



CITY OF HILL COUNTRY VILLAGE  
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232  
PHONE (210) 494-3671 • FAX (210) 490-8645 • WEB www.hcv.org

**MINUTES  
BOARD OF ADJUSTMENT MEETING  
CITY HALL  
116 ASPEN LANE  
HILL COUNTRY VILLAGE, TEXAS 78232  
MONDAY, DECEMBER 29, 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 10, 2025.**

*Mr. Doug Boom motioned to approve the minutes as presented. Mrs. Heather Chandler 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.**

*Chairman Lonnie Wulfe opened the public hearing at 6:32 pm.*

*Nick Prater, representative for Meg Paulus, H.F.O. Management presented a presentation for the variance request.*

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

*Mr. Jay Eddy motioned to approve the variance for the four-foot fence height requirement for the requested front and side of the property. Mr. John Dulske seconded the motion. Motion failed.*

*Mr. Doug Boom motioned to the variance for the setback of 30-foot south end along San Pedro up in the existing parking lot on North side of the property, then go up to the existing paving at 10-foot setback and then follow that paving to a 12-foot setback at the corner to follow paving to a 25-foot setback to the gate. Mr. John Dulske seconded the motion.*

*Motion passed unanimously.*

**5. Communication with the City Administrator**

*No report presented.*

**6. Adjourn.**


*Mr. John Dulske motioned to adjourn.*

*Chairman Lonnie Wulfe adjourned the meeting at 7:21 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.*

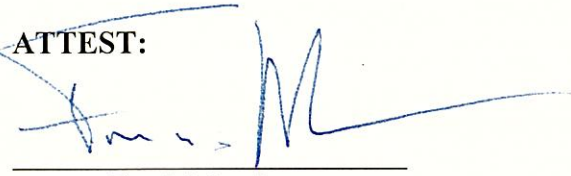
PASSED AND APPROVED THE 12th DAY OF MAY 2026.



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Lonnie Wulfe  
Chair

**ATTEST:**



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Frank Morales  
City Administrator