



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232
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MINUTES
BOARD OF ADJUSTMENT MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
WEDNESDAY, DECEMBER 10, 2025
6:30 P.M.

1. Call to Order.

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

2. Discussion and possible action regarding approval of the meeting minutes of December 18, 2024.

Mr. John Dulske motioned to approve the minutes as presented. Mr. Doug Boom seconded the motion. The motion was 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 Board of Adjustment 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.

No citizens to be heard.

4. A public hearing, discussion and possible action regarding a request from Ms. Meg Paulus, H.F.O. Management, LLC company for variances to the Zoning Code, Chapter 78, Section 78-16 (C)(3) (A) which requires a front setback of 35 feet and Buildings and Building Regulations Code, Chapter 14 Section 14-104 which states the front fence may be no higher than 3 feet, as authorized by Howdy 222, LLC for the property located at 14723 San Pedro Avenue, City of Hill Country Village, Texas 78232 in the B-2 Zoning District and legally described as CB 5833 BLK 2 LOT E IRR 99.05 FT of 48 in Bexar County.

Ms. Meg Paulus and Nick (consultant) presented a presentation.

Correspondence regarding the proposed variance was received. Three responses were submitted: two in favor of the variance and one opposed.

Mr. John Dulske motioned to approve the variance request; Mr. Robert Myers seconded the motion.

Mr. Doug Boom motioned to table the variance request; all approved.

Motion tabled.

5. A public hearing, discussion and possible action regarding a request from Mr. Jeff Holt, for a variance to the Zoning Code, Chapter 78, Section 78-16 (B)(5)(B) which require a side setback of 50 feet, as authorized by the property owner for the property located at 207 Tower Drive, City of Hill Country Village, Texas 78232 in the R-2 Zoning District and legally described as CB 5833A BLK 4 LOT 100 in Bexar County.

Mr. Jeff Holt presented his request.

Correspondence regarding the proposed variance was received. Three responses were submitted: three opposed.

Mr. John Dulske and Lonnie Wulfe stated that it would not impact them as homeowners in the area.

Mr. John Dulske motioned to approve the variance request; Mr. Doug Boom seconded the motion.

Motion failed.

6. Communication with the City Administrator

No report presented.

7. Adjourn.

Mr. Doug Boom motioned to adjourn.

Chairman Lonnie Wulfe adjourned the meeting at 7:04 p.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).

A copy of this meeting's agenda packet is available for public inspection, review, and copying at City Hall during regular business hours.

PASSED AND APPROVED THE 29th DAY OF DECEMBER 2025.

ATTEST:


Frank Morales
City Administrator


Lonnie Wolfe
Chair