



CITY OF HILL COUNTRY VILLAGE
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MINUTES
BOARD OF ADJUSTMENT
CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE
SAN ANTONIO, TEXAS 78232
September 24, 2014
6:30 P.M.

The Board of Adjustment for the City of Hill Country Village, Texas, conducted a public hearing on Wednesday, September 24, 2014 at 6:30 p.m. at City Hall, 116 Aspen Lane.

Members Present:

Lonnie Wulfe, Chair
Dan Hansen, Vice Chair
John Dulske
Doug Boom
Jeff Garvens

Members Not Present:

Bill McGehee
Buddy Swift

City Staff Present:

City Administrator, Frank Morales
Administrative Assistant, Elizabeth Gomez

1. Call to order.

Chair Lonnie Wulfe called the meeting to order at 6:47 p.m.

2. Discussion/action regarding the approval of the meeting minutes of July 13, 2014 meeting.

Mr. John Dulske made a motion to approve the meeting minutes of July 13, 2014, seconded by Mr. Doug Boom. Motion passed unanimously.

3. A public hearing, discussion, and appropriate action regarding a request from DAC Engineering as authorized by Christian Brothers Automotive Corporation, for a variance to the Zoning Code, Section 78-16(c) 1b, which requires a side and rear setback of 12 feet at 15301 San Pedro, Hill Country Village, Texas 78232: CB 4990A BLK Lot N IRR 71.66 Ft of 9, in the B-2 Zoning District.

Chair Lonnie Wulfe informed everyone the next order would be to discuss the request from Christian Brother's Automotive. Chair Wulfe related we had feedback from three property owners. Chair Wulfe went over the letters and their comments. One was from a residential owner Mr. Wade Smith and two business owners Village Point Investors and HCV Imports LLC. Chair Wulfe related HCV Imports was against it due to safety issues. Chairman Wulfe clarified with Mr. Morales that there was no feedback from anyone adjacent to the property.

Mr. Morales stated the only other letter he had received was from Mr. Dale Mabry who owns a building one property north of the subject property and Mr. Mabry was in favor of Christian Brother's Automotive.

Mr. Mosley, speaking on behalf of Ms. Virginia Ohlenbush, stated that she owns the property right next to the requested location. She mentioned she at first had a concern, but does not any longer since Christian Brothers will no longer have the awning that brought the original concern.

Chairman Wulfe confirmed with Mr. Jonathon Wakefield of Christian Brother's Automotive that the variance being requested is to go within 6 feet into the setback on the north side from the property line.

Mr. Doug Boom asked Mr. Morales to clarify that none of the adjacent property owners were for or against it.

Mr. Morales confirmed that no adjacent property owner was either for or against the additional commercial use.

Mr. Jeff Garvens asked who was against it and Mr. Morales replied that HCV Imports LLC was against it due to safety concerns.

Mr. John Dulske asked what the hardship was in requesting the variance request.

Mr. Wakefield, the New Store Development Director for Christian Brothers Automotive, answered that the lot is strange in the shape of the property. He went on to say that no matter what business goes in there it will have issues with the setback. The way Christian Brothers Automotive is set up, the building fits this odd piece of property very well with minor changes.

Mr. John Dulske stated that with the hardship issue and the shape of the lot prevents Hill Country Village from developing the property properly so anyone coming in would have the same issues and have to encroach into the setback line at some point.

Chairman Wulfe stated to all that the property was platted and designed for a Wells Fargo drive thru bank without any future consideration.

Mr. John Dulske moved to grant a variance to the Zoning Code, Section 78-16(c) 1b, which requires a side and rear setback of 12 feet at 15301 San Pedro, Hill Country Village, Texas 78232: CB 4990A BLK Lot N IRR 71.66 Ft of 9 in the B-2 Zoning District to allow the encroachment of six feet into the setback, seconded by Mr. Jeff Garvens. Motion passed unanimously.

4. Communications with the City Administrator.

There were no communications.

5. Adjourn.

The meeting was adjourned at 7:08 p.m.

Passed and approved the 18th day of August 2015.

Lonnie Wulfe
Chair

ATTEST:

Frank Morales
City Administrator
City Secretary

