



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
WEDNESDAY, JULY 28, 2021
6:30 P.M.**

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Wednesday, July 28, 2021 at 6:30 p.m. at City Hall, 116 Aspen Lane.

Members Present:

Lonnie Wulfe (phone)
John Dulske, acting Chair
Doug Boom
Hal Bonewits
Jay Eddy
Matt Riley (phone)

Members Not Present:

Robert Myers

City Staff Present:

Frank Morales, City Administrator
Yolanda Sherrod, Administrative Assistant

1. Call to Order.

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

2. Moment of Silence and Pledge of Allegiance.

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

Mr. Bonewits motioned to approve the meeting minutes of March 17, 2020, seconded by Mr. Boom. Motion passed unanimously.

4. 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.

There were no citizens to be heard.

5. A public hearing, discussion and possible action regarding a request from Ms. Becky Carroll, P.E. with Pape Dawson Engineering as authorized by Mr. Jorge Martinez, Area Construction Manager, McDonald's USA, LLC for a variance to the Zoning Code, Chapter 78, Section 78-16 (c) 3 a for a variance to the setback, for the property located at 15715 San Pedro Avenue San Antonio, Texas 78232 Lot 1, Block 1, CB 4990A.

Mr. Dulske opened the public hearing at 6:34p.m. There were no persons to speak at the public hearing. Mr. Dulske closed the public hearing at 6:34p.m.

Ms. Becky Carroll, P.E. Pape Dawson Engineering is asking for the board to approve a two foot setback variance. The first is to request a front building setback to demolish and rebuild the existing building to be reduced from 35ft to 32 ½ feet. The current building has a setback of 30 feet. The second variance request is for side and rear setbacks in order to place a storage building behind the trash enclosure reducing the setback to 1ft due to the small lot size.

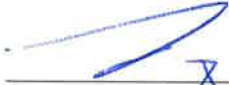
Mr. Wulfe made a motion to approve the front setback variance from 35 feet to approximately 32 ½ feet and the rear setbacks to one foot for the storage building, Mr. Eddy seconded the motion. All in favor as follows: Mr. Wulfe, Mr. Riley, Mr. Boom, and Mr. Eddy. Mr. Bonewits not in favor. Motion passed 4 to 1.

6. Adjourn.

Meeting was adjourned at 7:00p.m.


The Board of Adjustment reserves the right to adjourn into executive session at any time during the course of 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 12th DAY OF JANUARY 2022.



Lonnie Wulfe
Chair

ATTEST:



Frank Morales
City Administrator