



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
WEDNESDAY, JUNE 10, 2026
6:30 P.M.**

1. Call to Order.

Chairman Lonnie Wulfe called the meeting to order at 6:34 p.m.

2. Discussion and possible action regarding approval of the meeting minutes of May 12, 2026.

Mr. Jay Eddy motioned to approve the minutes as presented. Mr. Robert Myers 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 Mr. John McNair for variance of a side setback of 7 ft to the Zoning Code, Chapter 78, Section 78-16 (B)(5)(A) which requires a side setback of 25 feet for the property located at 114 Cherokee Lane, City of Hill Country Village, Texas 78232 in the R-1 Zoning District and legally described as CB 5833A BLK 4 LOT 108 in Bexar County.

Chairman Lonnie Wulfe opened the public hearing at 6:35 p.m.

*Mr. Lonnie Wulfe read the letters received from residents within 750 feet of the property.
David & Lisa McBurnett, 405 Winding Way, in favor of the variance.
Frank & Cecilia Herrera, 105 Blackhawk Trail, in favor of the variance.
Thomas Doyle, 104 Powder Horn Trail, in favor of the variance.
George Dennis Jr., 102 Powder Horn Trail, in favor of the variance.
John & Jillona Moretti, 218 Winding Way, in favor of the variance.
Dorothy Dunn, 107 Powder Horn Trail, in favor of the variance.
Douglas Miller, 103 Powder Horn Trail, in favor of the variance.
Brent & Liza Warrilow, 106 Powder Horn Trail, in favor of the variance.
Brent & Liza Warrilow, 309 W. Bitters Rd, in favor of the variance.*

The Board of Adjustment recognized the hardship associated with the property due to drainage and the property layout.

Chairman Lonnie Wulfe closed the public hearing at 6:46 p.m.

Mr. Jay Eddy motioned to approve the variance. Mr. Robert Myers seconded the motion.

Motion passed unanimously.

5. Communication with the City Administrator

No report presented.

6. Adjourn.

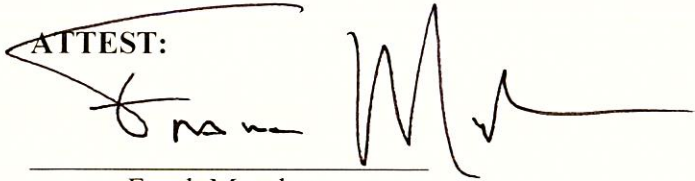
Chairman Lonnie Wulfe adjourned the meeting at 6:47 p.m.

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).

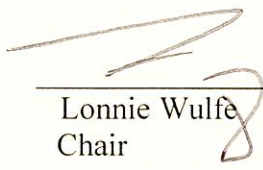
A copy of this meeting's agenda packet is available for public inspection, review, and copying at City Hall during regular business hours.

PASSED AND APPROVED THE 23rd DAY OF SEPTEMBER 2026.

ATTEST:



Frank Morales
City Administrator



Lonnie Wulfe
Chair