



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
JUNE 29, 2016
6:30 P.M.**

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Wednesday, June 29, 2016 at 6:30 p.m. at City Hall, 116 Aspen Lane.

Members Present:

Lonnie Wulfe, Chair
Doug Boom
Jeff Garvens
Matt Riley
Hal Bonewits

Members Not Present:

John Dulske
Robert Myers

City Staff Present:

City Administrator, Frank Morales
Administrative Assistant, Elizabeth Gomez

1. Call to order.

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

2. Discussion and possible action regarding the approval of the meeting minutes of April 11, 2016 meeting.

Mr. Boom made a motion to approve the meeting minutes of April 11, 2016, seconded by Mr. Garvens. Motion passed unanimously.

3. A public hearing, discussion, and possible action regarding a request by Brown and Ortiz, P.C. as authorized by Ms. Laura Adame-Woolbert, for a variance to Chapter 78 Zoning Code, Section 78-16(b)5a, which requires a side and rear setback of 25 feet at 402 Tower Drive, Hill Country Village, Texas: CB 5833A BLK 1 Lot 52 in the R-1 Residential District.

Mr. James Griffin, from Brown and Ortiz, represented the owners of 402 Tower Drive. He stated that the requested variance addition will make the two existing children's bathrooms larger which is needed for the eldest child who has medical needs. They are not able to construct in the back due to the master bedroom and septic system and the front has many trees. The addition is 730 square feet and 225 square feet of that will be encroaching into the setback. It will be 180 feet from the closest neighbor the Whitehurst's. The homeowners are willing to be good neighbors and do whatever it takes whether that be to build a fence or heavier landscaping.

Mr. Riley stated that he believes the bathroom could be made smaller and still be functional.

Mr. Boom did not see that they were any other alternatives looked at.

Mr. Griffin replied that there was a lot of consideration put into this additional bathroom in the last two years.

Mr. Wulfe asked why it couldn't go within the setback. There are many different options available and does not see a reason for the bathroom to be so large. He sees no plight to approve the request and is unreasonable to say that this couldn't be built at the same size within the setback.

There were four residents in favor of the variance request, four against and three that left their votes to the Whitehurst's who voted against the variance.

Mr. Michael Bitter, who is representing the Whitehurst's, stated that they strongly oppose the variance request.

Mr. Bonewits moved to disapprove a variance to the Zoning Code, Section 78-16(b) 5a, which requires a side and rear setback of 25 feet at 402 Tower Drive, Hill Country Village, Texas 78232: CB 5833A BLK 1 Lot 52 in the R-1 Residential District, seconded by Mr. Garvens. Motion passed unanimously.

4. Communications with the Mayor.

There were no communications.

5. Communications with the City Administrator.

There were no communications.

6. Adjourn.

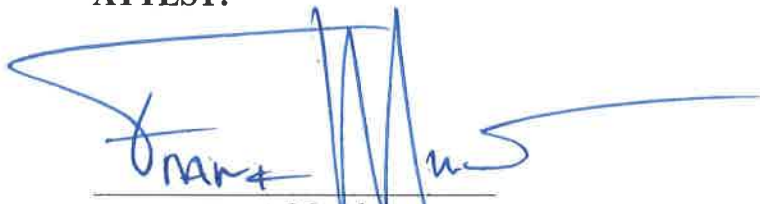
The meeting was adjourned at 7:33 p.m.

PASSED AND APPROVED THE 8th DAY OF FEBRUARY 2017.



Lonnie Wulfe
Chair

ATTEST:



Frank Morales
City Administrator