

CITY OF CASTLE HILLS
BOARD OF ADJUSTMENT HEARING
MINUTES OF JUNE 16, 2010

The Board of Adjustment of the City of Castle Hills held a public hearing on the 16th day of June, 2010, at 7:00 P.M. at the City of Castle Hills City Hall, 209 Lemonwood Drive, Castle Hills, Texas.

The attendance roster included Jana and Quent Baker.

I. OPENING - QUORUM

Present and composing a quorum of the Board of Adjustment was Chairman William Schluter, Dr. Kathryn Safford, Pamala Farris, and Terry Warth.

Staff members present were Interim City Manager Rita Hoyl and City Secretary Linda Gill.

II. NEW BUSINESS

A. CONSIDER AND ACT UPON APPROVAL OF THE MINUTES OF THE MEETING OF MAY 19, 2010.

Motion: Ms. Farris moved to approve the minutes of the meeting of May 19, 2010. Mr. Warth seconded the motion. The motion passed unanimously.

B. HOLD A PUBLIC HEARING AND ACT ON AN APPLICATION FROM QUENTIN AND JANA BAKER, 304 FOX HALL LANE, REQUESTING A VARIANCE TO SECTION 31.405(2) FENCES: FENCES IN THE REQUIRED FRONT YARD MAY NOT BE HIGHER THAN THREE FEET AND MAY NOT BE CONSTRUCTED OF MATERIALS OTHER THAN WOOD, WROUGHT IRON, BRICK, STONE, STUCCO, OR FINISHED CONCRETE. THE APPLICANT WOULD LIKE TO CONSTRUCT A 6' HIGH RANCH WIRE FENCE AND GATE, 50' IN LENGTH, PARALLEL TO HIBISCUS, TO CONNECT TO PROPOSED WROUGHT IRON FENCE AND THE EXISTING RANCH WIRE SIDE YARD FENCE.

Since only four members of the Board of Adjustment were present, Chairman Schluter offered the applicants a postponement until next month when the board may be fully represented with five members. Ms. Baker said that they wanted to go ahead with the current agenda.

The applicant presented the case, relating that they were requesting the 6' fence height to restrict deer and coyote access to their front walkway and front door. Ms. Baker said that the health and safety of the public can be at

risk when people are frightened by deer jumping out of the bushes or when people or pets may be endangered by coyotes entering their yard.

In response to questions from board members, Ms. Baker said that the deer like to lay in the Mountain Laurel by their front door. She explained that when her parents visit, they cannot move very fast due to their ages and health and are at risk when the deer jump out and frighten them .She described deer bursting out of the bushes and scaring guests that come and go. She said coyotes had eaten several of their pets. Ms. Baker said that, rarely, deer come in the back yard; and she has to shoo them out.

Ms. Baker explained that wrought iron will be used for the front yard fence, and the ranch wire fence that will be parallel to Hibiscus, will attach to the wrought iron fence in front and an existing ranch wire fence on the side yard. She mentioned that the wire fence will be obscured by large Primrose and Jasmine bushes and trees on the property and will be set back 84' from Hibiscus. Ms. Baker indicated that a low wall, along the front of the property, was built for flood control.

Board members reviewed the site plan and photos included with the application, determining that two motions would be necessary.

Motion: Dr. Safford moved to approve the variance for the 6' height of the proposed wrought iron fence and gate across the front yard. Mr. Warth seconded the motion. The motion carried with a unanimous vote of 4 to 0.

Motion: Dr. Safford then made a motion to approve welded wire fencing, 6' in height, along the Hibiscus side of the property as requested. Seconded by Ms. Farris, the motion passed unanimously, 4 to 0.

III. ADJOURNMENT

Chairman Schluter adjourned the meeting at 7:41 p.m.

These minutes were approved on the 15th day of June, 2011.

William Schluter, Chairman

ATTEST:

Linda Gill, City Secretary