



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232
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**MINUTES
BOARD OF ADJUSTMENT MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
TUESDAY, JUNE 14, 2022
6:30 P.M.**

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Tuesday, June 14, 2022, at 6:30 p.m. at City Hall, 116 Aspen Lane.

Members Present:

Lonnie Wulfe
John Dulske
Doug Boom
Jay Eddy
Robert Myers

City Staff Present:

Frank Morales, City Administrator
Patricia Rothwell, Administrative Assistant

1. Call to Order.

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

2. Moment of Silence.

Lonnie Wulfe led everyone in a Moment of Silence.

3. Discussion and possible action approving the meeting minutes of January 12, 2022.

John Dulske motioned to approve the minutes from the previous meeting. Doug Boom seconded the motion. Motion passed unanimously.

4. Citizens to be heard.

At this time, citizens who have filled out a registration form before 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 no 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.

There were no citizens to be heard.

5. A public hearing, discussion, and possible action regarding a request from Mr. and Mrs. Seth and Hannah Engelken, 108 Winding Way for a variance to the Zoning Code, Chapter 78, Section 78-16 B (5) (c) to allow a detached extended family quarter to extend in front of the front line of the main home and 43' 1" into the front setback which is 100' from the front property line and 13' 6" from the side setback which is 50' from the side property line located at 108 Winding Way Hill Country Village, Texas 78232 Legal Description CB 5833 BLK 1 LOT W 407.39 FT OF 7.

The Board looked over plans presented by the architects, discussed the topography, and listened to neighbors' input. They spoke at length about what could be changed and if the location of the guest house was a necessity.

John Dulske motioned to pass the variance, Doug Boom seconded the motion. One yes, four no's, motion was not passed.

6. A public hearing, discussion, and possible action regarding a request from Mr. and Mrs. Seth and Hannah Engelken, 108 Winding Way for a variance to the Zoning Code, Chapter 78, Section 78-16 B (5) (b) to allow the main home to be 5' 10 ½" into the side setback and the garage to be 7" into the front setback which is 100' from the side property line of the property located at 108 Winding Way Hill Country Village, Texas 78232 Legal Description CB 5833 BLK 1 LOT W 407.39 FT OF 7.

The board discussed the topography of the plot, noting that the steep incline on the back of the property would not be conducive for building on the incline.

Doug Boom moved to approve the variance, Jay Eddy seconded the motion. Motion passed unanimously.

7. Communication with the City Administrator.

There were no communications

8. Adjourn.

The meeting was adjourned at 6:50 p.m.

The Board of Adjustment reserves the right to adjourn into executive session at any time during this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

PASSED AND APPROVED THE XX DAY OF XX 2022.

ATTEST:


Frank Morales
City Administrator



Lonnie Wulfe
Chair