



CITY OF HILL COUNTRY VILLAGE  
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232  
PHONE (210) 494-3671 • FAX (210) 490-8645 • WEB [www.hcv.org](http://www.hcv.org)

**MINUTES  
BOARD OF ADJUSTMENT  
CITY OF HILL COUNTRY VILLAGE  
116 ASPEN LANE  
HILL COUNTRY VILLAGE, TEXAS 78232  
MARCH 17, 2020  
6:30 P.M.**

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Tuesday, March 17, 2020 at 6:30 p.m. at City Hall, 116 Aspen Lane.

**Members Present:**

Lonnie Wulfe, Chair  
Doug Boom  
Hal Bonewits  
Jay Eddy  
Robert Myers

**Members Not Present:**

John Dulske  
Matt Riley

**City Staff Present:**

Frank Morales, City Administrator  
Administrative Assistant, Ismael Urias

**1. Call to order.**

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

**2. Discussion and possible action regarding approval of the meeting minutes of March 17, 2020.**

*Mr. Eddy made a motion to approve the meeting minutes of October 29, 2019, seconded by Mr. Bonewits. Motion passed unanimously.*

**3. Citizens to be heard.**

*At this time, citizens who have filled out a registration form prior 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 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.

**4. A public hearing, discussion and possible action regarding a request from Amina Properties, L.L.C., Mr. Sakil Sunersara, for variances to the Zoning Code, Chapter 78, Section 78-16(c) 3b and 3c, and 6c and 6d which require a side and rear setback of 25 feet and restrict use of buffer yards and setbacks, for the property located at 15337 and 15339 San Pedro, Hill Country Village, Texas 78232 in the B-2 Zoning District and legally described in deed recorded in Volume 12592, Page 207, of the Official Public Records of Bexar County, Texas.**

*Mr. Eyal Avnon of Avnon Partners addressed the board. Avnon Partners is the company developing this property. Mr. Avnon wanted to have a dumpster within the setbacks which is next to the residential district. When alternate locations were suggested, Mr. Avnon was concerned about overhead powerlines.*

*Mr. Bernard Campion of 213 Crest Trail was opposed to granting the variance. Mr. Campion lives directly behind this property and is concerned about the noise a dumpster would make when being emptied.*

*Mr. Boom made a motion to approve the variance for the flatwork and the dumpster, seconded by Mr. Bonewits. There were 4 against and 1 abstained. Motion did not pass.*

*Mr. Boom made a motion to approve four foot wide flatwork on the western side of the building, seconded by Mr. Eddy. Motion passed unanimously.*

*The issue of the dumpster and flatwork within the 25' setbacks was tabled.*

**5. Adjourn.**

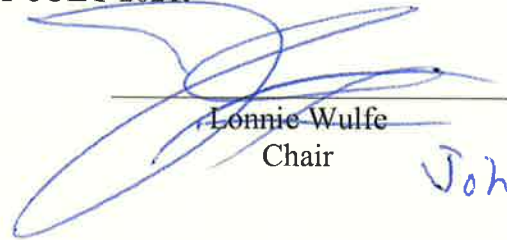
*The meeting was adjourned at 7:25 p.m.*

**PASSED AND APPROVED THE 28th DAY OF JULY 2021.**

**ATTEST:**



Frank Morales  
City Administrator

  
Lonnie Wulfe  
Chair

John C. Drake