Wulfe informed the board that the city had received two responses, one from the Sammons Family in favor of the variance and one from the Vance Family opposing the variance.*

*Chairman Wulfe also related he had spoken to Dr. Swift prior to the meeting and that Dr. Swift related he had not responded, but saw no reason to oppose the variance request.*

*Mr. Ahokas, 102 Winding Way related he lives next door and he won't be able to see the house and that he favors the variance request.*

*Mrs. Kuest, 105 Winding Way related she didn't know that much about the variance. When asked if she was in favor or opposed the variance she related she reluctantly was okay with the variance.*

*Mr. Anthony, 202 Winding Way was present at the meeting and related he was in favor for granting the variance.*

*Chairman Wulfe asked if there was any more discussion of if someone would care to make a motion.*

*Mr. Bonewitz asked if by approving the variance would the Board be setting a precedence.*

*Chairman Wulfe said we would not be setting a precedence. We are saying that 30 feet is still the requirement, but you are allowed a deviation.*

*Mr. Boom related we are looking at the whole project, the site, the height of the trees, and where the house is located on the property.*

*Mr. Boom made a motion to approve a the variance (10 feet) as request by Mr. and Mrs. Randy Tucker, 104 Winding Way, for a variance to Chapter 78 Zoning Code, Section 78-16 (b) (2), which states the following: Every dwelling unit shall be a single, detached one-family dwelling, not less than 1,800 square feet in gross floor area, and not more than two stories or 30 feet in height. Said property is located at 104 Winding Way, Hill Country Village, Texas: CB 5833 BLK 1 LOT SW 490 feet of 5 and LOT 6 in the R-2 Residential District, seconded by Mr. Eddy. Motion passed unanimously.*

#### **5. Citizens to be Heard.**

At this time, citizens who have filled out a registration form to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to be Heard section no Board action may take place and not Board discussion or response is required to the speaker. However, the Board Chair or the City Administrator may make a statement of specific factual information in response to an inquiry or recite existing policy in response to an inquiry. A time limit of two minutes per speaker is permitted; the Board may extend this time at their discretion.

#### **6. Adjourn.**

*The meeting was adjourned at 7:29 p.m.*

**PASSED AND APPROVED THE 29 DAY OF OCTOBER 2019.**

**ATTEST:**



Frank Morales  
City Administrator

  
Lonnie Wulfe  
Chair